



CITY OF SANTA BARBARA

JOINT COUNCIL AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: May 17, 2016

TO: Mayor and Councilmembers
Chair and Board Members

FROM: City Administrator's Office

SUBJECT: Professional Services Agreement With Rincon Consultants, Inc., To Conduct Phase II Environmental Site Assessment At 125 Calle Cesar Chavez

RECOMMENDATIONS:

- A. That City Council allocate \$37,200 from the General Fund's Appropriated Reserve to the Successor Agency Fund, and increase appropriations and estimated revenues in the Successor Agency Fund, for a Phase II Environmental Site Assessment for 125 Calle Cesar Chavez to be repaid by the Successor Agency in Fiscal Year 2017; and,
- B. That the Successor Agency execute a Professional Services Agreement with Rincon Consultants, Inc., in the amount of \$37,200 to conduct a Phase II Environmental Site Assessment at 125 Calle Cesar Chavez.

DISCUSSION:

On May 15, 2015, the State of California's Department of Finance ordered the Successor Agency to the Redevelopment Agency of the City of Santa Barbara to sell the property known as 125 Calle Cesar Chavez. In accordance with the direction given by the Department of Finance to the Successor Agency, the property will be sold through an auction process. Staff has retained the services of a real estate professional to assist staff with the sales process.

Staff is requesting that a Phase II Environmental Site Assessment (Phase II) be conducted for the site. A Phase II report identifies potential or existing environmental contamination in the soil and/or groundwater for a specific site. The Phase II will commence with a basic site reconnaissance and a review of historical documents and former uses at the site. A series of soil and groundwater borings will then be performed

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to determine the possibility of any contamination at the site as well as give an indication of what type of remediation, if any, would likely be required depending on the type of future development being proposed. The availability of this information, along with zoning data, General Plan information, and a title report, will provide potential bidders with the latest information regarding the site. Providing all information about the property should result in a more qualified and fiscally responsible pool of potential bidders for the property. This will likely lead to a shorter negotiation period and escrow timeline thus resulting in a more efficient sales process.

Rincon Consulting Inc. (Rincon) is a locally-based consulting company comprised of environmental scientists, planners, and engineers that have been in business since 1994. Rincon has worked on a multitude of City projects and programs over the years including having previously conducted a limited soil and groundwater assessment for the Calle Cesar Chavez property. Rincon has consulted with Santa Barbara County's Environmental Health Services Division regarding the site, are familiar with the site's historic uses and soil and groundwater conditions in the surrounding area all of which will help them to develop a precise and efficient work plan for the Phase II activities.

In addition to being made part of the package, the results of the Phase II will also be forwarded to Santa Barbara County's Environmental Health Services Division for their records.

The total funding request of \$37,200 includes a 10% contingency in case any unforeseen costs that arise. Funding is proposed to come from the City's General Fund Appropriated Reserve account which currently has a balance of approximately \$114,000. The total cost will be included in the Successor Agency's next Recognized Obligation Payment schedule and will be repaid to the City upon receipt of those funds from the State of California, likely in the fall of 2016.

A copy of the Professional Services Agreement is available for public review in the City Clerk's Office.

PREPARED BY: Brian J. Bosse, Waterfront Business Manager

SUBMITTED BY: Paul Casey, City Administrator

APPROVED BY: City Administrator's Office