

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: ANTHONY GOSSNER, FIRE CHIEF
FIRE DEPARTMENT
PAUL LOWENTHAL, ASSISTANT FIRE MARSHAL
FIRE DEPARTMENT

SUBJECT: RESOLUTION TO ALLOW ACCESS TO CITY PROPERTY – 550
LEWIS RD, FIRE STATION 11 TO CONSTRUCT, MONITOR AND
THEN DECOMMISSION A MONITOR WELL

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Fire Department that the Council, by resolution: 1) Approve revocable non-exclusive license agreement with Stark Family Properties, LLC to construct a monitoring well on City property located at 550 Lewis Road; and 2) authorize the Fire Chief to execute the license agreement and any amendments thereto.

EXECUTIVE SUMMARY

Approval of this resolution will allow Licensee to comply with the North Coast Regional Water Quality Control Board order to test, monitor and mitigate perchlorate contamination from dry cleaner site at 600 Lewis Road where previously dry cleaning solvent leaked into the ground by installing one monitor well for a duration of approximately 1-1/2 years at 550 Lewis Road, City of Santa Rosa Fire Station 11.

BACKGROUND

Stark Family Properties, LLC holds record title to certain real property located at 600 Lewis Road, Santa Rosa, California (apn 180-340-070) (Dry Cleaner Site). A PCE dry cleaning machine was used at the Dry Cleaner Site, and solvent leaked into the ground. Licensee has requested that the City permit Licensee and its employees, consultants, contractors, subcontractors and their representatives and agents (collectively, Licensee's Representatives) to enter upon and have access to the City Property, on the terms and conditions set forth in the Revocable Non-Exclusive License Agreement but

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only to the extent specifically set forth to construct, monitor and then decommission a monitor well located on City property.

City operates Santa Rosa Fire Department Station 11 on the City property at 550 Lewis Road. The license agreement does not permit Licensee or Licensee's Representatives to prevent, interfere with, delay, or obstruct the operation of Santa Rosa Fire Department Station 11.

PRIOR CITY COUNCIL REVIEW

There have been no prior City Council actions regarding this matter.

ANALYSIS

1. This request by the property owner of 600 Lewis Road is based on a compliance order by the North Coast Regional Water Quality Control Board to remediate underground environmental damage from a solvent leak.
2. The construction and operation of one monitoring well for approximately 1-1/2 years on City property at 550 Lewis Road will not have an impact on operation of the Fire Station at that location.
3. The proposed location of the monitoring well is in a landscape planter area in the parking lot and will not impact the driveway or parking areas.
4. The proposed location of the monitoring well is also within the proposed footprint for the permanent fire station. Knowledge of any contamination of soils or ground water under the City property will be beneficial prior to any construction on said property in order to determine any impact to developing the proposed permanent fire station.

FISCAL IMPACT

There are no fiscal impacts associated with the Council resolution to approve a license agreement for a monitoring well on City property at 550 Lewis Road, Fire Station 11.

ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15306. The project qualifies for this exemption because the proposed easement would allow basic data collection on a developed site.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable

NOTIFICATION

Not applicable

ATTACHMENTS

- Resolution/ExhibitA

CONTACT

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