

**MEMORANDUM  
DEPARTMENT OF PUBLIC WORKS AND FACILITIES  
COUNTY OF PLACER**

To: Honorable Board of Supervisors Date: December 8, 2015

From: Ken Grehm, Director of Public Works and Facilities  
Laurie Morse, Property Manager

Subject: Property Management / Consultant Services Agreement / Applied Engineering and Geology, Inc. / Former Titan 1-A Missile Facility Site

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**ACTION REQUESTED**

Authorize the Director of Public Works and Facilities, or designee, to enter into a Consultant Services Agreement with Applied Engineering and Geology, Inc., to perform ground water sampling in the vicinity of the former Titan 1-A Missile Facility located at Oak Tree Lane in Lincoln, CA, in an amount not-to-exceed \$77,000. Funding is provided in the Capital Projects Fund in the FY 2015-16 Final Budget.

**BACKGROUND**

In 1968, Placer County acquired the former Titan 1-A Missile Facility located near Lincoln, California from the United States Department of Defense (DOD). Since that time, the County has used the site as a corporation yard for the Department of Public Works and Facilities and a gun range. Only the corporation yard is still in use today. Lead contamination associated with the gun range, including skeet and trap shooting, has affected the soil at the site. The County is working with the California Regional Water Quality Control Board (Regional Board) to address the lead impacted soil. Lead remediation is not included in this action request.

From 1991 to 2005, the U.S. Army Corps of Engineers (USACE) conducted numerous investigations to assess and partially remediate contamination associated with past DOD operations created in the soil and groundwater. These studies identified Trichloroethylene (TCE) in groundwater underlying the County-owned property and adjacent properties. The USACE discontinued investigation and remediation activities at the site in 2008, although the site has not received closure from the Regional Board. The USACE last sampled the groundwater for TCE at the former missile site in September 2006. Although the USACE discontinued their activities at the site, the Regional Board prepared and approved a Groundwater Remedial Action Plan for Former Titan 1-A Missile Facility dated August 5, 2009. This plan was never implemented.

The City of Lincoln has approved a proposed Village 1 Specific Plan and a Village 1 General Development Plan that were prepared for 1,832 acres of land directly east of the City of Lincoln. The plans were prepared for Lake Development – Lincoln LLC, which heads the Village 1 Participating Owners Group (Owners Group). The Specific Plan provides general details of the proposed land uses, infrastructure requirements, public facilities and implementation program. Village 1 is proposed to be annexed into the City of Lincoln in phases.

Placer County owns 46 acres of land within the proposed boundary of Village 1 (See Attachment 1 – County-Owned Property and Village 1). As shown on Attachment 1, the Village 1 development encompasses the County's Property and may create future impacts to the County's ongoing corporation yard operations. The Village 1 plan also contemplates changes in zoning for the County-Owned Property designating a 36-acre regional park and a 10-acre commercial/mixed use

development. These changes may have future benefit to the County due to an increased value associated with the zoning designation.

County staff has met on numerous occasions with representatives of the Owners Group to discuss the issues and considerations of the County becoming a participating landowner but is not yet prepared to recommend this to your Board. Current and future land values, cost associated with the potential relocation of the corporation yard, timeline for remediating the gun range lead and the TCE from the former missile site, and potential funding sources are all considerations in the decision to participate as a Village 1 landowner. Any forthcoming recommendations will be brought before your Board at a future date.

Although the USACE is responsible for the assessment and remediation of the TCE, staff believes inclusion of TCE remediation in the Village 1 project could be a benefit to the greater community and the County's future use of its property, whether or not the County is a participating landowner. Adjacent landowners are working with the Regional Board for approval of TCE mitigation plans for their future housing developments. These mitigation plans could also include implementing portions of the Regional Board's Groundwater Remedial Action Plan for Former Titan 1-A Missile Facility. The Owners Group and other neighboring property owners may assist in funding these remediation activities. Since groundwater has not been sampled on the County-Owned Property since 2006, the Owners Group has asked the County to perform a round of sampling to update the current TCE concentrations in groundwater. The Owners Group believe this updated sample will assist this Group and the County in evaluating future uses of their respective properties and potentially assist in the advancement of remediation efforts.

Staff has received a proposal from Applied Engineering and Geology, Inc. (AEG) to perform this sampling on the County-Owned Property as well as on adjacent property, with owner's permission. AEG is on the County's Qualified List of Water Quality Monitoring Firms and recently completed a similar investigation adjacent to the County-Owned Property. AEG is familiar with the history of the former Missile Facility and data from previous investigations. The proposal also includes the development of remediation approaches in consideration of mitigation plans of other neighboring housing developments.

To proceed with this further investigation, staff recommends your Board authorize the Director of Public Works and Facilities, or designee, to enter into a Consultant Services Agreement with AEG. By taking the action requested, the County is making no admission that it is responsible for, or has legal liability for, contamination at the monitoring locations or elsewhere at and around the former Titan 1-A Missile Facility. Furthermore, the County is not committing to the participation in the Village 1 Specific Plan or participation in the remediation of TCE in groundwater. Rather, this action is intended to provide current information and recommendations if appropriate or updates to the Remedial Action Plan to assist in the County's discussions with the Owners Group.

#### **ENVIRONMENTAL STATUS**

This site assessment project is categorically exempt from CEQA pursuant to Section 15306, which provides for the collection of data and resource evaluation that does not result in major disturbance to an environmental resource.

#### **FISCAL IMPACT**

The total cost to complete this assessment is estimated at \$77,000, which includes \$70,000 in consultant sampling and reporting fees on a time and materials basis, and \$7,000 for contingency. There are sufficient funds in the FY 2015-16 Final Budget, Capital Projects Fund, Project No. 4762 for the proposed services and staff costs to implement these recommendations.

Attachment 1 – County-Owned Property and Village 1



