

# SCS ENGINEERS



## 307 and 321 North Imperial Avenue, Imperial, CA

Ric Brown  
RD Brown Company

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Project Manager  
SCS Engineers

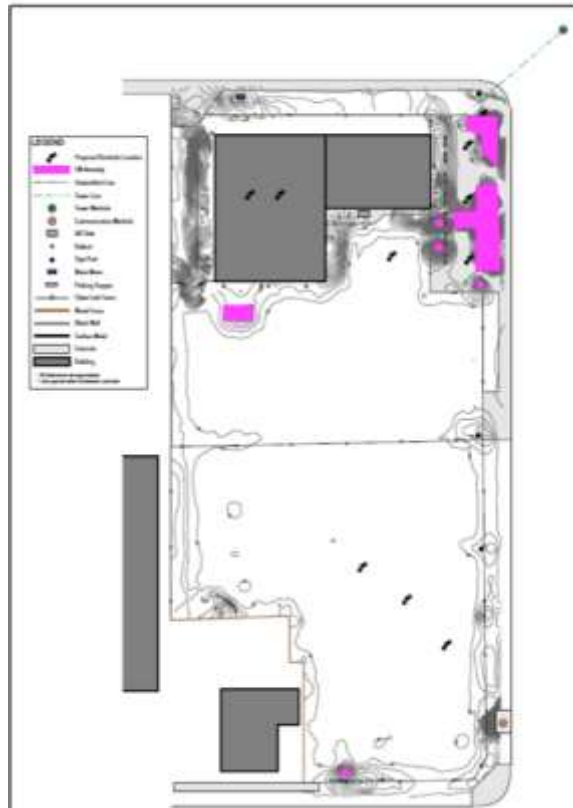


# Before...



# Site History

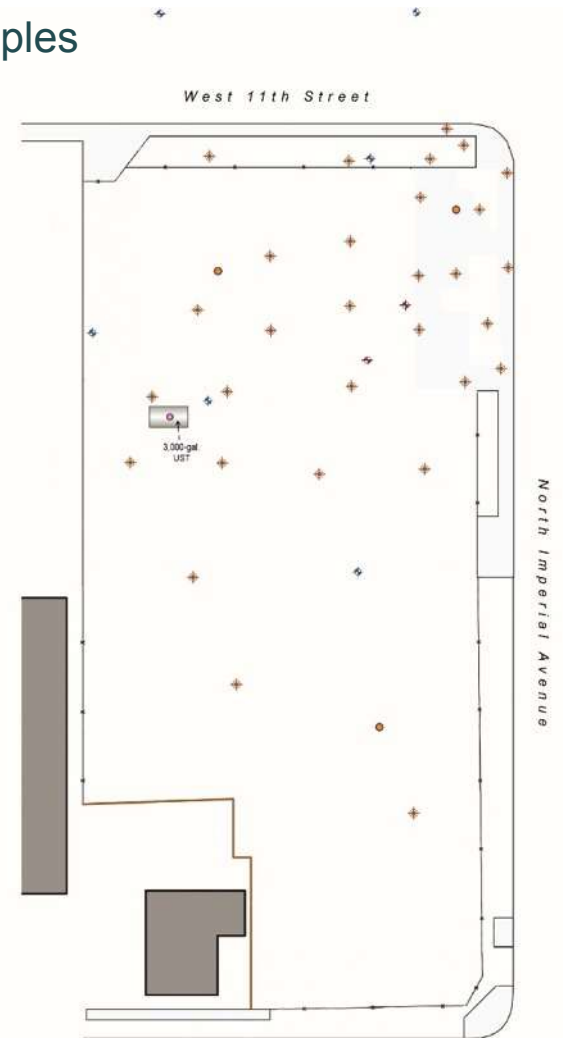
- Phase I ESA June 2013:
  - Automotive repair as early as 1910
  - Gasoline station 1959 to 1973+
- SCS recommended soil and groundwater sampling.



1978 Aerial Photo

# Site Assessment

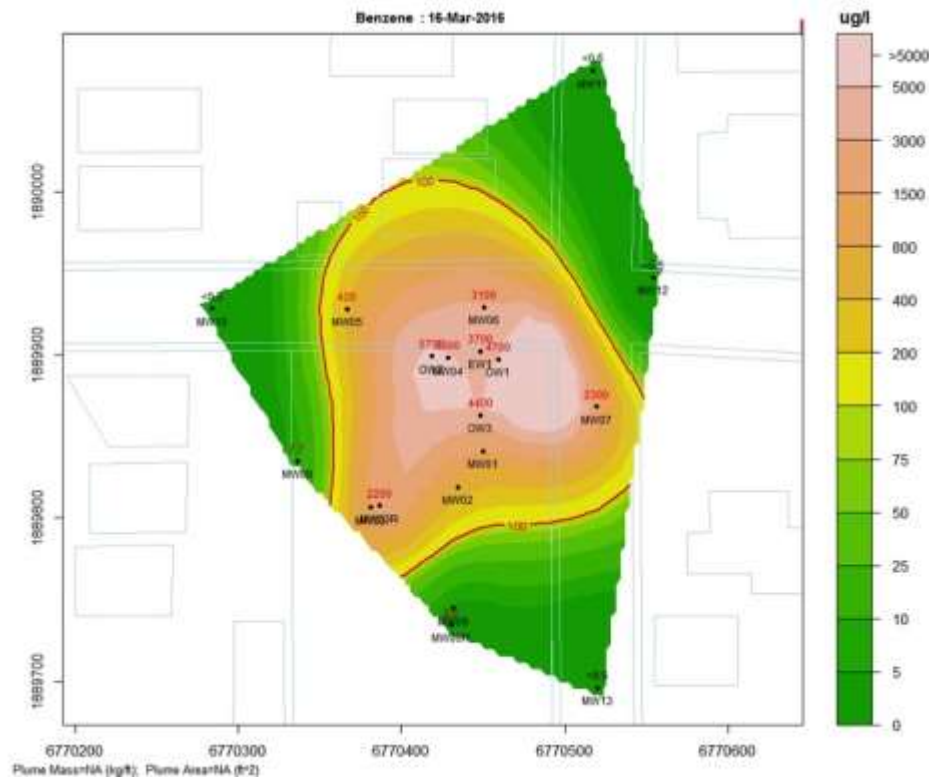
- Soil and Groundwater Assessment
  - Soil borings with groundwater “grab” samples
  - Groundwater monitoring wells
  - Soil vapor sampling probes





# Site Assessment

- Soil and Groundwater Assessment
  - Soil borings with groundwater “grab” samples
  - Groundwater monitoring wells
  - Soil vapor sampling probes
- Extent of Groundwater Plume



# Site Assessment

- Groundwater plume is assessed
  - Limited to on-Site and off-Site to the north-northeast with the groundwater flow
- Concentrations generally stable
- Site is in non-beneficial use groundwater basin

# Site Remediation

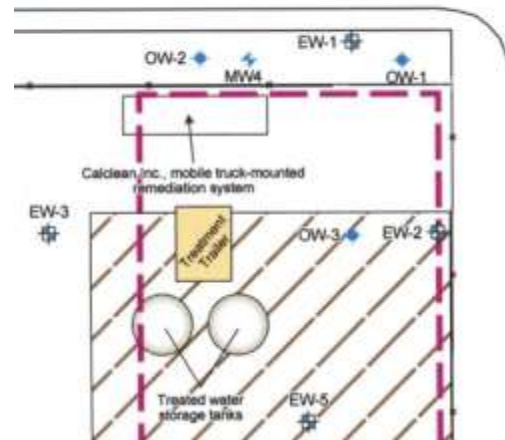
- Excavation of 3,361 tons of soil
- Thermally treated at Soil Safe, Adelanto



# Site Remediation

- High Vacuum Dual Phase Extraction Pilot Test

11th Street MW6

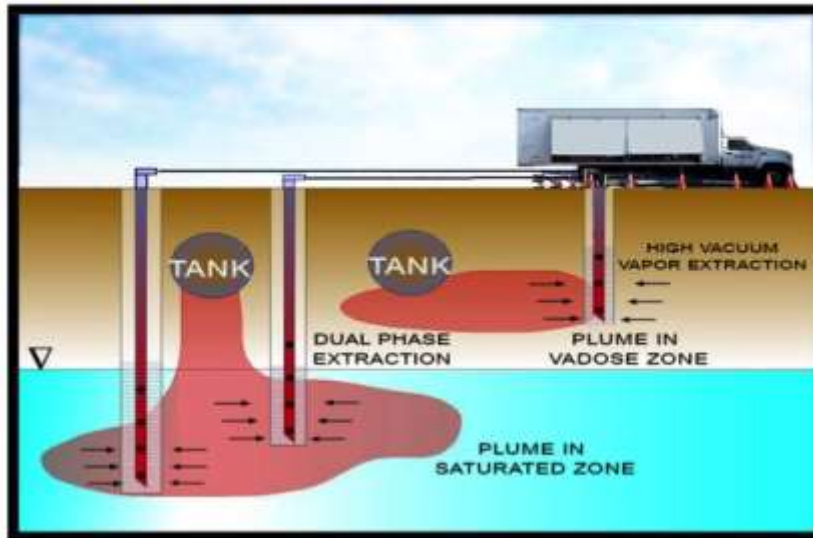




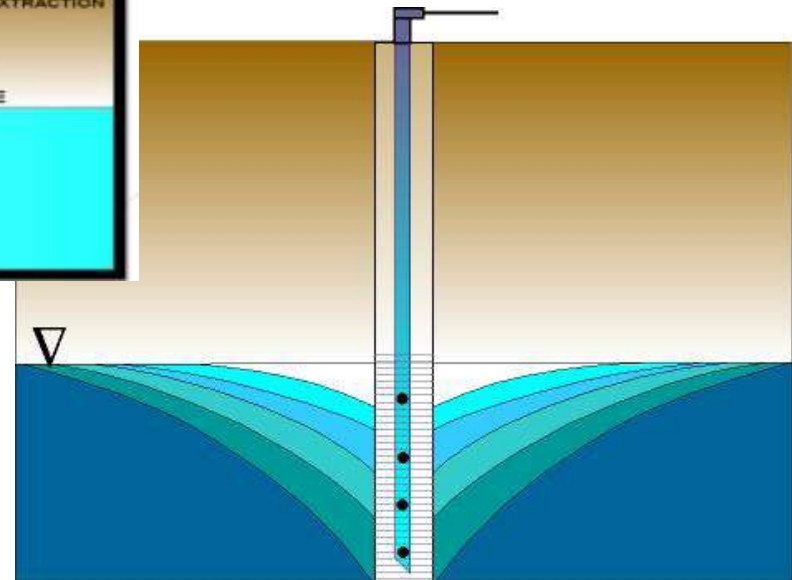
# Site Remediation

- High Vacuum Dual Phase Extraction Pilot Test

## Extraction Process



Picture from CalClean



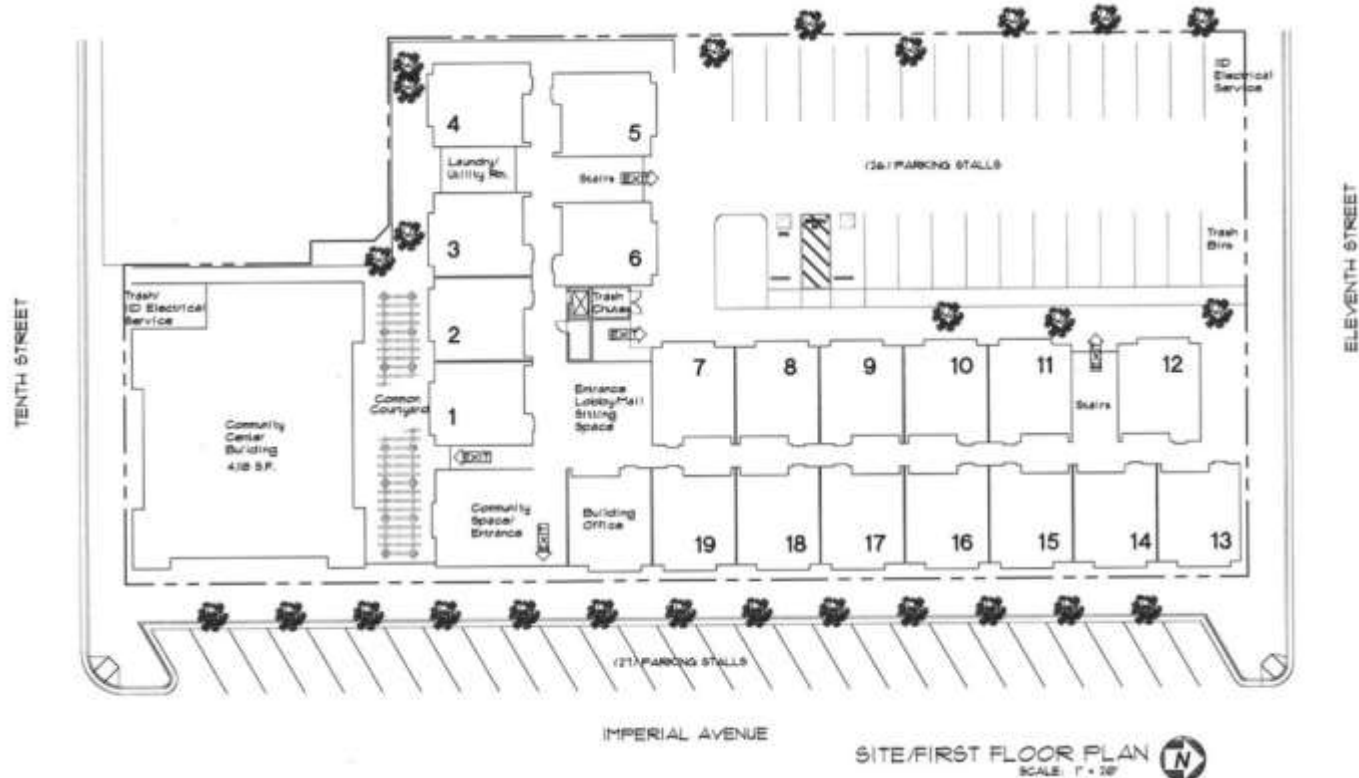
Picture from CalClean

# Assessment/Cleanup Funding

- SWRCB Orphaned Site Cleanup Fund
  - For Sites known to have had underground tanks in the past
- The Site qualified for an OSCF Grant and has been receiving reimbursement for some of the assessment and remediation costs from the State

# Proposed Project-Assisted Senior Living Facility

- Active seniors, ages 55+, non medical assistance facility
- Senior affordable housing (subsidized rent)



# Proposed Project-Assisted Senior Living Facility



# Assisted Senior Living

- Sixty-one active senior living units with a 4,000 sq. ft. community center to be shared with the City of Imperial
- Slab-on-grade, wood frame (Type 5) construction proposed
- City of Imperial participated in purchase of land for the project
- Tax Credit Application and Partnership with EAH
  - What are tax credits? How Do They Work?



# What's Next

- RD Brown/EAH Redevelopment
  - For Sites know to have had underground tanks in the past
- Bifurcated closure plan and concurrence that site can be developed for the proposed use (submitted with tax credit application)
- Prepare and Submit Tax Credit Application for 9% Competitive Tax Credits – Due Fall 2016