

**CIVIC CENTER ADVISORY COMMITTEE
AGENDA REPORT**



MEETING DATE: 05/23/2019
AGENDA HEADING: Regular Business

AGENDA DESCRIPTION:

Receive and file report on Civic Center Phase 1 and Phase 2 Environmental Site Assessments.

RECOMMENDED COMMITTEE ACTION:

Receive and file report on Civic Center Phase 1 and Phase 2 Environmental Site Assessments.

ORIGINATED BY: Matt Waters, Senior Administrative Analyst 
APPROVED BY: Gabriella Yap, Deputy City Manager 

ATTACHED SUPPORTING DOCUMENTS:

- A. AEI Consultants February 28, 2019 Phase I ESA (page A-1)
- B. AEI Consultants March 27, 2019 Limited Phase II Subsurface Investigation (page B-1)

BACKGROUND AND DISCUSSION:

At its May 24, 2018, meeting, the Civic Center Advisory Committee (Committee) directed Staff to request authorization from the City Council to proceed with the preparation of a Request for Proposals (RFP) for a Civic Center Phase 2 Environmental Site Assessment (ESA) and a recertification of the Phase 1 ESA that was conducted in 2010. The City Council, at its June 5, 2018, meeting authorized Staff to proceed with the preparation of the RFP. The Committee approved an RFP at its July 26, 2018 meeting. After review by the City Attorney and the City Council RFP *ad hoc* Subcommittee, the RFP was distributed. Four responses were submitted and AEI Consultants (AEI) was selected to perform the required services for a total of \$41,369.50

The July 26, 2018 Committee Staff Report noted that a "Phase 2 assessment of the entire flat (non-Preserve) portion of the Civic Center would provide useful information in determining what elements are appropriate (or inappropriate) throughout the Civic Center site. This is especially true given the fact that the land-use restrictions for the deed-restricted portions sections of the property are still being resolved. This assessment, usually performed after a design is finalized, would allow the Committee and Staff greater insight and flexibility in determining potential placement of both

Phase 1 ESA

The last Phase 1 Environmental Assessment of the Civic Center was completed in 2010. Phase 1 assessments primarily consist of reviews of historical documents. Although Staff is not aware of any significant changes that have occurred since that time, except for the removal of asbestos and lead stabilization in the missile silos in 2015, the Committee recommended a recertification and consolidation of the previous Phase 1 assessment. AEI conducted a Phase I ESA in conformance with the American Society for Testing and Materials' (ASTM) standard practices and the Environmental Protection Agency's (EPA) standards and practices in February, 2019 (Attachment A). The report was based on a wide range of sources including a review of regulatory data bases, a site visit, previous reports, the 2010 Phase 1, regulatory agency records, property photographs, and historical sources.

While difficult to summarize such a lengthy report, AEI did not identify any Controlled Recognized Environmental Conditions (CRECS) or Recognized Environmental Conditions (RECS) beyond what was previously identified. The report noted that a thorough asbestos survey be performed prior to future demolition or renovation activities. AEI also recommended that the City consult with a certified Lead Risk Assessor prior to any renovation/demolition. The report also noted that additional investigation may be warranted if the missile silos were ever slated for removal. AEI's main recommendation was to perform a Phase II site investigation.

Phase 2 ESA

AEI performed a Limited Phase II ESA Subsurface Investigation in February and March, 2019. The report was submitted on March 27, 2019 (Attachment B). The investigation included twenty soil borings conducted at various locations on site to determine if site operations have significantly impacted the site's shallow subsurface. The samples were analyzed for petroleum hydrocarbons, volatile organic compounds (VOCs), Organochlorine pesticides (OCPs) and metals. This analysis did not reveal significant findings with the exception of arsenic near the existing helipad locations (boring sites B-14 and B-15). AEI recommended the preparation of a Soils Management Plan to manage the arsenic-impacted soil if development of that section of the site is planned. Both reports were reviewed by City Public Works engineers.