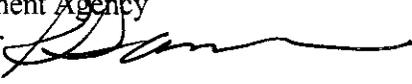


PLACER COUNTY
REDEVELOPMENT DEPARTMENT

MEMORANDUM

TO: Honorable Board of Supervisors Acting in its Capacity as Successor Agency to the Former Redevelopment Agency
FROM: Rae James, Director 
DATE: May 22, 2012
SUBJECT: Amendment to the Kleinfelder West, Inc. Contract for a Groundwater Remediation Pilot Study and Continued Groundwater Monitoring Activities in Kings Beach Subject to the Approval of the Placer County Oversight Board

ACTION REQUESTED

Adopt a resolution authorizing the Placer County Purchasing Manager, to amend a contract with Kleinfelder West, Inc. for a groundwater remediation pilot study and continued groundwater monitoring activities for two properties in Kings Beach. The contract will be increased from \$89,185.20 to a not to exceed amount of \$238,887.20, and to extend the term until June 30, 2013, subject to the approval of the Placer County Oversight Board.

BACKGROUND

The former Placer County Redevelopment Agency (Agency) purchased 8797 North Lake Boulevard, the former Swiss Mart gasoline station Kings Beach in November 2006 as part of an effort to address property with contaminated soils in Kings Beach. Waste oil tanks were removed and groundwater monitoring began. In April 2007, the Agency purchased 8784 North Lake Boulevard located across the street from the Swiss Mart site and commonly referred to as the Ronning property. The Ronning property was previously developed as a Chevron gasoline service station. Remediation activities on the Ronning site included removal of underground storage tanks and limited soil excavation.

Lahontan Regional Water Quality Control Board (Lahontan) oversees remediation efforts for the State on the sites. In 2009, the Agency entered into a contract with Kleinfelder West, Inc. (Kleinfelder) to perform tasks related to the remediation of the above property. Those tasks were to perform two groundwater sampling events, perform a soil vapor survey at 8784 North Lake Boulevard, and prepare a Corrective Action Plan (CAP) for submittal to Lahontan.

Lahontan approved the recommendations to the CAP in December 2010. Kleinfelder has completed all tasks required under the first phase of the plan and this requested action would address the remaining CAP work identified. Kleinfelder will oversee the removal of approximately 1,675 cubic yards of in-place contaminated soil, perform soil gas surveys, and provide a complete soil remediation report. They will also prepare a groundwater pilot study and work plan, which is required by Lahontan to ascertain the progress of the site remediation. At the completion of groundwater monitoring and reporting in Fall 2012, Lahontan will decide if additional remediation will be needed.

Health & Safety Code §34181(e) allows former-Agency agreements to be amended with approval of the Placer County Oversight Board. The Oversight Board may approve an amendment to an agreement presented to it by the Successor Agency if it finds that the amendment is in the best interests of the taxing entities. In this case, the disposal of these properties is unlikely until the remediation and clean-up are completed. As a result, it is in the best interests of the taxing entities and the Successor Agency to extend the term and amount of the Kleinfelder agreement in order to complete the remediation work. The amendment will only be executed if approved by the Oversight Board.

ENVIRONMENTAL STATUS

The proposed action is exempt under Section 15330 of the California Environmental Quality Act Guidelines as it proposes continued clean-up of contaminated soils.

FISCAL IMPACT

The Redevelopment Department's Recognized Obligation Payment Schedule (ROPS) for fiscal year 2011-2012 included the original Kleinfelder agreement and the ROPS for fiscal year 2012-2013 will include this amended contract as an enforceable obligation. There are sufficient funds to cover expenditures. No work will be undertaken absent approval of the Oversight Board.

Attachment: Resolution
Contract Amendment No. 4 Contract For Review Only at
the Clerk of the Board

cc: Karin Schwab, Deputy County Counsel

**Before the Placer County
Board of Supervisors Acting in its Capacity as
the Successor Agency to the Former
Redevelopment Agency
County of Placer, State of California**

In the matter of:

Adopt a resolution authorizing the Placer County Purchasing Manager, to amend a contract with Kleinfelder West, Inc. for a groundwater remediation pilot study and continued groundwater monitoring activities for two properties in Kings Beach. The contract will be increased from \$89,185.20 to a not to exceed amount of \$238,887.20, and to extend the term until June 30, 2013, subject to the approval of the Placer County Oversight Board.

Reso. No. _____

Ord. No. _____

First Reading _____

The following Resolution was duly passed by the Placer County Board of Supervisors acting in its capacity as the Successor Agency to the Former Redevelopment Agency of the County of Placer at a regular meeting held _____,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Chair, Successor Agency to the Former Redevelopment Agency

Clerk of said Board

WHEREAS, pursuant to California Health and Safety Code Section 34167.5, this resolution is adopted by the Placer County Board of Supervisors acting in its capacity as Successor Agency to the former Placer County Redevelopment Agency (Agency).

WHEREAS, the former Agency began site remediation activities within the Kings Beach Area on the former Swiss Mart and Ronning property sites in 2007 and entered into a contract with Kleinfelder West, Inc. in 2009 to oversee the site remediation activities;

WHEREAS, the proposed action is to extend an existing contract to continue with State-required remediation work; and

WHEREAS, the Agency has listed this contract as an enforceable obligation within the current Recognized Obligation Payment Schedule and has sufficient available funds budgeted to cover the additional cost of the contract.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors acting in its capacity as Successor Agency of the Agency authorizes the Placer County Purchasing Manager to execute an amendment to the Kleinfelder West, Inc. contract in the amount of \$238,887.20, and to extend the contract term to June 30, 2013, subject to the approval of the Placer County Oversight Board.

BE IT FURTHER RESOLVED that this Resolution shall take immediate effect after approval by the Placer County Oversight Board.