

Corning Union High School Special School Board Meeting

DATE: April 19, 2018

TYPE OF MEETING:
Special

TIME: 5:30 P.M.

MEMBERS ABSENT:
Ken Vaughan

PLACE: Corning Union High School
Library

VISITORS:

MEMBERS PRESENT:

Jim Bingham
Scott Patton
Todd Henderson
Bill Mache

SCHOOL DISTRICT REPRESENTATIVES:

Jared Caylor, District Superintendent
Jessica Marquez, Administrative Assistant to Superintendent

THE CORNING UNION HIGH SCHOOL -

1. CALL TO ORDER: The meeting was called to order at 5:30 p.m. by Board President Jim Bingham.

2. ROLE CALL: Board President, Jim Bingham asked for a roll call. Attendance is as follows:

- Jim Bingham
- Bill Mache
- Scott Patton
- Todd Henderson

April 19, 2018

3. CONTRACT WITH CHICO ENVIRONMENTAL:

A motion was made by Scott Patton and seconded by Todd Henderson to approve the contract with Chico Environmental for CEQA Consulting Services and a Phase I Environmental Site Assessment for the Classroom Construction project.

Project 1: Classroom Modernization Includes removing seven classrooms and replacing like for like, with the addition of a 960- square foot restroom.

Project 2: New Construction Includes the removal of 15 portable classrooms and replacing with 14 permanent classrooms plus a new 960-square foot restroom.

The Corning Joint Union High School seeks a firm to complete the following three tasks:

1. Meet with staff, tour the project site, photograph as necessary etc. to refine the project description and collect all available data. 2. Conduct and prepare an Initial Study (IS) for the project. If the project does not present any significant effects, a Negative Declaration will be prepared and provided for review. All public comments will be addressed in a final Notice of Determination, to be filed with the State Clearinghouse. 3. Prepare a Mitigated Negative Declaration and Mitigated Monitoring Program. If the project presents potential significant effects (as expected), a Mitigated Negative Declaration (MND) will be prepared and submitted to the State Clearinghouse, public notice and local agencies for public review. Following the public review and public comment response period, a final Notice of Determination will be prepared and filed with the State Clearinghouse.

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 financial breakdown for this is approximately \$25,000-\$27,000 for all of the necessary test.

Project Manager, Zane Schrader shared that this will allow the Corning Union High School District to submit the application for funding. CEQA may help reduce some fees. Board Member, Scott Patton shared that he believes there may be some documents similar to this from past modernization projects. Zane Schrader confirmed that if these documents were located, this may help to reduce some fees. Superintendent, Jared Caylor will research some of the old files in his office but is almost certain that these files are not in an electronic format.

There being no further discussion, the Board voted unanimously to approve the contract with Chico Environmental for CEQA Consulting Services and a Phase I Environmental Site Assessment for Classroom Construction Project.

4. ADJOURNMENT: The meeting was adjourned at 5:40 p.m.

Approved

James Bingham, President

Todd Henderson, Clerk

Corning Union High School District Special Board Meeting

Date: Thursday, April 19, 2018

Time: 5:30 pm

Location: Corning Union High School Library

1. Call to Order

2. Roll Call

3. Contract with Chico Environmental

Info/Action

The Board will consider entering into a contract with Chico Environmental for CEQA Consulting Services and a Phase I Environmental Site Assessment for the Classroom Construction project.

4. Adjourn



PROPOSAL – CEQA CONSULTING SERVICES CORNING UNION HIGH SCHOOL UPGRADES PROJECT

Site Information:

Corning Union High School
643 Blackburn Avenue
Corning, CA 96021

Prepared for:

Corning Union High School District
Attn: Jared Caylor
643 Blackburn Avenue
Corning, CA 96021

Prepared by:

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

Prepared: April 18, 2018



PROJECT UNDERSTANDING

Chico Environmental understands that the Corning Union High School District ("CUHSD", "District") is undertaking a school upgrades project, which includes the following improvements at the Corning Union High School in Corning, California:

Project 1: Classroom Modernization

Includes removing seven classrooms and replacing like for like, with the addition of a 960-square foot restroom.

Project 2: New Construction

Includes the removal of 15 portable classrooms and replacing with 14 permanent classrooms plus a new 960-square foot restroom.

The Corning Joint Union High School seeks a firm to complete the following three tasks:

1. Meet with staff, tour the project site, photograph as necessary etc. to refine the project description and collect all available data.
2. Conduct and prepare an Initial Study (IS) for the project. If the project does not present any significant effects, a Negative Declaration will be prepared and provided for review. All public comments will be addressed in a final Notice of Determination, to be filed with the State Clearinghouse.
3. Prepare a Mitigated Negative Declaration and Mitigated Monitoring Program. If the project presents potential significant effects (as expected), a Mitigated Negative Declaration (MND) will be prepared and submitted to the State Clearinghouse, public notice and local agencies for public review. Following the public review and public comment response period, a final Notice of Determination will be prepared and filed with the State Clearinghouse.

Based on our preliminary analysis of the project, it is anticipated that an Initial Study and Mitigated Negative Declaration will be necessary for this project. If, however, significant findings warrant an Environmental Impact Report (EIR), Chico Environmental will prepare a draft report, accept and respond to public comments and produce a final EIR for Board Approval.

SCOPE OF WORK

Administrative Draft Initial Study/ Mitigated Negative Declaration, Public Review Initial Study and Public Notice, Mitigation Monitoring and Reporting Program

An Administrative Draft Initial Study/Mitigated Negative Declaration (IS/MND) will be prepared in conformance CEQA guidelines and CUHSD principles. The IS/MND will contain all required

components and will address on-site and off-site impacts of the project. The major sections and areas of concern to be addressed are outline below.

Project Description

A complete project description will be included and will provide the basis for the environmental analysis in the IS/MND. *Chico Environmental will work closely with the District to draft a complete site and project description, including specifics of the construction and landscape design of the proposed buildings and athletic fields. Chico Environmental will tour the project site, collect photographs and review applicable project and site documents.*

Environmental Setting, Analysis, and Mitigation

The Environmental Setting, Analysis, and Mitigation section is the primary component of the IS/MND, and will include separate sections for each environmental topic. This chapter will be formatted so that the impact statements and corresponding mitigation measures will stand out from the text for clarity and easy reference. Measures to ensure proper mitigation monitoring and reporting will follow each mitigation measure. The affected environment, permanent impacts, temporary impacts, cumulative impacts, and mitigations measures for each resource would be analyzed.

An analysis will be prepared per the CEQA Environmental Checklists, which includes the following topics:

- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Environmental Justice
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

Although not certain, based on our current understanding of the project and consultations with involved parties, Chico Environmental assumes that the impacts to the following environmental issue areas may potentially be significant:

- Aesthetics
- Cultural Resources
- Hydrology and Water Quality

- Hazards and Hazardous Materials
- Noise
- Mandatory Findings of Significance

The environmental document will be consistent with CEQA requirements as well as specific CJUHSD requirements and formatted pursuant to CEQA specifications. Chico Environmental will submit electronic copies of the administrative draft environmental document to the District. After review by the District, Chico Environmental will make all necessary changes and provide the District with one hard copy and one digital copy.

Chico Environmental will assist in submitting the document for final agency and public comment and approval. Chico Environmental will submit the document to the State Clearinghouse and the Federal Register. Chico Environmental will be responsible for distribution of the document.

Public Notice/Notice of Completion

Chico Environmental will prepare and post the Public Notice informing interested parties of the availability of the Draft Environmental Documentation. The Notice will be published in a local paper as identified by the District (Corning Daily News).

Chico Environmental will prepare the Notice of Completion (NOC) for the IS/MND for submission to the State Clearinghouse. We will also prepare the Public Notice of Availability for the IS/MND to be distributed to responsible and trustee agencies, and any other persons or entities that have expressed an interest in reviewing the IS/MND.

Mitigation Monitoring and Reporting Program

We will prepare a comprehensive Mitigation Monitoring and Reporting Program (MMP) pursuant to Section 21081.6 of the Public Resources Code. Chico Environmental will draft the MMP using the information contained within the environmental analysis, including the specific mitigation measures, assignments of responsibility, relationships to project implementation, and time frames for implementation. The MMP will define each measure, specific actions, responsibilities, phasing/time frames, and identifies individuals or specific departments who must sign off on each measure. It is Chico Environmental's intent to produce a MMP that is easy to use and clearly monitors mitigation progress and status. The MMP will be incorporated into the IS/MND.

ITEMIZED COST ESTIMATE

Initial Study and Mitigated Negative Declaration

Includes: Administrative Draft Initial Study/ Mitigated Negative Declaration, Public Review Initial Study and Public Notice, Mitigation Monitoring and Reporting Program

Site Tour/Initial Study/Mitigated Negative Declaration:	\$8,260.00
California Department of Fish and MND Wildlife Filing Fee:	\$2,280.75
County Clerk Filing Fee:	\$50.00
Total:	\$11,941.25

**AUTHORIZATION
CEQA CONSULTING SERVICES**


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.

For: _____
(Signature*)

Name: Corning Union High School District, Legally Responsible Person

Date: _____

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

By:  _____

John Lane, Chico Environmental

April 18, 2018

* Individual with authority in the company responsible for payment of Chico Environmental's Services.



PROPOSAL PHASE I ENVIRONMENTAL SITE ASSESSMENT ASTM 1527-13

Site Information:

643 Blackburn Avenue
Corning, CA 95982

Prepared for:

Mr. Jarod Caylor
Superintendent
Corning Union High School District

Prepared by:

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

Prepared: April 18, 2018

1.0 INTRODUCTION

Chico Environmental is pleased to present this proposal to conduct a Phase I Environmental Site Assessment (ESA) for a property located at 643 Blackburn Avenue. The Subject Site consists of a public high school in Corning, Tehama 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. Caylor and can complete the proposed Phase I Environmental Site Assessment within 14 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 \$2,300.

Electronic copies of the report will be provided to Mr. Caylor 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 the company name.

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


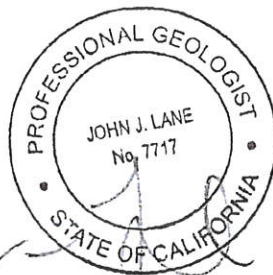
AUTHORIZATION
Phase I Environmental Site Assessment
Corning Union High School
Corning, CA 95982

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:  4/20/18
(Signature*) (Date)

Name: Janet Caylor

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

By:  

April 18, 2018

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