

Meeting Date: 5/17/2016

Report Type: Consent

Report ID: 2016-00466

Title: Time Extension for State Water Resources Control Board Grant for El Monte Triangle Environmental Clean-up

Location: El Monte Triangle, District 2

Recommendation: Pass a Resolution approving a time extension amendment for the Clean-up and Abatement Grant provided by the State Water Resources Control Board for the Barstow Street/El Monte Triangle Soil Vapor Extraction Project.

Contact: Leslie Fritzsche, Senior Project Manager, (916) 808-5450, Economic Development Department

Presenter: None

Department: Economic Development Dept

Division:

Dept ID:

Attachments:

1-Description/Analysis

2-Resolution

City Attorney Review

Approved as to Form
Sheryl Patterson
5/3/2016 1:51:35 PM

Approvals/Acknowledgements

Department Director or Designee: Larry Burkhardt - 5/2/2016 10:28:48 AM

Description/Analysis

Issue Detail: The El Monte Triangle comprises twenty-three acres of industrial, commercial, and residential properties in the North Sacramento area, immediately south of the Arden-Garden connector and to the west of Del Paso Boulevard. Over the past twenty years various studies have identified subsurface soil and groundwater contamination from prior industrial operations in the El Monte Triangle area, including two separate groundwater plumes of chlorinated volatile organic compounds (VOCs).

In 2012, the Redevelopment Agency received a \$794,000 grant from the State Water Resources Control Board (SWRCB) to study the area and install a soil vapor extraction system to address contamination at 2147 Barstow. With the end of redevelopment in 2011 and the assumption of former redevelopment obligations by the City as the Redevelopment Agency Successor Agency (RASA), this grant became the responsibility of the RASA. The Sacramento Housing and Redevelopment Agency (SHRA) continued to serve as day-to-day project managers for the grant.

Work on the project is continuing and the grant timeline needs to be extended. This report seeks authorization for the City Manager to execute an amendment to the SWRCB grant extending the grant completion date until December 2016.

Policy Considerations: The grant funds from the State Water Resources Control Board have been used to assist in the remediation of an environmentally contaminated area of North Sacramento, the El Monte Triangle. The effort furthers the revitalization of this former redevelopment area, advances the City's focus on priority neighborhoods and infill development.

Economic Impacts: The actions recommended in this report do not have any direct economic impact but will allow for increased investments in the El Monte Triangle area and North Sacramento.

Environmental Considerations: The Barstow/ El Monte Triangle area is plagued with environmental contamination issues including volatile organic compounds, trichloroethylene and benzene. The Pilot Study Report completed in 2012 as part of the grant work recommended the installation of a soil vapor extraction system. This system was installed in 2013 and has removed over 4,000 pounds of contaminants to date reducing human health risks and improving development potential. The required remediation work is extensive and has led to application for additional grant funds to continue the progress.

Sustainability: The continuation of clean-up efforts in the El Monte Triangle area will aid in the redevelopment of this former industrial area. It will advance the opportunity for sustainable infill development in a neighborhood just minutes from downtown.

Commission/Committee Action: None.

Rationale for Recommendation: The grant extension will allow for the continued operation of the soil vapor extraction system in the Barstow/ El Monte Triangle area until the end of 2016. The City has recently applied for an additional grant from the SWRCB to further the environmental remediation of this former industrial area by SHRA, which will utilize and expand the existing treatment system to clean up the groundwater

Financial Considerations: The SWRCB grant is \$794,000. To date, project management costs to administer the grant have been paid for by the Redevelopment Property Trust Funds. No City funding has been used for the clean-up effort or staff costs.

Local Business Enterprise (LBE): No impact.

RESOLUTION NO.

Adopted by the Redevelopment Agency Successor Agency

May 17, 2016

AUTHORIZING ENTERING INTO A TIME EXTENSION AMENDMENT WITH THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD FOR THE BARSTOW / EL MONTE TRIANGLE SOIL VAPOR EXTRACTION PROJECT

BACKGROUND

- A. On November 4, 2010, the Redevelopment Agency of the City of Sacramento entered into a Grant Agreement with the State Water Resources Control Board for the Barstow/El Monte Soil Vapor Extraction Project to assist with the clean-up of the El Monte Triangle area in North Sacramento. The grant amount was approximately \$794,000.
- B. On June 28, 2011, AB 1x26 was enacted dissolving the Agency as a legal entity.
- C. On January 31, 2012, by Resolution No. 2012-018, the City Council elected that the City would serve as the Redevelopment Agency Successor Agency (RASA) to the prior Redevelopment Agency of the City of Sacramento.
- D. On January 31, 2012, by Resolution 2012-001, the Board for the Agency approved the transfer of all of the Agency's non-housing assets and agreements to the City as RASA.
- E. The Grant Agreement for the Barstow/El Monte Triangle Soil Vapor Extraction Project was one of the agreements transferred to RASA.
- F. The Grant Agreement currently includes a completion date for the final project report as February 2016, but the work has taken longer to accomplish.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY SUCCESSOR AGENCY RESOLVES AS FOLLOWS:

- Section 1. The RASA Board authorizes the City Manager or his designee to execute an amendment to the Barstow/El Monte Triangle Soil Extraction Project Grant Agreement with the State Water

Resources Control Board extending the completion date for the grant to December 31, 2016.