

Grass Valley Brownfields Public Meeting Wednesday, February 25, 2015 6:00-7:15pm



GEOCON



HOLDREGE & KULL
CONSULTING ENGINEERS • GEOLOGISTS



Agenda

6:05 – Welcome and Opening Comments

- Jason Fouyer, *Mayor of Grass Valley*
- Thomas Last, *City of Grass Valley*

6:15 – Overview of 2012 and 2013 Brownfields Assessment Grants

- **6:15 – Community-Wide Assessment**
 - Jim Brake, *Geocon Inc.*
 - Q & A
- **6:40 – Site-Specific Assessment**
 - Jason Muir, *Holdrege & Kull*
 - Q & A
- **7:00 – Additional Questions?**

7:10 – Closing comments

- Thomas Last, *City of Grass Valley*

City of Grass Valley Community Workshop Brownfields Assessment Project February 25, 2015



What We Will Hear Tonight

- Purpose of Workshop
- Overview of EPA Brownfield Program
- Grass Valley Assessment Program
- Public Outreach Efforts
- Questions

Why an EPA Brownfields Grant?

- Inventory of vacant or underutilized properties within City and Sphere of Influence is shrinking
- Development of infill properties often encounters environmental obstacles due to past land use - mines, lumber mills, service stations, dry cleaners, manufacturing, and other
- The City is evaluating priority areas for future redevelopment potential such as:
 - Downtown, Idaho-Maryland / E. Main Street, Colfax Avenue, S. Auburn Street, Glenbrook Basin, Sphere of Influence
- The grant promotes the City's General Plan goals to:
 - Identify sites with contamination issues
 - Work with local and state agencies on solutions
 - Work with property owners on solutions

Scope of EPA Brownfields Assessment?

- City was awarded one \$400,000 EPA Brownfield assessment grant in 2013 to assess properties challenged with hazardous substances and petroleum
- Grant will fund:
 - Community outreach
 - Property inventorying and prioritization
 - Phase I and II Environmental Site Assessments (ESAs)
 - Working with property owners on re-use options
 - Development of clean-up approaches

Examples of Environmentally Impaired Properties



Photo from The Union collection

The Pennsylvania Mine was part of the rich Empire Mine complex that kept Grass Valley humming.



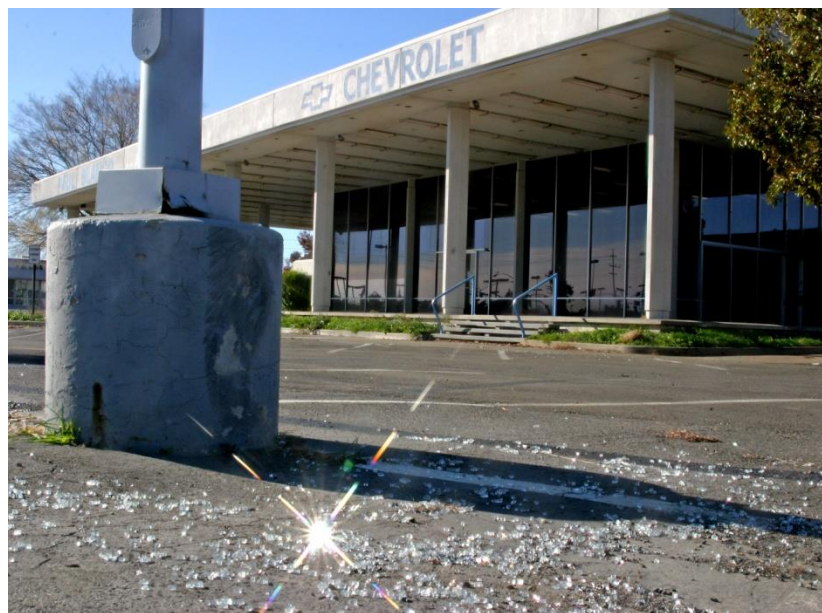
What are Brownfields?

...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance or petroleum



Common Brownfield sites

- Mining sites
- Former lumber mills
- Service stations
- Dry cleaners
- Manufacturing facilities
- Landfills/burn dumps
- Vacant lots
- Abandoned drug labs



Objective of the Federal Brownfields Program

Small Business Liability Relief and Brownfields Revitalization Act

1. Grants and Loan Funds

- For localities to support site assessment and cleanup
- Establish and enhance state and tribal programs

2. Provide Liability Protection

- Innocent Landowner
- Contiguous properties
- Prospective Purchaser



Conduct a Phase I ESA!

Overview of the Grass Valley Brownfields Assessment Program

Planned Program Activities

- Community Outreach
- Inventory of Sites
- Select Priority Sites
- 16 Phase I ESAs
- 14 Phase II ESAs
- Cleanup Planning

The goal is to select the most feasible sites in the Brownfields study areas to receive assessments

Status of Project and Work Completed to Date

- **Public Participation Plan completed**
- **Site Inventory process underway - identifying properties for Phase I ESAs**
- **First Community Workshop – February 25, 2015**

Site Inventory Process

- Properties identified from current lists
- City priorities and reuse potential
- Develop a preliminary list of sites
- Site verification
- Drive-by/walk-by evaluation

Prioritize Properties for Phase I ESAs

- Site eligibility – must meet legal definition
- Other criteria
 - Economic potential
 - Redevelopment opportunities
 - Community benefit
- Petroleum vs. hazardous substance sites

How Environmental Issues Surface

Occurs during property transaction due diligence conducted by potential buyer

Buyer



Seller

Seller evaluation to determine problems and develop optimal selling strategy

Seller



Buyer

Phase I ESA

Tries to answer the question – *“Did past land uses/activities include any that may have potentially released contaminants to the Site (Recognized Environmental Conditions - RECs)?”*

- Primarily a “desk-top study” and a site visit
- Standard ASTM format
- Review historic land use records - historical aerials photographs, maps, fire insurance maps, city directories
- Review government agency records
- Interview site owners and operators
- Observe site conditions

Phase II ESA

Tries to answer the question – *“Did any of the RECs actually result in a release of contaminants to the Site and, if so, are the concentrations a possible threat to human health or the environment?”*

- Intrusive assessment – collection of samples (soil, soil vapor, groundwater, etc.) in areas of concern
- Laboratory analysis of samples for chemicals of concern to determine concentrations
- Screen chemical concentrations against health- and/or environmental-based criteria
- Is further assessment or clean-up warranted?

Complete Site Cleanup Strategies and Funding Options



Public Outreach

- Public workshops and meetings
- Interviews
- How you can be involved

Next Steps

- **Complete Site Inventory (March/April 2015)**
- **Prioritize sites for Phase I ESAs (April 2015)**
- **Work with property owners to determine their interest in participating, determine site eligibility (February - ?)**
- **Conduct Phase I ESAs (May – December 2015)**
- **Develop Quality Assurance Project Plan to guide future Phase II ESAs (March/April 2015)**
- **Conduct Phase II ESAs (July 2015 – June 2016)**
- **Develop clean-up plans as necessary (December 2015 – December 2016)**

QUESTIONS – COMMENTS

- Any Questions or Comments?
- To obtain more information or to participate in program as a property owner, please contact:
 - Tom Last, Community Development Director, 530-274-4714, or toml@cityofgrassvalley.com
 - Amber Taxiera, The Sierra Fund, 530-265-8454 x 216, or amber.taxiera@sierrafund.org
 - Jim Brake, Geocon Consultants, 916-852-9118, or brake@geoconinc.com
 - Jason Muir, Holdrege & Kull, 530-478-1305, or jmuir@handk.net

Grass Valley Brownfield Project Site-Specific Assessment



Jason W. Muir, PE, GE

Collaborative Effort



City of Grass Valley



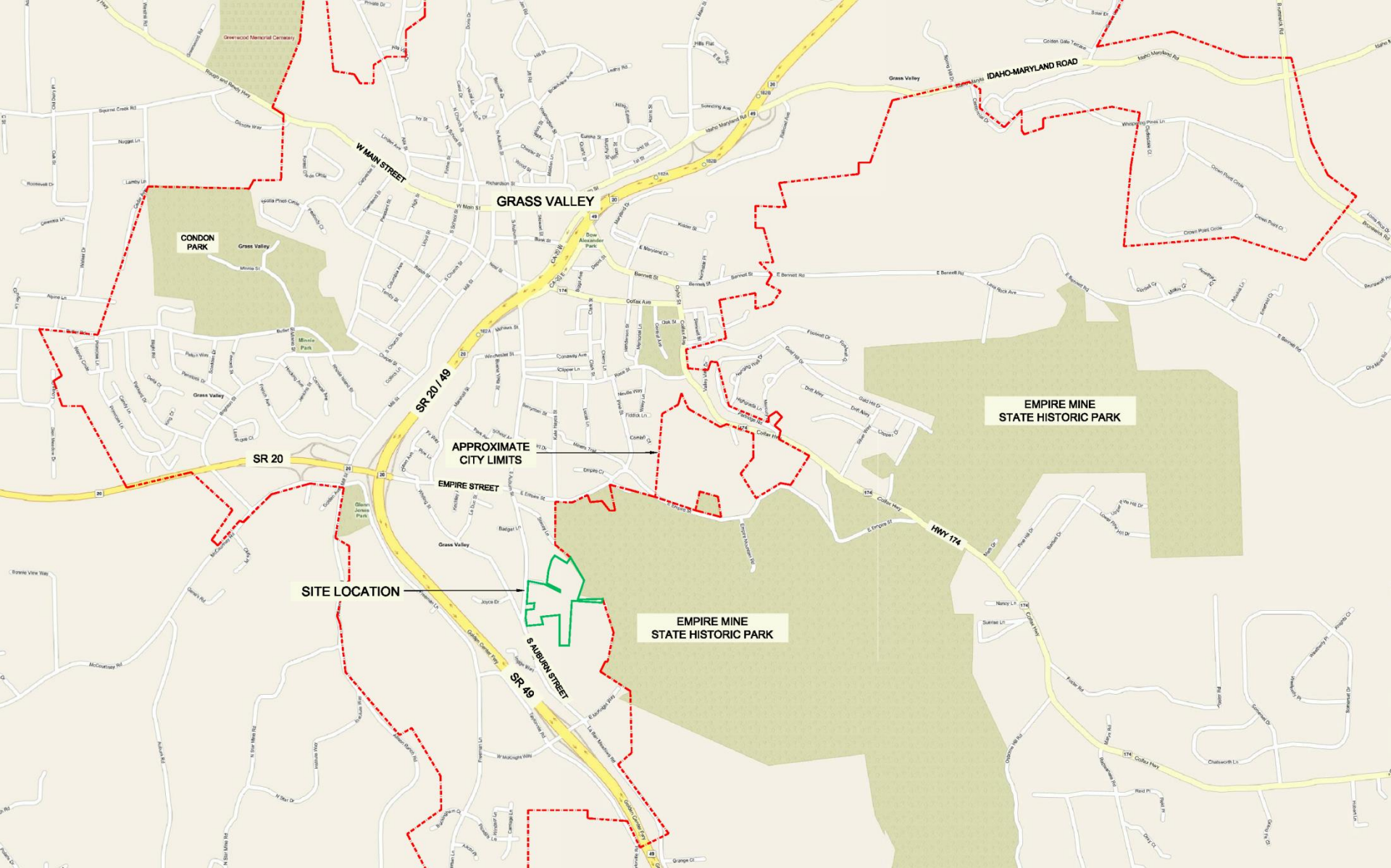
Geocon Consultants



Holdrege & Kull



The Sierra Fund



LOCATION MAP

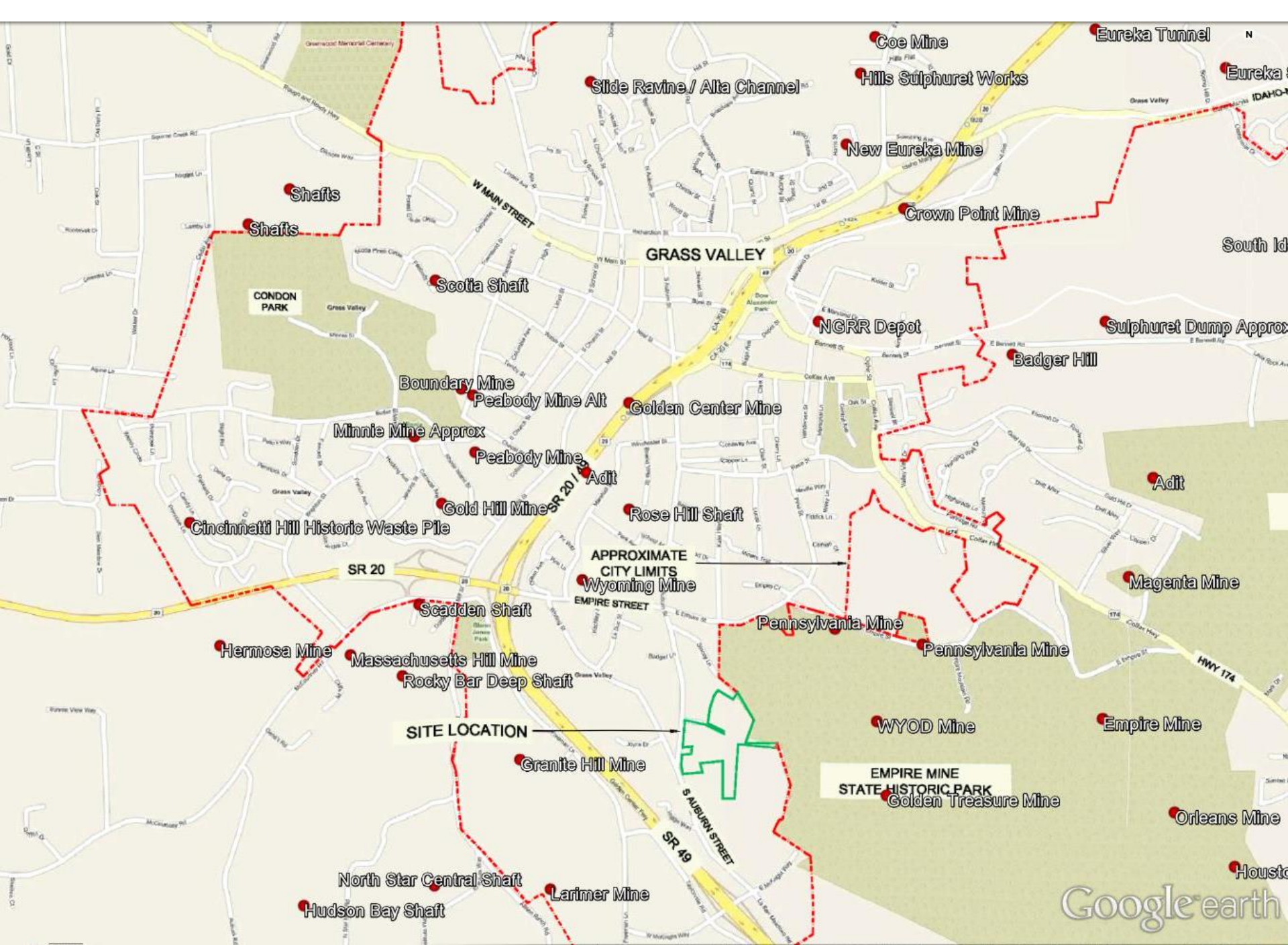
GRASS VALLEY BROWNFIELD PROJECT

SITE SPECIFIC ASSESSMENT

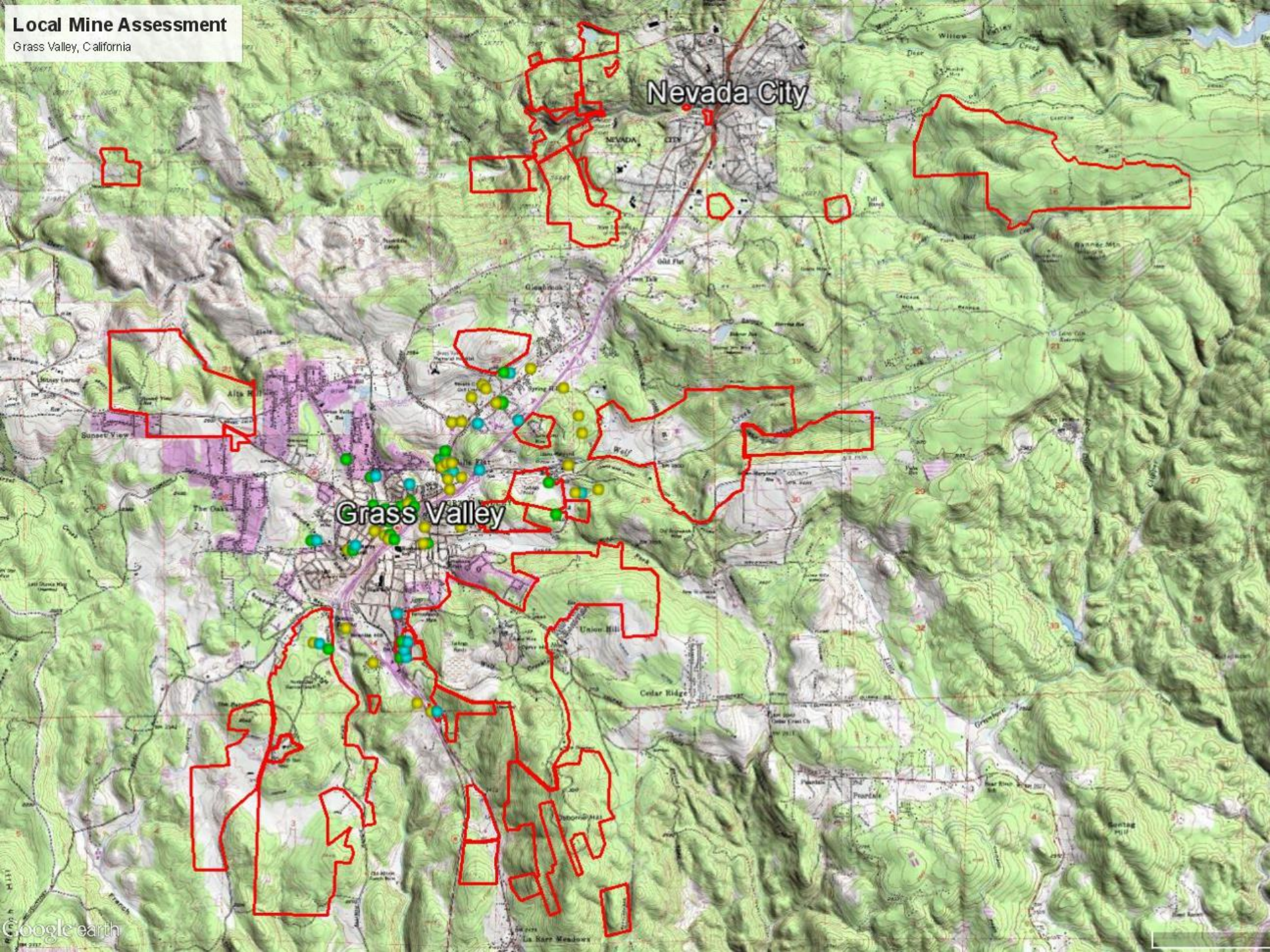


Environmental Conditions

- Fluvial and aerial deposition of tailings from up slope mine sites
- Historical commercial uses on South Auburn Street frontage
- A small domestic disposal area with lead contamination



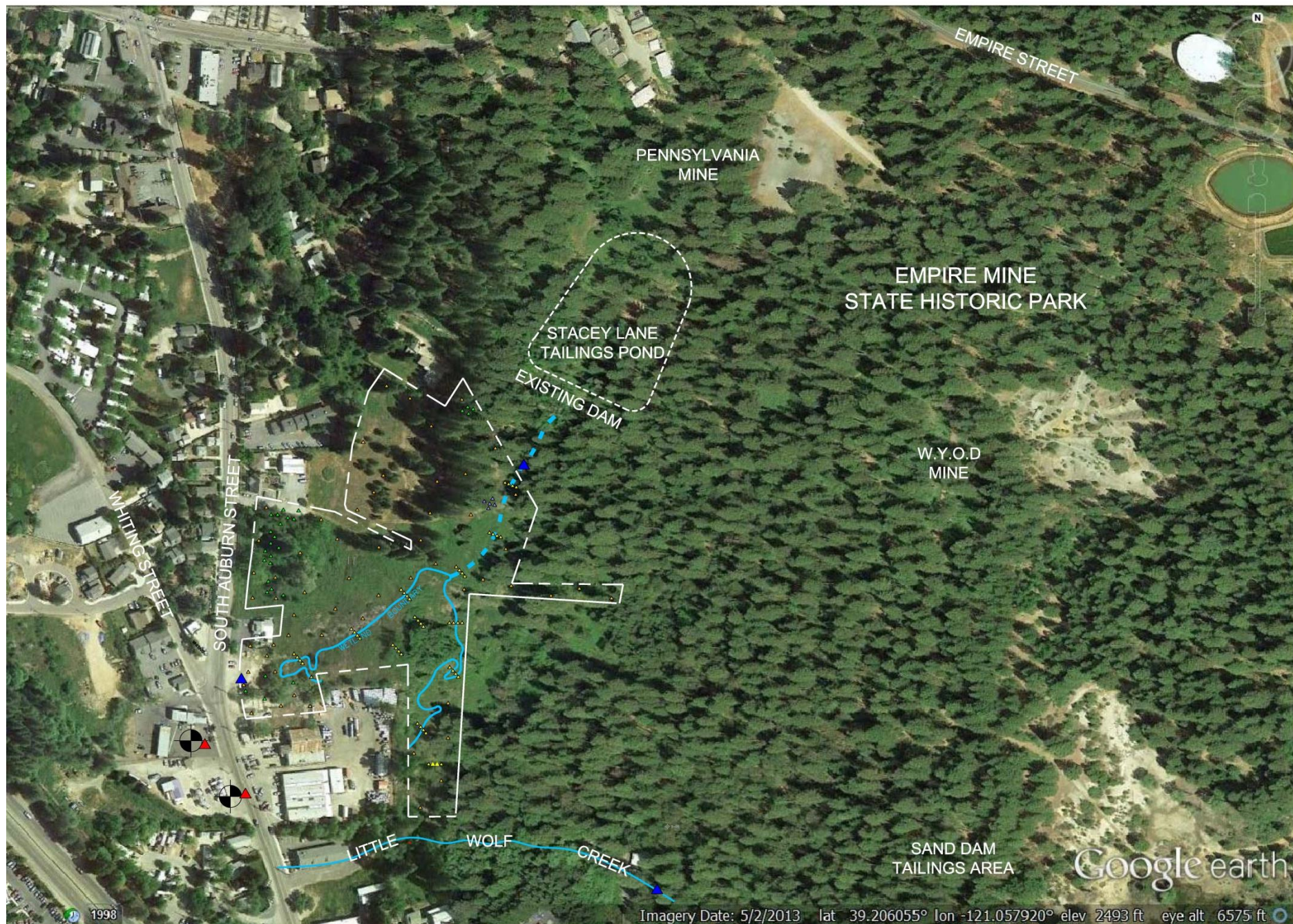
Local Mine Assessment
Grass Valley, California



A photograph of a rocky, arid landscape. In the foreground, there are several bright yellow wildflowers with green foliage. The ground is covered with small, light-colored rocks and patches of dry grass. In the background, there are more rocks and some sparse vegetation under a clear sky.

Mining History

- The Pennsylvania and WYOD hard rock gold mines operated from 1851 to 1956
- Arsenic and lead occur naturally in the gold ore
- Milling and chemical processing of the gold ore liberated the arsenic and lead
- Tailings were collected in the Stacey Lane Pond



PENNSYLVANIA
MINE

EMPIRE MINE
STATE HISTORIC PARK

STACEY LANE
TAILINGS POND

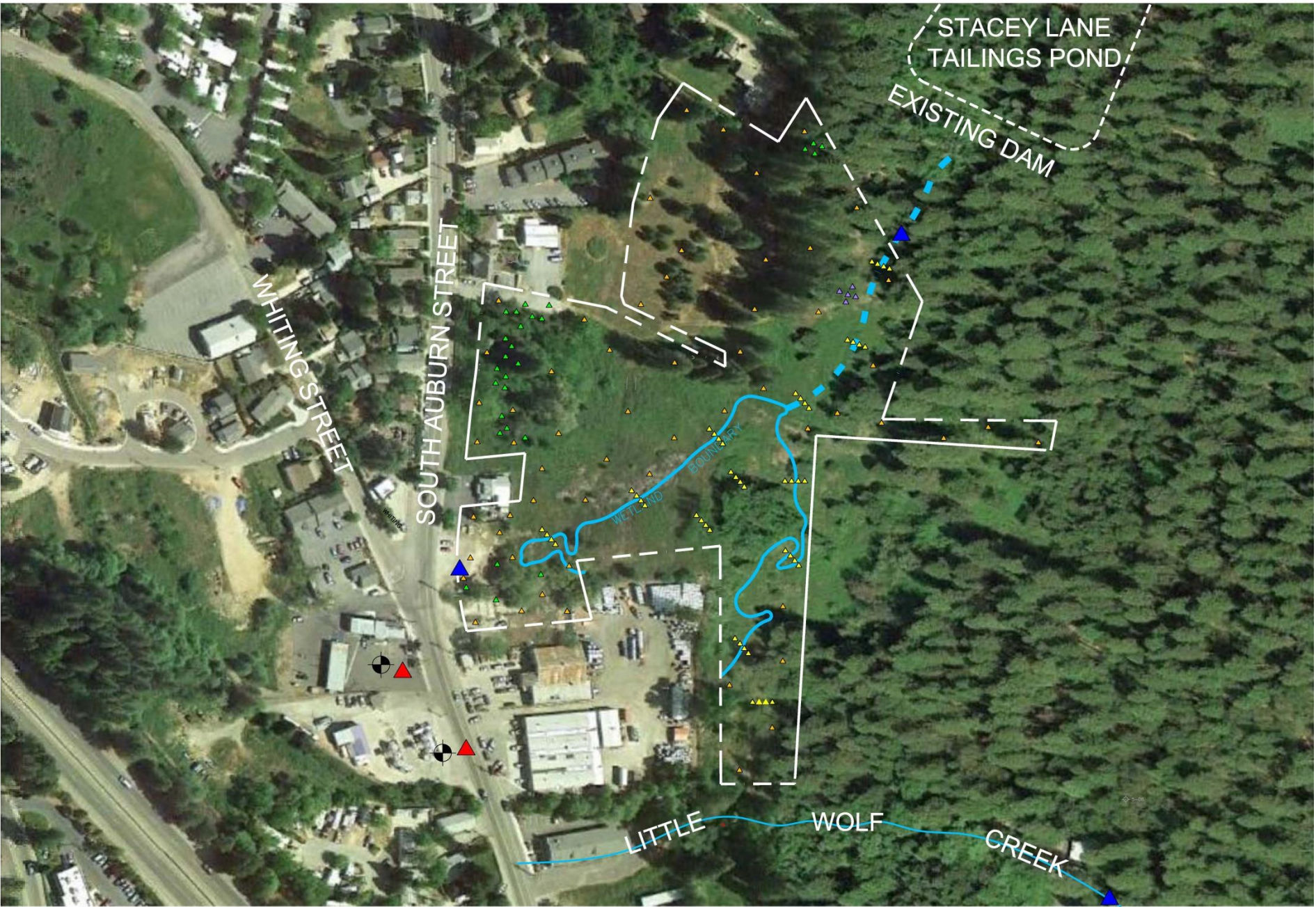
EXISTING DAM

W.Y.O.D
MINE

SAND DAM
TAILINGS AREA

Google earth

Imagery Date: 5/2/2013 lat 39.206055° lon -121.057920° elev 2493 ft eye alt 6575 ft





Sampling and Analysis: Soil, Sediment, Surface Water and Groundwater

- Arsenic, lead mercury and other heavy metals
- Naturally occurring asbestos (NOA)
- Petroleum products and chemicals associated with past commercial use





Health Risk Assessment

- Human receptors: residential, commercial and recreational



- Ecological receptors: food chain





Cleanup Planning

Cleanup planning may include:

- Grading to remove surface deposits
- Land use controls to protect the wetland
- Revegetation and erosion control.



EPA Brownfields Assessment Project Community Workshop I February 25, 2015

For More Information Contact:

Tom Last, City of Grass Valley

toml@cityofgrassvalley.com or (530) 274-4711

City's website: <http://cityofgrassvalley.com/whats-new/epa-brownfield-update>

The Sierra Fund's website:

<http://www.sierrafund.org/projects/gvbrownfields/>



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