

# Exhibit A Proposal





November 3, 2022

Proposal No. LS-22-330

City of Grass Valley  
Attn: Thomas Last  
125 E. Main Street  
Grass Valley, CA 95945

**Subject: PROPOSAL FOR ENVIRONMENTAL ASSESSMENT CONSULTANT SERVICES  
TO ASSIST IN A COMMUNITY-WIDE BROWNFIELD ASSESSMENT GRANT**

Mr. Last,

Congratulations to the City of Grass Valley (City) on receiving a 2022 Community-Wide Brownfields Assessment Grant! Geocon was part of the City's highly productive consultant team for the previous 2017 Coalition Assessment Grant, and we were able to prepare seven cleanup plans for 229 acres of property and almost 150,000 cubic yards of mining contamination. We look forward to working with the City and the United States Environmental Protection Agency (EPA) on the new grant No. #98T42301. As this proposal demonstrates, the Geocon team is experienced with Brownfields assessment and cleanup planning and knows the path ahead for revitalization of mine-scarred land in Grass Valley. Our company information is provided below:

**Geocon Consultants, Inc., 3160 Gold Valley Drive, Suite 800, Rancho Cordova, CA 95742, 916.852.9118,  
[www.geoconinc.com](http://www.geoconinc.com)**

Geocon Consultants, Inc. is a California Corporation established in 1971 as a professional engineering consulting firm providing comprehensive environmental consulting, geotechnical engineering, materials testing, and special inspection services for over 51 years. We employ over 300 technically strong and highly motivated engineers, geologists, environmental scientists, and technicians. We maintain state-of-the-art geotechnical and materials testing laboratories, extensive inventories of field equipment and instrumentation, comprehensive technical libraries, and advanced data-management systems to support each office. Geocon operates California offices in Sacramento (Rancho Cordova), Fairfield, Livermore, Los Angeles (Burbank), Murrieta, Redlands, La Quinta, Irvine, and San Diego.

Geocon provides the following services to clients throughout the state:

- |  |  |
|--|--|
| ✓ Environmental Consulting               | ✓ Geotechnical Engineering                     |
| ✓ Hazardous Materials Site Investigation | ✓ Engineering Geology                          |
| ✓ Risk Assessment                        | ✓ Field and Laboratory Materials Testing       |
| ✓ Remediation Design and Implementation  | ✓ Special Inspection (DSA, ACI, CWI, ICC, PTI) |

Geocon's environmental team has 37+ years of experience performing environmental services for public agencies throughout all of California. We currently have contracts with Department of Toxic Substance Control (DTSC) (2016-Present), Department of General Services (2015-Present), Department of General Services/State Water Resources Control Board Emergency Abandoned and Recalcitrant (EAR) Account (2017-Present), and Department of Transportation (Caltrans) (2009-Present). We provide services on on-call contracts with Cities and Counties either as a prime or subconsultant.

Geocon proposes to serve as the Qualified Environmental Professional (QEP) for the City of Grass Valley's 2022 Community-Wide Brownfields Assessment Grant. We have served the City of Grass Valley on the City's three most recent grants:

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|---|--|
| • 2012 Grass Valley Community-Wide Assessment | • 2017 Gold Country Coalition Assessment |
| • 2013 Grass Valley Site-Specific Assessment  |  |

For each of the past grants, the Geocon team met and exceeded grant objectives for site assessment and cleanup planning.

Geocon has the unique experience required to make the most of Brownfields funding for Grass Valley:

- The local area has specific environmental conditions that require specific experience and expertise. Efficient site assessment and cleanup planning requires specialized knowledge of the local geological conditions, mining history and technical procedures related to specific contaminants.
- Geocon knows the local and state regulators and the evolving regulatory policies that govern site cleanup and reuse. Geocon is experienced with the bioavailability of local contaminants and the statistical distribution of local naturally-occurring and ambient metals concentrations.
- This knowledge, and our long working relationship with the risk assessors at DTSC, gives us an advantage in that we know how local conditions apply to predictive human and ecological risk assessment.



The City's primary contact with respect to overall project performance will be Josh Ewert, Environmental Group Manager. Contact information is provided below:

**Josh Ewert, PG, Geocon Consultants, Inc., [ewert@geoconinc.com](mailto:ewert@geoconinc.com), 916.852.9118**

Mr. Ewert has 15 years of experience in characterization and revitalization of Brownfields. Mr. Ewert will oversee the project and monitor Geocon's overall performance.

The City's contact with respect to daily project operations will be Jason Muir, Senior Engineer.

**Jason W. Muir, PE, GE, Geocon Consultants, Inc., [muir@geoconinc.com](mailto:muir@geoconinc.com), 530.913.5996**

Mr. Muir has lived and worked in Grass Valley for 27 years and knows all the properties on the City's Brownfields inventory list. He served as the lead consultant on Grass Valley's previous 2017 Coalition Assessment grant and has been involved with the local Brownfields projects listed under his bio.

Geocon proposes to use the following subconsultants for laboratory testing, exploration and utility locating. We anticipate that fees for all subconsultants will comprise less than 20% of the consulting budget. Prima Environmental laboratory is a woman-owned small business enterprise (WBE), and Penecore Drilling is a certified small business (SBE) and minority business entity (MBE).

#### Analytical Laboratories

- **California Laboratory Services**, Rancho Cordova, CA: general analytical testing
- **Prima Environmental, Inc.**, El Dorado Hills, CA: specialty bioavailability testing and mining analysis – WBE
- **ACZ Laboratories, Inc.**, Steamboat Springs, CO: specialty mining analysis
- **McC Campbell Analytical, Inc.**, Pittsburg, CA: general analytical testing
- **Brooks Applied Labs (Brooks)** in Bothell, WA: specialty mercury analysis

#### Exploration

- **Penecore Drilling**, Woodland, CA – SBE/MBE
- **Gregg Drilling, LLC**, Martinez, CA

#### Utility Locating

- **GPRS, Inc.**, Sacramento, CA

Geocon knows every property targeted in the work plan. We have 27 years of experience with local environmental conditions and 35 years of experience with Brownfields projects throughout California. Key staff and the depth of Geocon's local Brownfields resources are shown on the project organizational chart.

Geocon's primary office location is in Rancho Cordova, one hour from Grass Valley. Geocon's Project Manager lives and works in Grass Valley, ten minutes from City Hall.

Geocon responds to requests for information and meetings on the same day and can typically schedule field work on short notice to meet immediate client needs. Project delivery schedules for Phase I and Phase II ESAs typically range from four to eight weeks depending upon project complexity. More complex projects such as Preliminary Endangerment Assessments (PEAs) and Removal Action Work Plans (RAWs) require detailed delivery schedules and frequent coordination with the reviewing agencies to keep the projects on track. Geocon works extensively with DTSC and maintains good working relationships and open lines of communication with DTSC staff.

Geocon maintains appropriate insurance to meet the City's requirements.

We look forward to the opportunity to continue our work with the City to write efficient cleanup plans, obtain DTSC approvals, and pursue cleanup funding to revitalize mine-scarred properties. Please contact us if you have any questions regarding our submittal or if we can be of service.

Sincerely,

**GEOCON CONSULTANTS, INC.**

  
Josh Ewert, PG

Program Manager/Senior Geologist

  
Jim Brake, PG

Senior Geologist

## PROJECT APPROACH

Geocon anticipates the following milestones, schedule and deliverables during the 36-month grant cycle:

Milestone	Date	Responsibility	Deliverables
Kickoff Meeting with City	2022 Nov	City/Geocon	Draft Site Inventory List
Public Outreach and Planning	2022 Dec	Geocon	Community Involvement Plan, Fact Sheet, Presentation, Newspaper and Online Articles, Radio Interviews
First Public Meeting	2023 Jan	Geocon	Presentation Slides, Meeting Minutes, updated Site Inventory List
Site Selection Meeting with City	2023 Feb	City/Geocon	Final prioritized Site Inventory List
Site Eligibility Determination and Agreements	2023 Feb	Geocon	USEPA Site Eligibility Applications DTSC Standard Cleanup Agreements (SVAs) USEPA QAPP
Sampling and Analysis Plans (SAPs)	2023 Apr	Geocon	Submit SAPs upon USEPA eligibility approval and QAPP approval
Site Investigations (SIs)	2023 Jun to 2025 Jul	Geocon	Perform SIs upon SAP approvals. Submit Phase I ESAs (2 min) and Phase II ESAs (5 min) to the City
Site Characterization and Cleanup Planning	2023 Sep to 2025 Jul	Geocon	Submit Draft PEAs, RAWs/RDIPs (4 to 5 min) to DTSC. Submit Draft Final documents addressing DTSC comments
Strategic Planning for Southern Sphere	2023 Jun to 2024 Dec	City/Geocon	Strategic Plan for Adoption Conceptual Brightfields Development Plan and Layout
Leveraging Funds	2023 Sep to 2025 Oct	City/Geocon	Applications for Cleanup Funding
Interim Public Meeting	2024 Oct	Geocon	Presentation Slides, Key Contact List
Quarterly Reporting and ACRES Reporting	Quarterly	City/Geocon	Geocon will prepare draft quarterly reports for the City's review and submittal at least one week before due date (Jan 30, April 30, July 30 and Oct 30)
Annual Reporting and MBE/WBE Reporting	Annually	City/Geocon	Geocon will prepare draft annual reports for the City's review and submittal one week before due date (Dec 31)
Final Public Meeting	2025 Oct	Geocon	Presentation Slides, Key Contact List
Final Report	2025 Oct	Geocon	Final Summary Report ACRES Spreadsheet of Assessed Properties Project reports and high-res images USEPA acknowledgement, goals and successes, best practices, partnering and leveraging

Geocon's key objectives for this project are to:

1. Facilitate land redevelopment by obtaining DTSC cleanup plan approvals,
2. Help the City plan for the strategic reuse of mine-scarred properties in the southern sphere of influence,
3. Explore renewable energy development on the North Star mining complex,
4. Provide opportunities for public participation, and
5. Leverage State and Federal funding for cleanup.

The five key objectives are described below.

**OBJECTIVE 1 – OBTAIN DTSC APPROVALS**

Geocon will perform site investigations and prepare cleanup plans as prioritized by the City of Grass Valley. We will meet with the City early in the process to discuss and prioritize key properties based on the City's strategic plan. Candidate properties include but are not limited to:

**Whiting Street Property (600 Block of Whiting Street)**

The eastern edge of this 8.4-acre property is impacted by aerial deposition of heavy metals related to wind transport from a nearby historical gold ore processing area. A cleanup plan is needed for consolidation of the mining contamination in a future paved commercial use area on the Whiting Street frontage under land use controls, so that the remainder of the property can be developed without use restrictions.

**Stacey Lane Property (Dietz Property, Stacey Lane and South Auburn Street)**

Soil at this 1.35-acre property is impacted by elevated metals concentrations associated with a historical mine tailings pond. A cleanup plan is needed for commercial development above the contaminated soil under land use controls. Residential development would be feasible above ground-floor commercial development, which is consistent with its zoning as Neighborhood Center Flex (NC-Flex).

**Bennett Street Property (474-500 Bennett Street)**

After the Brownfields application was submitted, Geocon's Project Manager prepared a Remedial Action Plan for the Bennett Street Property that was approved by the RWQCB. The cleanup plan outlined procedures for remediation of 17,000 cubic yards of fill material that were placed illegally. Because the Bennett Street Property has a development plan for residential reuse and an approved cleanup plan, the property is good candidate for leveraging of cleanup funds. Geocon would be able to help the City pursue cleanup funding through the USEPA Brownfields program or DTSC's ECRG program.

**Narrow Gauge Railroad Depot Property (225 Bennett Street and 311 Kidder Avenue)**

Previous investigation of the Depot Property identified environmental conditions that can be addressed in a cleanup plan to support commercial and/or residential reuse. These conditions are primarily related to the historical Narrow Gauge Railroad. Geocon previously performed a Phase II ESA and geophysical investigation on the property. Geotechnical design and mitigation is also required for a large retaining wall.

**South Conway Ranch (12310 Auburn Road)**

Portions of this property are impacted by mine tailings from the historical North Star 40-Stamp Mill on Auburn Road. A previous development concept included its acquisition by the City and/or the Bear Yuba Land Trust (BYLT) and development as a community sports complex and for sustainable agriculture. The BYLT's private funding source for property acquisition was unfortunately withdrawn and hopefully can be replaced with alternative funding sources. Geocon's Project Manager performed a Phase I/II ESA for the property while working for another firm. A cleanup plan would be needed to manage mine tailings in and near a drainage course extending through the property from the off-site stamp mill. An ECRG cleanup funding application was prepared on behalf of BYLT by Geocon's Project Manager but was suspended when the private funding source was withdrawn.

**Heritage Oaks (Habitat for Humanity, Joyce Drive)**

This property requires a baseline risk assessment and evaluation of ambient arsenic concentrations, which can be performed under the City's community-wide grant. Geocon knows the site and can facilitate DTSC's review and approval of the risk assessment, ambient arsenic evaluation, and cleanup plan. A member of the Geocon team performed such an assessment and obtained DTSC approval in 2021 for a similar site in Nevada City, and that site has already been developed with 54 affordable housing units.

**Former Hills Sulphuret Works (East Main Street and West Berryhill Drive)**

The City was able to obtain additional funding from DTSC to pay the regulatory fees for review of a cleanup plan. Geocon's Project Manager recently prepared a cleanup plan for DTSC's review. Geocon knows the site and can facilitate DTSC's approval of the cleanup plan, which will open the door to ECRG cleanup funding and redevelopment.

**Berriman Ranch (Taylorville Road)**

A member of the Geocon team recently submitted a cleanup plan for DTSC's review while working for others. Geocon knows the site and can facilitate DTSC's review and approval of the cleanup plan, which will open the door to USEPA and ECRG cleanup funding for redevelopment. Integration of an affordable housing element may be a key to obtaining cleanup funding for this site.

**OBJECTIVE 2 – STRATEGIC PLANNING**

Geocon will help the City plan strategically for reuse of mine-scarred properties in the southern sphere of influence. Geocon has decades of experience with local environmental conditions and can interpret the site investigation data to determine what types of reuse are feasible and what regulatory steps are required for each type of land use.

**OBJECTIVE 3 – BRIGHTFIELDS EXPLORATION**

Geocon will assist the City in exploration of renewable energy development at the historical North Star mining complex. Geocon's Project Manager previously performed a PEA of the approximately 750-acre property while working for others, including risk assessment and delineation of redevelopment zones based on the level of contamination. We will interpret the site conditions and reuse requirements to facilitate the City's exploration of funding and redevelopment opportunities with the landowner and agencies.

**OBJECTIVE 4 - PUBLIC PARTICIPATION**

Geocon will update the existing Community Involvement Plan and will educate and engage the community in Brownfields redevelopment. Geocon has been working with local non-profit organizations for years, including Habitat for Humanity, Bear Yuba Land Trust, Nevada County Contractor's Association, The Sierra Fund, Sierra Streams Institute and the Nisenan Tribe Nevada City Rancheria. We will reach out to Hospitality House, the Nevada County Health and Human Services Agency, and the HOME Team for input on low-income housing redevelopment strategies. As outlined in the work plan, Geocon will advertise and host three public meetings, prepare fact sheets, presentations and advertising content, provide web links for Brownfields information, and perform radio interviews with the City if requested.

**OBJECTIVE 5 – LEVERAGE STATE AND FEDERAL FUNDING FOR CLEANUP**

Geocon will focus on the following opportunities for leveraged funding:

- USEPA Targeted Brownfields Assessments (e.g., Habitat for Humanity – Heritage Oaks)
- DTSC Equitable Communities Revitalization Grants (ECRG, e.g., Former Hills Sulphuret Works and Bennett Street Property)
- DTSC cooperative agreements (e.g., Former Hills Sulphuret Works and Berriman Ranch)

Over the past decade, we have helped the City develop relationships with funding agencies, and the City is now well-positioned to win funding for cleanup and redevelopment. Geocon knows the funding agencies and application requirements and has a good track record of helping municipalities win State and Federal funding for redevelopment. We can also assist the City with applications for other leveraged funding related to housing, recreation and water quality.

**FIRM'S APPROACH TO QUALITY ASSURANCE AND QUALITY CONTROL AS IT PERTAINS TO COMPLETING TASKS FOR CITY/DTSC REVIEW**

Jason Muir, PE, GE, will serve as Geocon's Project Manager and Technical Manager. Jim Brake, PG, will serve as Geocon's Quality Assurance (QA) Manager. Mr. Muir will be responsible for technical review of all documents prepared under this contract, and Mr. Brake will be responsible for QA review before the documents are submitted to the City.

Geocon will establish QA procedures in an overall QAPP, which is subject to review and approval by the USEPA. In addition to the general procedures outlined in the QAPP, a SAP will be prepared for USEPA review to outline site-specific procedures for each Phase II ESA. Site characterization documents (e.g., PEAs), risk assessment documents, and cleanup plans (e.g., RAWs/RDIPs) will also be subject to technical review by DTSC, the lead regulatory agency.

Geocon's internal quality assurance and quality control (QA/QC) program is intended to result in reproducible, technically-defensible documents that withstand regulatory scrutiny. Geocon is familiar with DTSC's internal QA/QC procedures because Geocon serves as a consultant under contract with DTSC for site characterization and cleanup planning related to DTSC Orphan Sites.

**USEPA REQUIRES THE NEW QUARTERLY REPORTING SYSTEM THROUGH ACRES, IT IS LIKELY THE CITY WILL RELY HEAVILY ON THE CONSULTANT TO ASSIST IN THIS REPORTING**

Geocon routinely performs ACRES reporting for multiple Brownfields projects and has performed ACRES reporting on behalf of the City of Grass Valley for the past decade. Geocon is familiar with the new quarterly reporting requirements and can prepare reports for the City's review.

**PROPOSED MBE/WBE FIRMS**

Our subconsultants include Prima Environmental, a woman-owned small business enterprise, and Penecore Drilling, a certified small business and minority business entity.



## ORGANIZATIONAL CHART

