

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **SEPTEMBER 9, 2008**

From: ~~BY~~ **JAMES DURFEE / ALBERT RICHIE** 

Subject: **ENVIRONMENTAL ASSESSMENT AUBURN RAVINE ROAD AND
EPPERLE LANE, AUBURN**

ACTION REQUESTED / RECOMMENDATION: Staff recommends your Board consider the following actions associated with the County's former property located at Auburn Ravine Road and Epperle Lane (Epperle Property):

1. Extend the Right of Entry Agreement (ROE) dated October 31, 2003, granting the County the right to perform hazardous material investigations and remediation activities on the Epperle Property until November 1, 2009; and
2. Adopt the attached Resolution Authorizing the Director of Facility Services to execute the Consultant Services Agreement with Kleinfelder West, Inc., (Kleinfelder) in the amount not to exceed \$23,630.00 to perform additional hazardous material investigations; and
3. Approve the attached Budget Revision transferring \$20,000 from the Miscellaneous Projects Account to the Epperle Remediation Project Account to complete the funding for the additional investigations.

BACKGROUND: On October 21, 2003, your Board authorized the sale of the Epperle Property to the Auburn Urban Development Authority (AUDA) who subsequently granted it to Janice L. Forbes, Trustee of the Janice Forbes Interest and Robert J. Cooley-Gilliam as tenants-in-common. In the course of preparing the Epperle Property for sale, County staff discovered underground storage tanks. To allow the County to perform investigations and remediation activities following transfer of the Epperle Property, the parties entered into a ROE over the impacted portion of the property. This ROE expires on November 1, 2008; however, the ROE allows extension on a year-to-year basis for no more than five years subject to approval by your Board.

Since 2003 the County has performed the following tasks based on recommendations made by the Kleinfelder and in compliance with the California Regional Water Quality Control Board (RWQCB):

- Removed three tanks and the adjacent petroleum hydrocarbon (PH) impacted soil from the site; and
- Sampled the surrounding soil and groundwater for PH concentrations; and
- Monitored groundwater for gradient trends; and
- At request of RWQCB, performed and provided additional work plans for investigation and submitted reports to the RWQCB following investigation and assessment of PH including human health risks.

To date, the County has expended approximately \$242,714 on these investigations and assessments. While the County anticipated that efforts to date would support closure of the site, the RWQCB has requested that additional water and soil sampling be conducted. Staff recommends the continued use of Kleinfelder based on their knowledge and expertise of the Epperle Property and to ensure continuity of interactions with RWQCB. At completion of Kleinfelder's proposed scope of services including the completion of a Report of Findings, the County will submit this report to RWQCB and request that the site be closed. Should further assessment or remediation be warranted, staff will return to your Board with recommendations to address any further RWQCB requirements. In order to proceed, it is recommended that your Board adopt a Resolution delegating authority to the Director of Facility Services to approve the proposed Agreement, following County Counsel and Risk Management approval.

ENVIRONMENTAL CLEARANCE: This site assessment project is categorically exempt from CEQA pursuant to Section 15306, which provides for the collection of data and resource evaluation that does not result in major disturbance to an environmental resource.

FISCAL IMPACT: The proposed cost to complete the current assessment work is estimated to be \$35,000. This includes \$23,630 in consultant fees, \$8,870 for project management and \$2,500 contingency. There is approximately \$15,000 remaining from the previous efforts at this site. Therefore, approval of the attached Budget Revision transferring \$20,000 from the Miscellaneous Project Account is necessary to appropriate the dollars necessary to complete this assessment.

ATTACHMENTS: RESOLUTION
BUDGET REVISION

JD:AR:MR:GS:DB

CC: COUNTY EXECUTIVE OFFICE

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Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION AUTHORIZING THE
DIRECTOR OF FACILITY SERVICES TO EXECUTE A
CONSULTANT SERVICES AGREEMENT ON BEHALF OF YOUR
BOARD WITH KLEINFELDER WEST, INC., IN THE AMOUNT NOT
TO EXCEED \$23,630.00 TO PERFORM ADDITIONAL
HAZARDOUS MATERIAL INVESTIGATIONS.

Resol. No: _____

The following **RESOLUTION** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, 2008 by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest: Clerk of said Board

WHEREAS, on October 21, 2003, your Board authorized the sale of the Epperle Property to the Auburn Urban Development Authority (AUDA), in accordance with Government Code 25365. This property was subsequently granted to Janice L. Forbes, Trustee of the Janice Forbes Interest and Robert J. Cooley-Gilliam as tenants-in-common (Buyers); and

WHEREAS, as a result of the discovery of underground storage tanks by County staff in the course of preparing the property for sale, the County entered into a Right of Entry (ROE) over a portion of the property with the Buyer. This ROE granted to the County rights to perform hazardous material investigations and remediation activities; and

WHEREAS, since 2003 the County has performed tank removal, petroleum hydrocarbon impacted soil removal and sampling of soil and groundwater based on recommendations made by the County's Consultant (Kleinfelder) and in compliance with the California Regional Water Quality Control Board (RWQCB); and
WHEREAS, the County anticipated that investigations on the Epperle Property to date had provided sufficient evidence that the water and soil quality has not been impacted to the extent where further investigation or remediation is necessary; and

WHEREAS, the California Regional Water Quality Control Board (RWQCB) has requested additional water and soil sampling be conducted; and

WHEREAS, staff recommends the selection of Kleinfelder West, Inc., to perform the services required, based on their expertise and experience with environmental matters at the Epperle site.

NOW THEREFORE, BE IT RESOLVED, that the Placer County Board of Supervisors does hereby authorize the Director of Facility Services, or his designee, to execute a Consultant Services Agreement on behalf of your Board with Kleinfelder West, Inc., in the amount not to exceed \$23,630.00 to perform additional hazardous material investigations, contingent on County Counsel and Risk Management approval.

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