

Board 6/17 #93



## **PROPOSAL PHASE I ENVIRONMENTAL SITE ASSESSMENT ASTM 1527-13**

### **Site Information:**

New School Location  
North First Street and Walnut Street  
Patterson, CA 96021

### **Prepared for:**

Patterson Unified School District  
Attn: Phillip Alfano  
510 Keystone Blvd  
Patterson, CA 95363  
(209) 895-7700

### **Prepared by:**

Chico Environmental Science & Planning  
333 Main Street, Suite 260  
Chico, CA 95928  
(530) 899-2900

**Prepared:** June 12, 2019

### **1.0 INTRODUCTION**

Chico Environmental is pleased to present this proposal to conduct a Phase I Environmental Site Assessment (ESA) on an approximately 15 acres site located at the corner of North First Street and Walnut Street in Patterson, Stanislaus County, California. As required, site owners and occupants will provide full access to the site for the purposes of our evaluation.

The ESA will be conducted in general conformance with the scope and limitations of American Society of Testing and Materials (ASTM) Standard E 1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

### **2.0 PURPOSE AND SCOPE**

The purpose of ESAs is to review past and current land uses and activities at the site and nearby properties in order to assess whether current or historical activities on or adjacent to the site may have resulted in significant contamination by hazardous materials or wastes,

which is subsequently referred to in this proposal as a "Recognized Environmental Condition." A Recognized Environmental Condition is defined as: "The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water or surface water of the property." The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Chico Environmental's assessment will be accomplished by, and limited to, a review of presently and readily available documentation of land use history at the site for evidence of the use, storage, or disposal of hazardous substances. The assessment will include a preliminary evaluation of the potential for hazardous substance contamination from past and present site activities based on available data and information reviewed from regulatory agency files. The proposed scope of services will include the following tasks:

- Review of pertinent, available documents and maps regarding local hydrogeologic conditions;
- Review of readily available historical aerial photographs of the site and surrounding area;
- Reconnaissance of the site and the developed areas within approximately one-half mile of the site to make visual observations of existing site conditions, activities and types of land use and businesses within the search area. Reconnaissance of the properties will be accomplished by a site inspection and questionnaire provided to knowledgeable site personnel. It is important that we have access to all portions of the property. If access is unavailable to any portion of the subject property, our ability to complete the scope of services described herein may be hindered;
- Obtain information on current and previous land use at the site from the owners and tenants and from available municipal, county, and state agency records and permits, and then evaluate the information for evidence of potential use, storage, or disposal of petroleum products or hazardous substances, including hazardous wastes;
- Review of county, state, and U.S. Environmental Protection Agency (EPA) lists of known hazardous substances site within 1 mile of the site;
- During and following completion of the above tasks, Chico Environmental will provide oral status reports to the client; and
- Preparation of a report to present our preliminary findings, conclusions, and recommendations. Recommendations may include additional research, sampling, and field investigations.

Because the project is at a State of California Public School as part of the review, Chico Environmental will consider whether the project will pose concerns for potential lead,

organochlorine pesticides, polychlorinated biphenyls and fertilizers. As recommended by the Department of Toxic Substances Control (DTSC), Chico Environmental will review the following documents and their applicability:

- "Interim Guidance, Evaluation of School Site with Potential Soil Contamination as a Result of Lead from Lead-Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers," dated June 9, 2006;
- "PCBs in Caulk in Older Buildings," United States EPA's Website: <http://www.epa.gov/pcbsincaulk/index.htm>

If made available by the client, we will review title and chain-of-title information and copies of geotechnical or geologic reports, maps, drawings, surveys, etc., (at additional cost) pertaining to the site or adjacent parcels.

This proposal does not include a limited (i.e., non-AHERA) asbestos survey, a limited radon survey, or a limited lead paint survey.

If our research indicates uncertainty regarding previous facilities and activities at the site, it may be appropriate to have a title company or attorney conduct a title and chain-of-title search for the property, if this has not already been completed. The title search is not included in our proposed scope of services. However, we can arrange for a title and chain-of-title search for an additional fee.

The proposed work will be conducted by Chico Environmental personnel with training and experience in hazardous substances investigations and will be supervised by an Environmental Professional (as defined in ASTM 1527-13) and a California Professional Geologist. It is possible that this preliminary evaluation may reveal the need to perform more detailed (Phase II) field investigations (subsurface, surface, or air) to assess the potential presence of, or demonstrate the absence of, contaminated building media, soil, or groundwater beneath the site. Such investigations are outside the scope of this proposal and are not budgeted within its scope.

The Phase I ESA is a limited and non-exhaustive survey that is intended to evaluate whether readily available information indicates that the historic or current use of the subject property resulted in contamination by hazardous substances or waste. As a result, without a comprehensive sampling and analysis program or implementation of services beyond the original scope of work, certain potential conditions, including, but not limited to those summarized below, may not be revealed:

- Naturally occurring toxic substances or elements found in the subsurface soils, rocks, or water
- Toxic substances commonly found in current habitable environments, such as stored household products, building materials, and consumables.
- Biological or infectious agents and pathogens.
- Contaminant plumes (liquid or gaseous) below the surface from a remote or unknown source.

- Inaccessible or concealed areas that may store or contain hazardous substances or wastes.
- Unknown, unreported, and not readily visible site contamination, which may have been caused by "midnight" dumping and/or accidental spillage.

### **3.0 SCHEDULE AND ESTIMATED CHARGES**

We are prepared to commence upon authorization to proceed by Mr. Alfano and can complete the proposed Phase I Environmental Site Assessment within **21 days** of this proposals acceptance. This schedule is partially dependent on the availability of, and access to, agency files, data, and information. It should be noted that some regulatory agencies may not make records available within the allotted time, and as such those records will not be considered "readily available." If relevant information from agency files is received by Chico Environmental after the report is completed, it will be provided to Mr. Robison without additional cost.

We propose to provide our services on a not-to-exceed basis, in conformance with our General Conditions, which are attached. We estimate our fees for providing the scope of services outlined above will not exceed **\$3,500**.

Electronic copies of the report will be provided to Mr. Alfano within the proposed schedule. We will notify you promptly if we encounter conditions that necessitate a modification of our scope, schedule or corresponding costs.

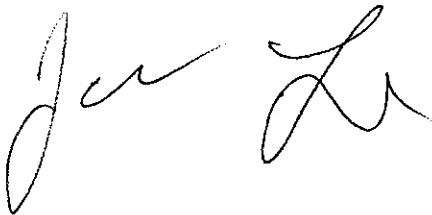
### **4.0 WARRANTY AND LIABILITY**

We warrant that our services are performed within the limits prescribed in this Agreement, with the usual thoroughness and competence of the consulting engineering profession. No other warranty or representation, expressed or implied, is included or intended under this Agreement.

We appreciate the opportunity to submit this proposal and look forward to working with you.

Sincerely,

CHICO ENVIRONMENTAL SCIENCE AND PLANNING

A handwritten signature in black ink, appearing to read 'John Lane', is written over a horizontal line.

John Lane, Principal/Environmental Professional  
jlane@chicoenvironmental.com  
(530) 899-2900

## AUTHORIZATION

## Phase I Environmental Site Assessment

**Patterson Union School District**

**Patterson, CA 95363**

The proposal presented above and the liability provisions outlined in the General Conditions are acceptable and Chico Environmental is authorized to proceed with the scope of services described herein.


By: \_\_\_\_\_  
(Signature\*) (Date)

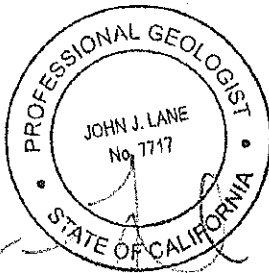
(Signature\*)

(Date)

Name: \_\_\_\_\_

This agreement is effective and in force only if signed below by an authorized Chico Environmental representative.

By: 



JOHN J. LANE  
No. 7717

No. 7717

STATE OF CALIFORNIA

June 12, 2019

\* Individual with authority in the company responsible for payment of services