

CITY OF YUBA CITY  
STAFF REPORT

**Date:** November 17, 2015  
**To:** Honorable Mayor & Members of the City Council  
**From:** Public Works Department  
**Presentation by:** Diana Langley, Public Works Director

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**Summary**

**Subject:** Funding for 400 Bridge Street Environmental Remediation Activities

**Recommendation:** Authorize the Finance Director to make a supplemental appropriation of unallocated General Funds in the amount of \$45,000 to Account No. 901121-65502 (Feather River Mills Site Development).

**Fiscal Impact:** \$45,000 – Unallocated General Fund

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**Purpose:**

To prepare a Remedial Action Plan for remediation of soil and groundwater contamination at 400 Bridge Street, commonly referred to as the Feather River Mills site.

**Background:**

The City/former Redevelopment Agency purchased several properties located on the east side of Shasta Street between Bridge Street and B Street around 2003, now commonly referred to as the “Feather River Mills Site” (Site)(Exhibit A). The parcels have since been merged into one parcel identified as 400 Bridge Street, APN 52-324-023. The properties were former sites for a commercial art and supply store, recycling center, warehouse building, train station, mill and feed store, Diamond Match Company, and Sierra Lumber.

In 2010, an Environmental Site Assessment was conducted which identified 19 recognized environmental conditions (REC's), of which 8 were considered to be more likely to have resulted in a release of hazardous substances or petroleum products to the site. In late 2010 and early 2011, a Site Characterization Investigation was completed which revealed elevated concentrations of metals and limited petroleum hydrocarbon impacts in soil and shallow groundwater. Impacted shallow soils will require corrective action prior to redevelopment of the property.

In 2014, tests were conducted to determine the hydrocarbon impacts to the groundwater beneath the Site. In October 2014, the results were sent to the Central Valley Regional Water Quality Control Board (CVRWQCB), which is the regulatory agency that will provide oversight for the remediation of the property. At that time, a request was submitted for a determination of no further action from the CVRWQCB for the hydrocarbon in groundwater issue. In order for the CVRWQCB to determine if any further action is required, they need a plan for remediation of the Site.

**Analysis:**

Staff obtained a proposal (attached) from Geosyntec Consultants, the consulting firm that has prepared the previous studies for the Site, for the preparation of a Remedial Action Plan (RAP) to address the soil and groundwater issues at the Site. The RAP will evaluate up to four remedial alternatives and then recommend the most feasible alternative for implementation. The scope of work also includes coordination with the CVRWQCB.

There are a couple of options in terms of next steps once the RAP is approved by the CVRWQCB. The Successor Agency could sell the property with the approved RAP and discount the sales price by the estimated amount to remediate the property. Another option would be to perform the remediation and then sell the property. Either way, once the property is remediated, the CVRWQCB would need to certify that the remediation is completed.

**Fiscal Impact:**

The not to exceed cost for the preparation of the RAP is \$30,000. Staff is requesting a supplemental appropriation of unallocated General Funds in the amount of \$45,000 to Account No. 901121-65502 (Feather River Mills Site Development), which will also provide funds to cover the CVRWQCB's oversight costs.

Staff is currently pursuing reimbursement approval from the State through the Successor Agency for the costs associated with the RAP. If the State is unwilling to reimburse the costs, the potential developer for the site, the Mehmet Noyan Company, has agreed to reimburse the City up to \$15,000, which is 50% of the cost to prepare the RAP.

**Alternatives:**

Do not proceed with the preparation of the RAP or identify an alternative funding source.

**Recommendation:**

Authorize the Finance Director to make a supplemental appropriation of unallocated General Funds in the amount of \$45,000 to Account No. 901221-65502 (Feather River Mills Site Development).

Prepared by:

Submitted by:

Diana Langley

Diana Langley  
Public Works Director

Steven C. Kroeger

Steven C. Kroeger  
City Manager

Reviewed by:

Finance

RB

City Attorney

TH via email

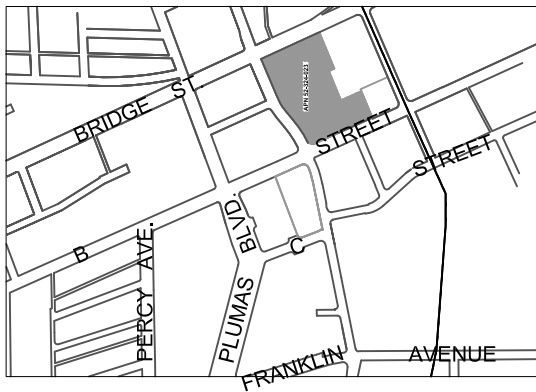
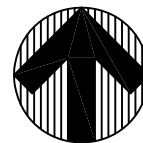
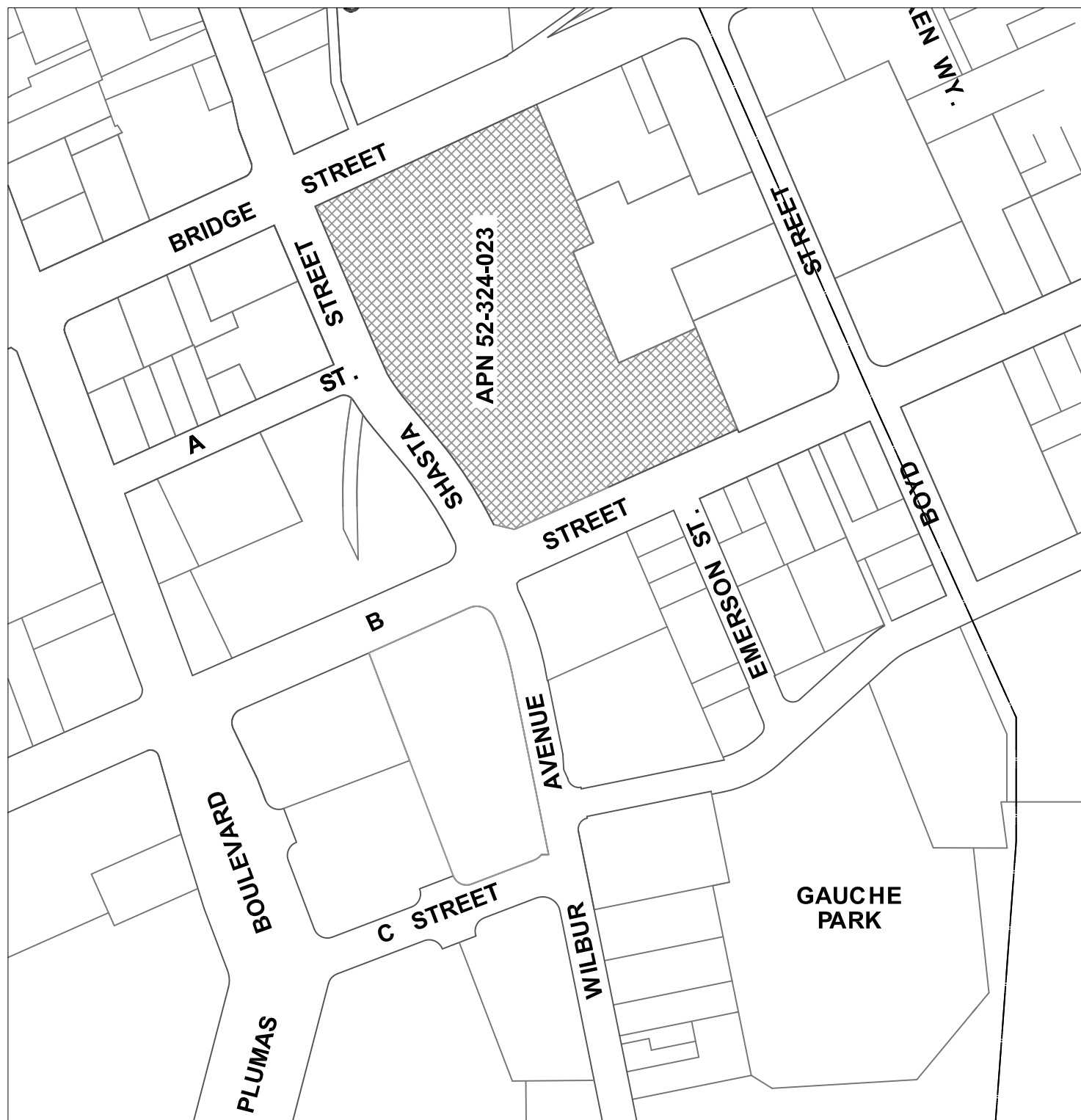


EXHIBIT A  
400 BRIDGE STREET  
APN 52-324-023



SCALE: 1" = 250'



21 August 2015

Ms. Diana Langley  
Director of Public Works - Engineering  
City of Yuba City  
1201 Civic Center Boulevard  
Yuba City, CA 95993

**Subject: Proposal, Remedial Action Plan Preparation**  
**Feather River Mills Project**  
Yuba City, California

Dear Ms. Langley:

Geosyntec Consultants, Inc. (Geosyntec) is pleased to present this proposal to the City of Yuba City (the City) to prepare a Remedial Action Plan (RAP) for the Feather River Mills Project (Project) located at 400 Bridge Street in Yuba City, California (the Site). Investigation activities conducted by AMEC Geomatrix, Inc. (AMEC) in 2011 showed that shallow soils at the Site contain elevated concentrations of metals and limited petroleum hydrocarbon impacts in soil and shallow groundwater. Impacted shallow soils will require corrective action prior to redevelopment of the property. It is our understanding that the Mehmet Noyan Company is interested in acquiring the Site and developing it as a hotel.

In addition to the work conducted in 2011, Geosyntec recently completed an assessment of the hydrocarbon in groundwater impacts beneath the Site and submitted the results of the assessment to the Central Valley Regional Water Quality Control Board (CVRWQCB) in a 7 October 2014 *Final Data Transmittal – Monitoring Well Installation and Results*. In the data transmittal, Geosyntec requested a determination of no further action from the CVRWQCB for the hydrocarbon in groundwater issue. Prior to responding to the no further action request, the CVRWQCB has requested a plan for remediation of the Site. This proposal includes the scope of work, schedule, and cost estimate to prepare a Remedial Action Plan (RAP) for addressing the impacts at the Site for as requested by the CVRWQCB.

**SCOPE OF WORK**

The scope of work has been divided into two tasks. Task 1 consists of preparing the RAP and Task 2 consists of meetings and responding to comments from the CVRWQCB.

### **Task 1 – Draft Remedial Action Plan Preparation**

Under Task 1, Geosyntec will prepare a Draft RAP for remediation of soil and groundwater at the Site. We have assumed that the RAP will be prepared consistent with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and the National Oil and Hazardous Substances Pollution Contingency Plan (NCP), which will allow future cost recovery from responsible parties if necessary.

The Draft RAP will be developed as the comprehensive Site document, summarizing the results of previous investigations and the conceptual site model (CSM); the CSM will present sources of contamination in the subsurface, migration pathways, and potential receptors. Consistent with the NCP, the CSM forms the basis for assessing the potential risk at the Site. These risks will be evaluated by comparing historical soil and groundwater data from the Site with published screening levels, background concentrations, and water quality standards. We assume that our comparison of Site data with background concentrations will be based on previously published background studies conducted in the Yuba City area.

The Draft RAP will then establish remedial action objectives (RAOs) based on the results of the screening level risk assessment and governing laws and regulations (referred to as applicable or relevant and appropriate requirements [ARARs]). Various remediation technologies will then be screened and grouped together into several remedial alternatives, each of which is capable of achieving the RAOs for the Site. We have assumed that the Draft RAP will identify up to four remedial alternatives (including a no-action alternative), each with different remediation approaches and varying degrees of complexity. Each of the remedial alternatives will be evaluated individually and comparatively based on nine evaluation criteria defined in the NCP. Based on this evaluation, the most feasible alternative will be identified and recommended to be implemented. The Draft will include a detailed description of the recommended remedial alternative for soil and groundwater at the Site. This will include conceptual drawings, a planning level cost estimate, and a schedule to implement the recommended remedial alternative.

Geosyntec will submit the Draft RAP to the City for review prior to submitting it to the CVRWQCB. Our cost for this task assumes that only minor modifications will be required by the City before submitting the document to the CVRWQCB.

### **Task 2 – Meetings and Communication with CVRWQCB**

Because the CVRWQCB has withheld comments on the no further action request for groundwater at the Site pending submission of a draft RAP, Geosyntec anticipates significant communication and meetings

Ms. Langley  
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with the CVRWQCB, as well as an additional review cycle for the RAP. Geosyntec is accounting for this additional effort to obtain final approval of the RAP from the CVRWQCB with this task.

## **COSTS**

The cost for Geosyntec to execute the above scope of work has been estimated on a time and materials basis consistent with the schedule of charges attached. The cost estimate is summarized as follows:

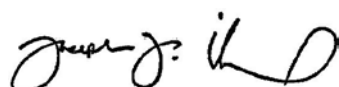
Task 1: Draft Remedial Action Plan Preparation	\$20,000
Task 2: Meetings and Communication with CVRWQCB	\$10,000
<b>Total Project Cost</b>	<b>\$30,000</b>

## **CLOSING**

Preparation of the RAP will begin upon approval of this proposal by the City. The RAP will be prepared in draft form and submitted to the City for review; revisions will be made based on the comments received from the City, and a final draft RAP will be prepared for submission to the CVRWQCB. One electronic copy of the RAP will be prepared for submission to the CVRWQCB. We anticipate several meetings and discussions to present the RAP to the RWQCB prior to their review. Comments received from the CVRWQCB on the draft RAP will be addressed within this scope of work. Once the CVRWQCB comments have been satisfied, the draft final RAP will be made available for public comment. As part of the RAP development process, a public participation flyer will be prepared and provided to the CVRWQCB.

Geosyntec assumes that if this proposal is acceptable to the City, the work will be conducted under the City's Agreement for Professional Services. If you have any questions or require additional information regarding this proposal, please contact Arthur Forma at (916) 637-8327.

Sincerely;



Joseph J. Niland, PG  
Principal Hydrogeologist



Arthur Forma, PG, CEG, CHG  
Senior Geologist

Enclosed: Schedule of Fees

## GEOSYNTEC CONSULTANTS 2011 RATE SCHEDULE

**Engineer/Scientist****Rate/Hour**

Staff Professional	\$105
Senior Staff Professional	\$122
Professional	\$140
Project Professional	\$158
Senior Professional	\$178
Associate	\$198
Principal	\$215

**Construction Services**

Engineering Technician I	\$ 54
Engineering Technician II	\$ 60
Senior Engineering Technician I	\$ 65
Senior Engineering Technician II	\$ 70
Site Manager I	\$ 79
Site Manager II	\$ 87
Construction Manager	\$ 98

**Design, Graphical, and Administrative Services**

Designer	\$114
Senior Drafter/Senior CADD Operator	\$ 100
Drafter/CADD Operator/Artist	\$ 88
Admin Assistant/Tech Word Processor	\$ 56
Clerical	\$ 46

**General**

Direct Expenses	Cost plus 5%
Subcontract Services	Cost plus 5%
Communications Fee	3% of Professional Fees
Specialized Computer Applications (per hour)	\$ 15
Personal Automobile (per mile)	Current IRS Rate
Photocopies (per page)	\$ .09

Rates are provided on a confidential basis and are client and project specific.  
 Unless otherwise agreed, rates will be adjusted annually based on a minimum of the US Department of Labor, Bureau of Labor Statistics, Consumer Price Index for All Urban Consumers.  
 Rates for field equipment, health and safety equipment, and graphical supplies presented upon request.