



CERRI SITE

Adaptive Reuse Design Process:
Update and Phase 2 Environmental Site Assessment

Background

- In July, City Council approved moving ahead with schematic design for reuse of the Cerri Site utilizing the firm TLCD with local representation from Architect Alan Cohen
 - ▣ Process to include input from the Farmers Market and the public
 - ▣ Process needed to review historic uses and any potential issues from those uses (e.g. contamination)

Schematic Design Process

- Staff worked with TLCD to develop project timeline:
 - ▣ September-October
 - Phase 1 /Phase 2 Environmental Site Assessment
 - Begin work on design options and preliminary cost estimates (repurposing building/removing building)
 - ▣ October-November*
 - Meet with Farmers Market; conduct public input process
 - Joint meeting with Planning Commission and Parks and Recreation Commission
 - Refine design options based on input
 - ▣ December*
 - Finalize preferred schematic design and cost estimates
 - Present to Council

*Return to Council if items come up during the design and public process that require further direction from Council

Environmental Site Assessment

- Phase 1 Environmental Site Assessment (ESA) typically performed with property purchases
 - ▣ Review of documents (historical records, property information, agency information)
 - ▣ Site visit
 - ▣ Identify concerns that would be studied further in a Phase 2
- Phase 2 Environmental Site Assessment performed if Phase 1 identifies potential issues that require further investigation
 - ▣ Typically includes examination/testing of concerns
 - ▣ Reporting includes strategies for addressing issues
- No ESA completed for the Cerri Site at the time of acquisition

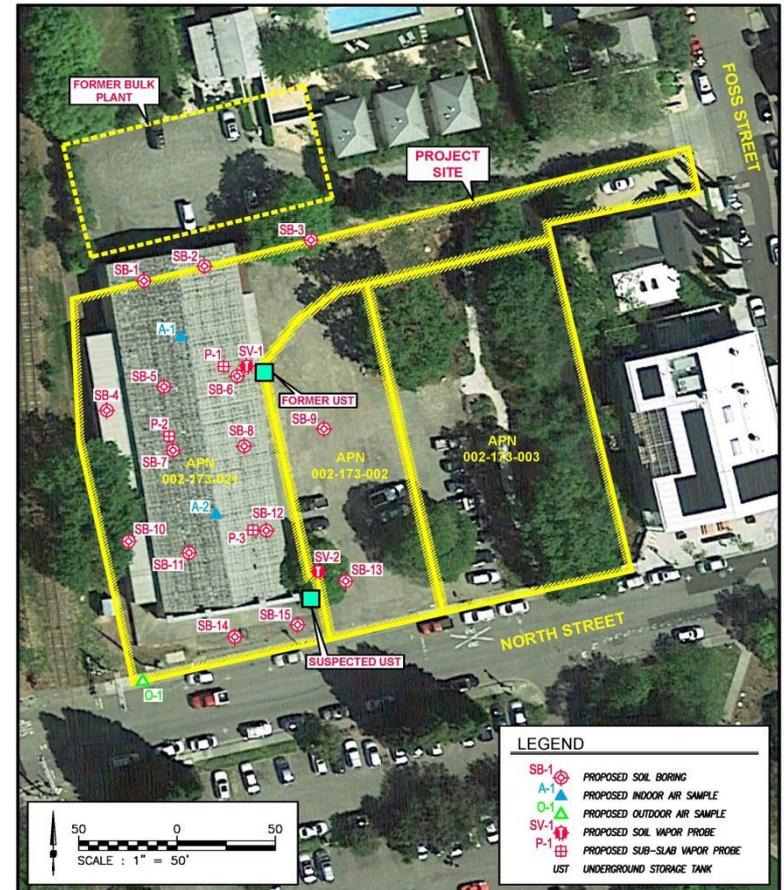
Environmental Site Assessment

- City entered into agreement with EBA Engineering to complete the Phase 1; results included:
 - ▣ Documented underground storage tank leak on northeast side of the building (1990's)
 - ▣ Potential of a second underground storage tank on southeast side of building (historic photography)
 - ▣ Former bulk fuel plant north of the property
 - ▣ Historic use of the site for warehousing chemicals, herbicides, pesticides



Environmental Site Assessment

- Phase 2 Proposed Focus Areas:
 - ▣ Underground storage tank testing (soil, ground water, and air testing)
 - ▣ Bulk fuel plant (soil and groundwater testing)
 - ▣ Asbestos and lead (sample testing)
 - ▣ Residual Chemicals (surface, soil, ground water, air)
 - ▣ Work will include:
 - Geophysical survey; 16 soil borings; 5 surface samples; 5 vapor probes; 2 indoor/1 outdoor air sampling;
 - Testing
 - Reporting



PROPOSED INVESTIGATION AREA

CERRI SITE
3, 9 & 15 NORTH STREET
HEALDSBURG, CALIFORNIA

FIGURE

3

15-2212

Recommended Action

- Adopt a resolution approving an amendment to the Professional Services Agreement with EBA Engineering increasing the not-to-exceed amount to \$43,337.40 for Phase 2 Environmental Site Assessment



Questions/Direction

