



# REPORT TO COUNCIL

## City of Sacramento

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915 I Street, Sacramento, CA 95814-2671  
www.CityofSacramento.org

CONSENT  
July 13, 2010

Honorable Mayor and  
Members of the City Council

**Title: Establishing a Capital Improvement Project: Colfax Maintenance Yard Toxic Cleanup Recertification Project (C13001800)**

**Location/Council District:** 2225 Colfax Street / Council District 2

**Recommendation:** Adopt a **Resolution:** 1) approving the establishment of a Capital Improvement Project (CIP) for the Colfax Maintenance Yard Toxic Cleanup Recertification Project (C13001800); and 2) authorizing the City Manager or the City Manager's designee to transfer \$87,000 from the North Area Corporation Yard (NACY) Remediation CIP (2003 Capital Improvement Revenue Bond (CIRB) funds, Fund 3003) to the Colfax Maintenance Yard Toxic Cleanup Recertification Project.

**Contacts:** Karl Kurka, Environmental Program Manager, 808-8430; and Rhonda Lake, Facilities and Real Property Superintendent, 808-7902

**Presenter:** Not applicable

**Department:** General Services

**Division:** Facilities and Real Property Management

**Organization No:** 13001551

### **Description/Analysis**

**Issue:** The Colfax Maintenance Yard was formerly used to fuel City vehicles. Petroleum contamination was discovered at the property soon after it closed in 1994. The City cleaned up the site and the Central Valley Regional Water Quality Control Board (RWQCB) issued a "No Further Action" cleanup certification letter on March 21, 2000, allowing unrestricted development of the property. On June 25, 2008 the RWQCB notified the City that it was reopening the case due to benzene vapor detected in a soil sample that was collected *adjacent* to the property. The City contends Colfax is clean, but the RWQCB is requiring the City to perform additional soil and groundwater investigation (see Attachment 1). If contamination is found, the RWQCB will require the City to remediate the site to regain its clean up status.

**Policy Considerations:** The proposed action is consistent with the City's Strategic Plan goals to improve public safety and economic development.

**Committee/Commission Action:** None

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The project will be conducted under the regulatory oversight of the State (i.e. RWQCB). The project is an action taken by a regulatory agency, as authorized by state statute, to assure the maintenance, restoration, or protection of the environment. During the course of the project, the RWQCB will enact regulatory processes that involve procedures for the protection of the environment. For these reasons, the project is exempt from the provisions of the CEQA guidelines per Section 15308.

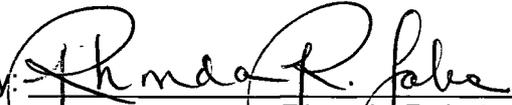
**Sustainability Considerations:** Investigating and cleaning up potential contamination will protect public health and preserve groundwater for future beneficial uses as required by state law.

**Rationale for Recommendation:** The City is required by state law to investigate and clean up potential contamination. Once the City has regained a clean certification for the Colfax Maintenance Yard, it will be marketable for sale and redevelopment. Sale proceeds from the Colfax Maintenance Yard are designated for capital improvements at NACY as directed by City Council in 2004.

**Financial Considerations:** This report recommends funding the Colfax Maintenance Yard Toxic Cleanup Recertification Project by transferring \$87,000 in 2003 Capital Improvement Revenue Bond (CIRB) funds (Fund 3003) from the NACY CIP (C13001400). The NACY CIP is nearing completion and the project is expected to be completed under budget. Sufficient funding is currently available in the NACY CIP to support this transfer. The recommended amount to be transferred is based on an existing scope of work for site investigation at the Colfax Maintenance Yard prepared by an environmental consultant, and an estimate of additional work that may be needed to achieve re-certification.

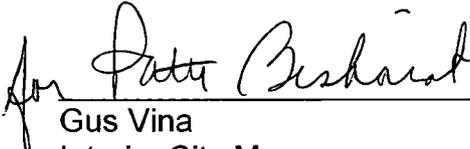
**Emerging Small Business Development (ESBD):** At this time no goods or services are being purchased as a result of this report.

Respectfully Submitted by:

  
Rhonda R. Lake  
Facilities and Real Property Superintendent

Approved by:   
Reina J. Schwartz  
Director, Department of General Services

Recommendation Approved:

  
Gus Vina  
Interim City Manager

**Table of Contents:**

	Report	Pg 1
<b>Attachments</b>		
1	Letter from RWQCB	Pg 4
2	Resolution	Pg 6



Linda S. Adams  
Secretary for  
Environmental  
Protection

**California Regional Water Quality Control Board  
Central Valley Region**

**Karl E. Longley, ScD, PE, Chair**

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Sacramento Main Office  
11020 Sun Center Drive #200, Rancho Cordova, California 95670-6114  
Phone (916) 464-3291 • FAX (916) 464-4645  
<http://www.waterboards.ca.gov/centralvalley>



Arnold  
Schwarzenegger  
Governor

25 June 2008

Mr. Karl Kurka  
City of Sacramento - Department of General Services  
5730 24<sup>th</sup> Street, Building No. 4  
Sacramento, California 95822

**CITY OF SACRAMENTO COLFAX MAINTENANCE YARD, 2225 COLFAX STREET,  
SACRAMENTO, SACRAMENTO COUNTY**

On 9 May 2008, Central Valley Regional Water Quality Control Board (Regional Water Board) staff met with you, Rhonda Lake also of the City of Sacramento, and Chris Pahule and Brad Satterwhite of the Sacramento Housing and Redevelopment Agency (SHRA) regarding the City of Sacramento Colfax Maintenance Yard (Site). During the meeting, Regional Water Board staff informed you that we intended to reopen the site due to current soil gas data, and that we would be requesting additional investigative activities.

The Site, owned by the City of Sacramento, was a former maintenance yard and fueling facility. Three, two 1,000 gallon and one 500 gallon, underground storage tanks (USTs) were owned and operated by the City of Sacramento from 1974 until their removal in 1992. The USTs were used to store gasoline and diesel fuel. A 575 gallon waste oil UST was removed from the Site in April 1994. Soil gas surveys were conducted in September 1996 and May 1997. Soil gas samples contained petroleum hydrocarbon constituents at concentrations up to: total petroleum hydrocarbons as gasoline (TPH-G) 170 micrograms per liter (ug/l), benzene 7.7ug/l, toluene 9.6 ug/l, and ethylbenzene 4.0 ug/l. Additionally, the chlorinated solvents trichloroethene (TCE) and tetrachloroethene (PCE) were detected at maximum concentrations of 69.6 ug/l and 2.2 ug/l, respectively.

On 3 March 1998, petroleum hydrocarbons were not detected in Site wells, and had not been detected since at least December 1996. On 16 August 2000, PCE and TCE were detected in all site wells at maximum concentrations of 26 ug/l and 2,600 ug/l, respectively. Results of soil and groundwater investigations indicated that the Colfax Maintenance Yard was not a source of the solvent plume detected in the El Monte Area, and that petroleum hydrocarbon contamination did not threaten the beneficial uses of the groundwater underlying the Site. A finding of No Further Action Required from the Regional Water Board was granted on 21 March 2000. Site wells MW-1, MW-2, MW-4, and MW-5 were destroyed on 6 November 2004. Well MW-3 has not been destroyed.

A regional soil gas survey was conducted by SHRA, for proposed development of the El Monte Area. The results were presented in the report titled *Site Characterization Report, El Monte Area* dated 13 December 2007. Elevated concentrations of benzene were detected in

City of Sacramento  
Colfax Maintenance Yard  
2225 Colfax Street  
Sacramento, Sacramento County

- 2 -

25 June 2008

soil gas samples collected in the vicinity of the Colfax Maintenance Yard owned by the City of Sacramento, and in the vicinity east of the Site. Benzene was detected in soil gas samples at concentrations above California Human Health Screening Levels (CHHSL) of  $36.2 \text{ ug/m}^3$  ( $0.0362 \text{ ug/l}$ ) (residential) and  $122 \text{ ug/m}^3$  ( $0.122 \text{ ug/l}$ ) (commercial) to the east of the Site, in the vicinity of residential properties. Additional assessment and coordinated groundwater monitoring is needed to establish the source of the benzene vapor plume and to obtain a regional understanding of contributing sources of pollution in this area.

Based on historic and current soil gas data, the Colfax Yard could be a source or a contributing source of the benzene vapor plume. ~~For this reason, Regional Water Board staff is reopening this case, and request additional investigative activities.~~ As the current property owner and owner at the time the release was discovered, and as the owner and operator of the former tank system, the City of Sacramento has been identified as the Responsible Party for investigation of the Colfax Maintenance Yard Site.

I have attached a draft Monitoring and Reporting Program (MRP) to this letter. This MRP has been drafted and distributed for your review. Additional MRPs have been drafted and distributed to the Responsible Parties of the following sites:

- Continental Chemical (2175 Acoma Street, Sacramento).
- Dennis Micheletti's Property (2147 Barstow Street, Sacramento).
- The Former Rawson McKesson Facility (2189 Acoma Street, Sacramento).
- The Former Lawson Mechanical Site (58 Arden Way, Sacramento).

Please submit any comments on the MRP by **15 July 2008**. Final MRPs are expected to be issued by **30 July 2008**. We are planning to schedule a meeting for the week of **7 to 11 July 2008** for the Responsible Parties and their representatives to meet to discuss a coordinated groundwater sampling, and mapping of the regional groundwater pollutant plumes. Please contact me directly to coordinate the specific date and time for this meeting.

~~Quarterly groundwater monitoring of well MW-3 must begin immediately. The Third Quarter 2008 Groundwater Monitoring Report is due 1 November 2008.~~

If you have any questions, please contact me via phone at (916) 464-4792, or via email at [vfischer@waterboards.ca.gov](mailto:vfischer@waterboards.ca.gov).



Vera J. Fischer  
Engineering Geologist

cc: Ms. Pat Preslar, Division of Financial Assistance, UST Cleanup Fund, State Water Resources Control Board  
Mr. Dana Booth, Sacramento County Environmental Management Department

**RESOLUTION NO. 2010-**

Adopted by the Sacramento City Council

**July 13, 2010**

**AUTHORIZING ACTIONS RELATED TO ESTABLISHING A CAPITAL  
IMPROVEMENT PROJECT FOR THE COLFAX MAINTENANCE YARD TOXIC  
CLEANUP RECERTIFICATION PROJECT (C13001800)**

**BACKGROUND**

- A. The Colfax Maintenance Yard was formerly used to fuel City vehicles. Petroleum contamination was discovered at the property soon after it closed in 1994. The City cleaned up the site and the Central Valley Regional Water Quality Control Board (RWQCB) issued a "No Further Action" cleanup certification letter on March 21, 2000, allowing unrestricted development of the property. On June 25, 2008 the RWQCB notified the City that it was reopening the case due to benzene vapor detected in a soil sample that was collected *adjacent* to the property. The City contends Colfax is clean, but the RWQCB is requiring the City to perform additional soil and groundwater investigation. If contamination is found, the RWQCB will require the City to remediate the site to regain its clean up status.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

- Section 1. The Colfax Maintenance Yard Toxic Cleanup Recertification Project (C13001800) is established as a new capital improvement project.
- Section 2. The City Manager or the City Manager's designee is authorized to transfer \$87,000 (2003 Capital Improvement Revenue Bond (CIRB) funds, Fund 3003) from the North Area Corporation Yard Remediation capital improvement project (C13001400) to the Colfax Maintenance Yard Toxic Cleanup Recertification Project (C13001800).