



STAFF REPORT – CITY COUNCIL MEETING

December 06, 2023

TO: Honorable Mayor and City Council Members

FROM: Netra Khatri, City Engineer

PREPARER: Netra Khatri, City Engineer

DATE: November 29, 2023

TITLE: **Award a Contract in the Amount of \$72,585.00 to GHD, Inc., to Provide Environmental and Monitoring Services for the Little Lake Industries (LLI) Site Cleanup Project; and Authorize the City Manager to Execute All Applicable Documents.**

RECOMMENDATION:

It is recommended that the Council:

- 1) Award a contract in the amount of \$72,585.00 to GHD, Inc. to provide environmental and monitoring services for the Little Lake Industries (LLI) site cleanup project; and
- 2) Authorize the City Manager to execute all applicable documents.

INTRODUCTION:

The City of Arcata, received a U.S. Environmental Protection Agency (EPA) grant to prepare a site cleanup plan (SCP) for remediation activities at the former Little Lake Industries mill site (LLI). Previous investigation activities conducted at the site to assess contamination associated with historical use have identified dioxins at concentrations above permissible thresholds in the former kiln area. Local consulting firm SHN prepared the SCP for the site in 2022. The SCP summarized current conditions and outlined methods planned for implementation during site cleanup activities. This award of contract is for GHD, Inc., to implement those portions of SCP.

BACKGROUND:

From 1950 to 1988, the project site was primarily used for timber-related operations that included log storage, milling, and drying. The Johnson Structures on the site consisted of a remanufacturing complex, kilns, maintenance shed, boiler building, drying shed, conical burner, and office building. No report of wood treatment occurred at the LLI site; however, chemicals associated with treated wood have been identified. Prior to 1950, the area was used for agricultural purposes. The City of Arcata acquired the property in 2001, and by 2010, all structures located on the property had been removed. The site currently consists of foundations and footings, bare ground, vegetated areas, and various stockpiles of soil and gravel.

DISCUSSION:

The goal of the project is to prevent contaminant exposure to potential receptors above the identified screening levels and restore beneficial use of the site under the current zoning. The SCP outlined three options:

1. Detailed Risk Assessment
2. Excavation and Disposal of Contaminated Soils
3. Soil Cap and/or Access Control

The project team decided with go with the option of Excavation and Disposal of Contaminated Soils, below is the summary of tasks and responsible party, a detailed scope of work is attached as an Exhibit A:

Tasks	Responsible Party
Project implementation	City
Review existing studies and cleanup plan	City and Consultant
Excavation and stockpiling of contaminated soil	Contractor
Soil sample collection within the excavation boundaries	Consultant (GHD)
Proper characterization of stockpiled soil for disposal	Consultant (GHD)
Offsite transport and disposal of impacted soil	Contractor
Excavation backfilling and compaction	Contractor
Preparation of a report of findings for excavation activities and report findings	Consultant (GHD)
Project Close out	City

Earlier this year City published a request for qualifications and proposals for on-call Architectural, Engineering, Environmental and related professional services. City received 16 proposals out of which only 11 were selected for on-call services. GHD is one of the qualified consultants to perform environmental work.

ENVIRONMENTAL REVIEW (CEQA):

The project, including the award for construction oversight, the remediation, and the end hauling for disposal are exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Sec. 15330, Minor Actions to Prevent, Minimize, Stabilize, Mitigate, or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances. This exemption is for removal actions costing \$1MM or less that do not use an onsite incinerator.

BUDGET/FISCAL IMPACT:

The contract amount is within the budget allocation for the 2023-2024 Fiscal Year. This project is budgeted as follows:

EPA Brownfields Grant Project and Little Lakes (CIP Project # 11-0002)	\$72,585
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ATTACHMENTS:

- A. Exhibit A- Scope of Work Arcata LLI SCP Implementation (PDF)