

June 26, 2023

Proposal No. IR23-335

City of Carson
701 East Carson Street
Carson, California 90745

Attention: Mr. Tim Grierson

**Subject: Proposal to Perform a Supplemental
Phase II Environmental Site Assessment
Carriage Crest Park Expansion Project
321 West Sepulveda Boulevard (APN 7330-007-906)
Carson, California**

Leighton Consulting, Inc. (Leighton) is pleased to submit this proposal to conduct a Supplemental Phase II Environmental Site Assessment (ESA) in support of the Carriage Crest Park Expansion Project. The project proposes to lease approximately 10.26 acres of the adjacent property to the east located at 321 West Sepulveda Boulevard, Assessor's Parcel Number (APN) 7330-007-906.

A Phase I ESA was conducted for the Site by TRC in June 2019. The Phase I ESA indicated that the Site has been used for agricultural/nursery purposes since at least the 1920s and that the Site consists of an open area for growing plants not requiring a greenhouse environment, and a drainage collection system (assumed to be in the southwest corner of the Site). The Phase I ESA identified the long-term historic use of the Site for agricultural purposes and the documented use of pesticides and herbicides onsite as a recognized environmental condition (REC). Arsenic and heavy metals were also historically applied at agricultural properties. It was also noted that there was fueling and maintenance operations on the portion of the nursery to the east of the proposed lease area. A Phase II ESA was conducted to assess for potential contaminants of concern. Organochlorine Pesticides (OCPs) were identified in 5 borings advanced on the northern portion of the Site above regulatory screening levels. This supplemental Phase II ESA will conduct delineation sampling around the areas of concern (Figure 1, Boring Location Map).

PROPOSED SCOPE OF PHASE II ESA

Task 1 - Pre-Field Activities

Health and Safety Plan (HSP)

In accordance with standard environmental procedures, Leighton will update a Site Specific Health and Safety Plan (HSP) describing safety aspects of the work to be performed at the site. The HSP will be in compliance with the Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1910.120.

Utility Clearance

Leighton will contact Digalert of Southern California at least two full business days prior to the commencement of subsurface field activities to clear public utilities as required by law. Each proposed boring location and/or site boundary will be clearly marked by Leighton in white paint, whiskers, or stakes prior to contacting USA. If subsurface obstructions are identified or encountered, the borehole will be abandoned and relocated within 5 feet to a nearby and cleared location.

Task 2 - Field investigation – Soil Sampling

Leighton Consulting will oversee the advancement up to 16 supplemental soil borings (S1 through S16) within the northern portion of the Site as depicted on Figure 1. The borings will be advanced using hand auger and soil samples will be collected from the borings at depths from the surface to 0.5 feet below ground surface (bgs) and 1.0 to 1.5 feet bgs for lithologic description and chemical analysis. Samples will also be collected at 2.0 feet bgs around borings S10 and S11. Duplicate soil samples will be collected at a rate of 10 percent of the total samples. A total of 34 discrete samples and 4 duplicate samples (38 samples total) will be collected. Soil samples will be retained in 8-ounce glass jars, clearly marked with sample identification, placed in an ice-cooled chest for temporary storage, and transported to a laboratory for chemical analysis. Chain-of-custody protocol will be followed throughout all phases of the sample handling process.

Down-hole sampling and drilling equipment will be decontaminated between boreholes by washing in a solution of trisodium phosphate and water, rinsing with potable water, final rinsing with distilled water, and allowing to air-dry.

If during the advancement of soil borings refusal is encountered, a second attempt will be made within three feet of the original location. If refusal is encountered during the second attempt, the boring will be terminated and the depth of refusal will be noted in the field log

and the report. The set of samples collected from the deepest boring will be submitted to the laboratory for analysis per the sampling plan.

Task 3 - Laboratory Analysis

Each of the 16 shallow 0.5 foot soil samples (16 samples plus 2 duplicates) will be analyzed for OCPs by EPA Method 8081A. In addition, the 1.5 and 2.0 foot samples from borings S10 and S11 will also be analyzed for OCPs (22 total samples). The deeper samples will be placed on hold pending analysis of the 0.5 samples.

Task 4 - Report Preparation

Leighton will analyze all field and laboratory data and the report will be appropriately illustrated and include boring logs. The report will summarize our findings, conclusions, and recommendations and a draft report will be prepared and submitted to you upon completion. A final report will be submitted that addresses comments provided to the draft report.

Contingency Task

If the laboratory results indicate that additional step-out sampling is necessary in order to delineate the OCP-impacted soil, Leighton will conduct an additional drilling mobilization and will collect and analyze up to 20 samples for OCPs. In addition, up to four samples will be analyzed by soluble methods, as needed. The results of the supplemental assessment will be incorporated into the report.

SCOPE ASSUMPTIONS, EXCLUSIONS, AND LIMITATIONS

- Work can be conducted during normal business hours, Monday through Friday, between 7 am to 5 pm.
- Permits are not required and Site access is provided by the client.
- Client will provide information for private onsite subsurface utilities and digalert (aka USA) will mark public utilities. Leighton is not liable for any damage to undeclared or unmarked underground utilities.
- Analysis of samples beyond the number stated in this proposal and shown on the cost estimate is not included. If the initial results indicate that additional analysis is recommended, a supplemental work authorization will be issued.

- This proposal includes normal laboratory turnaround time of 5 to 10 business days.

SCHEDULE

Leighton will commence scheduling activities upon receipt of the notification to proceed. The field work is anticipated to be scheduled within 5 to 10 business days following notice to proceed. The field investigation is estimated to be completed in one business day. The laboratory analysis is estimated to be completed in 5 to 14 business days. If additional analysis is recommended based on the initial results, the analysis will require an additional 5 to 14 business days. Rush laboratory analysis can be included for additional fees and as able to be accommodated by the laboratory. The report will be submitted within 10 to 15 business days following receipt of the final laboratory analysis. Progress briefings can be provided as the data is developed.

FEES AND TERMS

Fees

Leighton will perform the aforementioned scope of services on a time and materials basis in the amount of **Seventeen Thousand Five Hundred Dollars (\$17,500.00)**. Leighton will conduct contingency sampling, as needed, in the amount of **ten thousand and seven hundred dollars (\$10,700.00)**. The fee breakdown is presented below. The fee for each task may vary but the total will not be exceeded without your advanced approval.

Task No.	Task Description	Fee
1	Pre-Field Activities – HSP and Boring Markout	\$1,950.00
2	Field Activities – Soil Sampling	\$6,200.00
3	Laboratory Analysis	\$4,850.00
4	Phase II ESA Report	\$4,500.00
Contingency Task – 2 nd Round of Soil Sampling, Lab Analysis, and Report Updates		\$10,700.00
Total		\$28,200.00

Additional services requested and approved in advance will be charged on a time-and-materials basis in accordance with our Professional Fee Schedule.

We assume this project is subject to California Prevailing Wage Law. These fees are based on the assumption that our fieldwork can be performed during normal weekday daylight hours, without any standby time.

Terms and Conditions

If this proposal is acceptable, please send us a Purchase Order. The work will be completed under the existing project contract between the City of Carson and Leighton Consulting, Inc. please forward a contract for our review and execution and a notice to proceed for this scope of work.

CLOSURE

We look forward to working with you on this project. If you have questions regarding our proposal or information that would update our scope of work, please call us at your convenience at **866-LEIGHTON**, directly at the phone extension and/or e-mail address listed below.

Respectfully submitted,

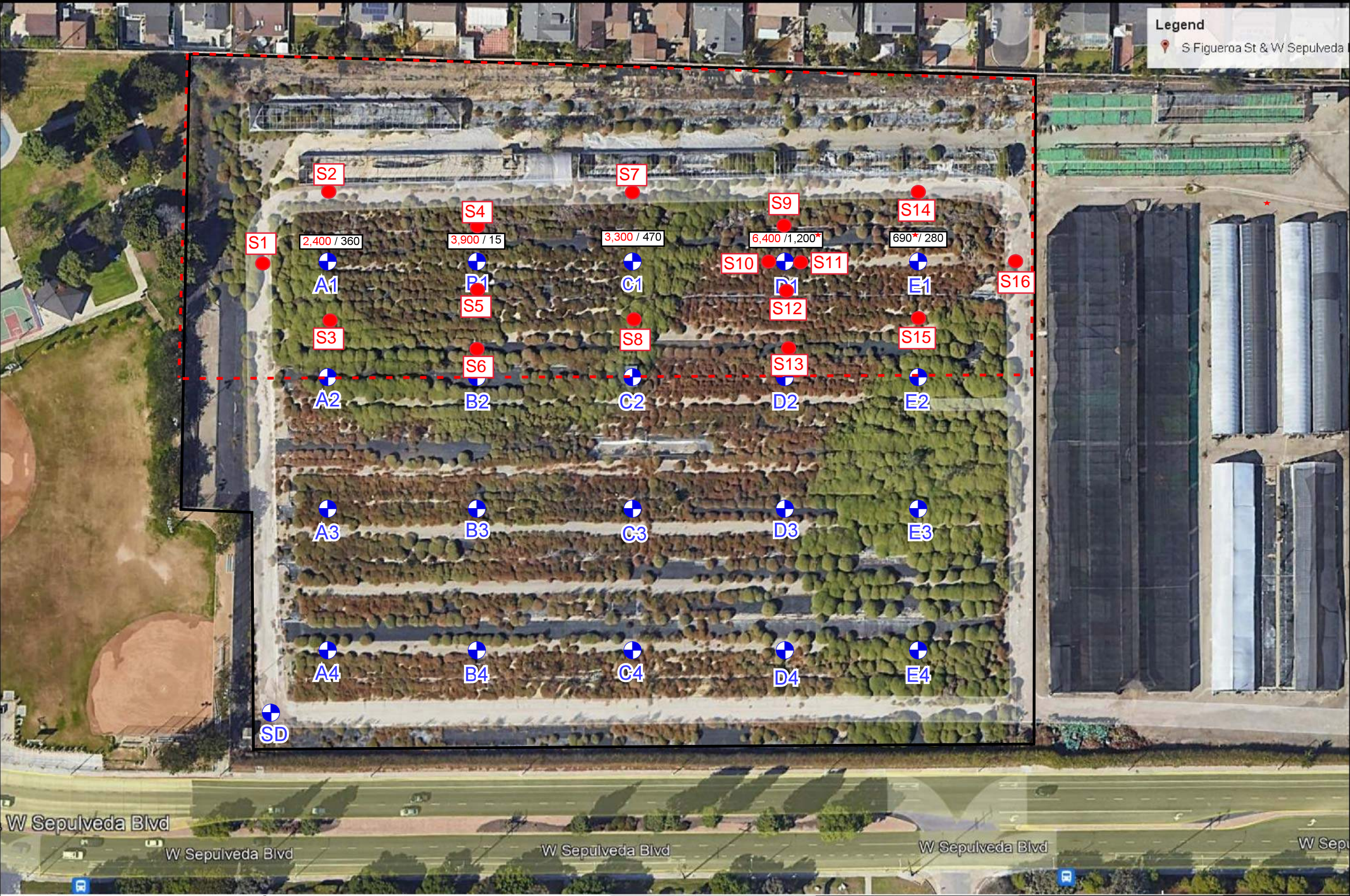
LEIGHTON CONSULTING, INC.



Meredith Church, PG
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Attachments: Figure 1 - Boring Location Map

Distribution: (1) Addressee



Project No. 13745.001
Scale Not to scale
Engr./Geol. MDC
Drafted By TCD
Date March 1, 2023

Boring Location Map
City of Carson
321 West Sepulveda Blvd.
Carson, CA 90745

