



APPROVED
BY THE CITY COUNCIL

JUN 15 1999

OFFICE OF THE
CITY CLERK

1.8

NEIGHBORHOODS,
PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

AG 99-095

1231 I STREET
ROOM 302
SACRAMENTO, CA
95814-2904

TOXICS PROGRAM
916-264-7621
FAX 916-264-7185

May 26, 1999

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: REMEDIATION OF LEAD CONTAMINATED SOIL ASSOCIATED
WITH THE FORMER LONG AND SHORT ARMS RANGE LOCATED
AT THE FORMER CHP ACADEMY AT 2810-14 MEADOWVIEW ROAD**

LOCATION AND COUNCIL DISTRICT: 2810-14 Meadowview Road, District 8

RECOMMENDATION:

This report recommends the City Council approve a Consultant and Professional Services agreement with Versar, Inc. for Soil Washing and possible Phytoremediation of lead contaminated soil at the former CHP Academy at the cost of \$600,496.00. Previous agreements with this consultant for closely related services were in the amount of \$46,000.00. This latest agreement brings the total of all agreements with Versar, Inc. for this project to \$646,496.00.

CONTACT PERSON: Ava R. Langston-Kenney, Toxics Program Coordinator 264-7621

FOR CITY COUNCIL MEETING OF: June 15, 1999

SUMMARY:

This site has been chosen as the location of the new Meadowview City Service Center. The City entered into a purchase agreement for this parcel with the State of California General Services Administration. In this purchase agreement, the State has agreed to indemnify the City for any toxics discovered on the property. Before construction of the Meadowview City



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City Council

RE: Soil Remediation at Former CHP
Academy

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Services Center can begin, the lead contaminated soil must be remediated. Approval of this agreement allows this remediation to occur.

BACKGROUND:

The lead contamination of soil on this site is due to the former operation of a short and long arms target range by CHP on the site. This soil remediation will occur as a part of the Meadowview City Service Center Project planned by the City of Sacramento. The remediation will be accomplished by:

1. A soil washing process which uses water and the principles of centrifugal force and gravity to physically separate out lead particles from soil.
2. If needed to achieve the cleanup goals, additional remediation of the soil will be accomplished by Phytoremediation; which uses plants to remove lead chemically bound to soil.

In order to streamline the remediation process, in January 1999, City staff successfully gained approval from the State Site Selection Committee through the AB 2061 Process for the Sacramento County Environmental Management Department (SCEMD) to regulate the remediation of the Site. In accordance with the AB 2061 Process the remediation work plan to be executed by Versar, Inc., was available for a 14-day public review and comment period. The comment period began on April 12, 1999 and ended April 26, 1999 at 5 p.m. No comments were received.

On April 30, 1999 SCEMD approved the Work Plan (see Attachment 1).

The approved Work Plan describes the purpose of, and process by which remediation of lead soil will occur at the former CHP Academy site located at 2810-14 Meadow Road. This remediation is necessary to prepare the site for construction of the Meadowview City Service Complex Project.

The construction of the Meadowview City Service Complex Project will involve the demolition of some of the existing structures, the rehabilitation of other existing structures and the eventual development of the site for relocation of the City's 28th Street Corporation Yard and expansion of the City's 24th Street Corporation Yard.

COMMITTEE/COMMISSION ACTION: None.

FINANCIAL CONSIDERATIONS:

Per the Purchase Agreement between the City and State, funds of \$460,000.00 will be retained in the escrow account for this remediation. Any additional funds that may be required to

complete the remediation are budgeted for in CIP YB 56. The State has agreed to indemnify the City for all costs of removal and remediation of hazardous materials in excess of the \$460,000.00 held in escrow.

ENVIRONMENTAL CONSIDERATIONS

The City Council ratified a Negative Declaration for this project on October 27, 1998. The project plans included all necessary actions to complete the cleanup of the soil on the site. This action will complete the cleanup actions described in the Negative Declaration and no further environmental documentation is required.


POLICY CONSIDERATIONS:

This project is consistent with the Council policy to relocate all Solid Waste activities from the 28th Street Corporation Yard by the Year 2001.

ESBD CONSIDERATIONS:

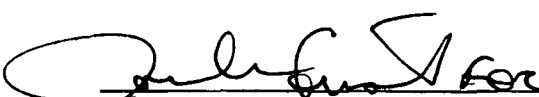
Versar, Inc. is not an emerging or small business enterprise. In August 1997 Versar, Inc. was selected from the Toxics Consultant Short List approved by City Council, April 16, 1996. As an approved short list consultant, Versar, Inc. has agreed to use subcontractors that qualify under the ESBD Program whenever possible, and will use a ESBD for all laboratory work performed on this project. Laboratory work is estimated at \$5,700.00. Versar, Inc. chose West Environmental as the subcontractor which will perform the soil washing. West Environmental is not a ESBD. There are only two contractors that perform soil washing in the Western Region of the United States. Neither one is a qualified ESBD. West Environmental, provided the least expensive bid of the two.

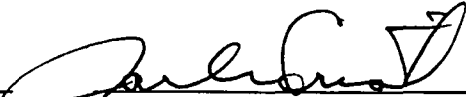
Respectfully Submitted,



GARY STONEHOUSE,
Planning Director

RECOMMENDATION APPROVED: APPROVED:


ROBERT P. THOMAS
CITY MANAGER



JACK CRIST,
Deputy City Manager, Neighborhoods, Planning
and Development Services Department

Attachment: 1. Final Soil Remediation Work Plan Approval Letter from Sacramento County Environmental Management Department, Dated April 30, 1999.



COUNTY OF SACRAMENTO
Environmental Management Department
Mel Knight, Director

Bonnie Coleman, Manager
Administrative Services
Raymond E. Hackett, Manager
Environmental Health
Jeanette M. Siewierski, Manager
Hazardous Materials

April 30, 1999

Ava Langston-Kenney
City of Sacramento
Department of Planning and Development
1231 I Street, Suite 301
Sacramento, CA 95814

Dear Ms. Langston-Kenney:

**SUBJECT: REVIEW OF FINAL SOIL REMEDIATION WORK PLAN
LOCAL REMEDIATION PROGRAM (LRP) SITE NO. C269
FORMER CHP ACADEMY
2810 MEADOWVIEW ROAD
SACRAMENTO, CA 95832**

At your request, I previously reviewed two draft work plans for remediation of lead-contaminated soil associated with the former arms ranges at the above-referenced site. The purpose of my initial reviews was to identify potentially overlooked or unresolved environmental issues, clarify others, and generally come to agreement on the scope of work and methodology to be employed in remediating the site. Following my initial reviews of the draft work plans, I transmitted my comments and concerns regarding various aspects of the work plans to you and Mr. Larry Kleinecke of Versar. Versar then modified the draft work plans by addressing each of the issues I presented.

The *Final Soil Remediation Work Plan* reflects the modifications I requested and is accepted by this office. I understand that no comments were received during the public notice period; this completes the required public participation process associated with work plan review and acceptance.

If you have any questions regarding the above comments, please contact me at (916) 875-8506.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barry Marcus".

Barry Marcus, R.G.
Hazardous Materials Specialist
Local Remediation Program

BIM:mj

c: Larry Kleinecke, Versar

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APPROVED
BY THE CITY COUNCIL

JUN 15 1999

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 99-302

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH
VERSAR, INC. FOR THE REMEDIATION OF LEAD CONTAMINATED SOIL
LOCATED AT THE FORMER CHP ACADEMY SITE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

The City Manager and City Clerk are hereby authorized to execute a purchase with Versar, Inc., in the amount of \$600,496.00, bringing the consultant's compensation for services rendered on this project to a total of \$626,496.00.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____ 5