

SOILS ENGINEERING, INC.



September 19, 2019

File No. 19-17178

Bakersfield City School District
1501 Feliz Drive
Bakersfield, CA 93307

Attention: Robert Van Tassel

Subject: Phase 1 Environmental Site Assessment
Proposed School Site
Southwest of Paladino Dr. & Masterson St.
Bakersfield, Kern County, California
APNs: 531-012-02 and -03

Dear Mr. Van Tassel:

In accordance with your request and authorization, Soils Engineering, Inc. (SEI) has conducted a Phase 1 Environmental Site Assessment of a potential school site located southwest of the intersection of Paladino Drive and Masterson Street in Bakersfield, CA (site) as shown on Plate 1, Location Map. Plate 2 is a Plot Plan of the proposed school site area showing some details of the site.

The proposed school site area consists of approximately 50.06-acres of rough graded land which was originally planned for residential development. The main unpaved streets for the old development are present but are overgrown with weeds. Two (2) large dirt piles and multiple smaller dirt piles are present on the site which consist of clean excess soil from the grading of the site and neighboring residential areas. According to historical aerial photos and building permits it appears that the site area has been either vacant land or used for grazing from at least the 1930's to 2005, and then it has been graded land for residential development.

The main environmental concerns observed at this site include:

- The review of the EDR database results, Bakersfield Fire Department, Kern County Environmental Health Services and the State GeoTracker records indicate that no off-site properties within a one-mile radius of the site boundaries are of environmental concern and are not currently a threat to the subject property.
- The site area has been idle land or possibly used for grazing activities from the 1930's until the development of the site area in 2006. No evidence of historical agricultural use was verified for this site. Therefore, no historical agricultural soil sampling and chemical analysis appears to be warranted for this site.

Opinion	13
Conclusions & Deviations	13
Conclusions.....	13
Deviations	13
Additional Services.....	13
Data Gaps.....	13
Attachments	14
Statement of Qualifications.....	15
References.....	15

APPENDICES

I. LIST OF ILLUSTRATIONS

- Plate 1 - Location Map
- Plate 2 - Plot Plan
- Plate 3 - Photo Map
 - Photographs 1 through 19
- Plate 4 - Physical Settings Source Map
- Plate 5 - Overview Map
- Plate 6 - Detail Map
- Plate 7 - Depth to Water Map
- Plate 8 - DOGGR Map

Appendix A: EDR Summary Radius Map Report, EDR Historical Topographic Map Report, Certified Sanborn Map Report, EDR City Directory Search Abstract, and EDR Vapor Encroachment Screening Report

Appendix B: Assessors Map, User Questionnaire, Environmental Questionnaire and Disclosure Statement. Portion of Preliminary Title Report. Letter from Project Engineer.

Appendix C: Aerial Photos

Appendix D: QA/QC FORMS D-1 through D-4



SOILS ENGINEERING, INC.

PHASE I ENVIRONMENTAL SITE ASSESSMENT
For
Proposed School Site
Southwest of Paladino Drive & Masterson Street
In
Bakersfield, Kern County, California
APNs: 531-012-02 and -03

1.0 Executive Summary

Soils Engineering, Inc. (SEI) has conducted a Phase I Environmental Site Assessment (Phase 1 ESA) on a property located southwest of the intersection of Paladino Drive and Masterson Street in Bakersfield, Kern County, CA (Site). See Assessor's Map in Appendix B and Location Map, Plate 1 for the site locations and dimensions. The following is an Executive Summary of the investigation conducted between July 5, 2019 and September 19, 2019.

1.1 Property Use – The proposed school site area consists of approximately 50.06-acres of rough graded land which was originally planned for residential development. The main unpaved streets for the old development are present but are overgrown with weeds. Two (2) large dirt piles and multiple smaller dirt piles are present on the site which consist of clean excess soil from the grading of the site and neighboring residential areas. According to historical aerial photos and building permits it appears that the site area has been either vacant land or used for grazing from at least the 1930's to 2005, and then it has been graded land for residential development.

1.2 Building Permits - were reviewed for the site at the County of Kern and the City of Bakersfield with the following permits of potential environmental concern observed for the APNs listed for this site.

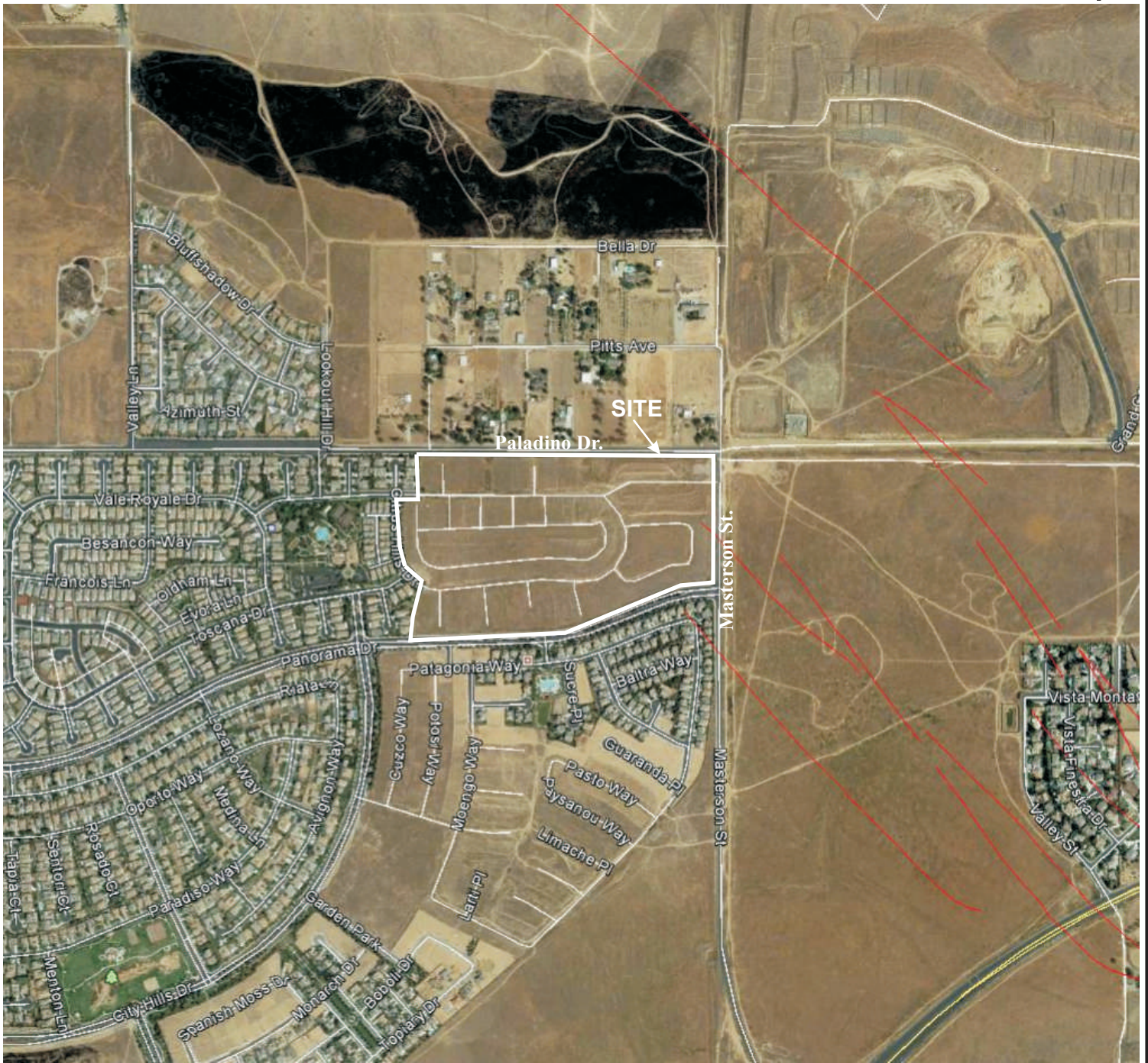
None

1.3 Purpose and Scope - The purpose of the site assessment was to identify potential sources of hazardous substances that are obvious upon visual observations or by all appropriate inquiry using elective research of readily available information. All appropriate inquiry constitutes research into previous ownership and uses of the subject property consistent with good commercial or customary practices as defined by CERCLA, 42 U.S.C. 9601(35)(B). All appropriate inquiry will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the Landowner Liability

14.0 Attachments

- 14.1 Location Map - Plate 1, shows the location of the site with relationship to roads and land features.
- 14.2 Plot Plan Map - Plate 2, shows the location and lot configuration of the property.
- 14.3 Photo Map - Plate 3, shows the location and direction of photos taken at the site. See attached pictures.
- 14.4 Physical Setting Source Map - Plate 4, shows the property location referenced to major city streets and physical features.
- 14.5 Overview Map - Plate 5, the property location referenced to neighboring streets and potentially environmental sensitive sites up to 1 mile away is attached.
- 14.6 Detail Map - Plate 6, the property location referenced to neighboring streets and potentially environmental sensitive sites within 1/4 mile is attached.
- 14.7 Depth to Water Map – Plate 7, the property location referenced to the approximate depth to groundwater.
- 14.8 DOGGR Map – Plate 8, the property shown in reference to nearby oil and gas wells as shown on DOGGR Online Mapping System. Plate 8 shows the approximate location of the closest oil wells.
- 14.9 Appendix A - Contains the EDR Summary Radius Map Report - TM, Inquiry No.: 5706252.2s, July 2, 2019; the Certified Sanborn Map Report; the Historical Topographic Maps; the EDR-City Directory Abstract and a Vapor Encroachment Screen.
- 14.10 Appendix B - Contains a copy of the Assessors Map for the property. User Questionnaire and Environmental Questionnaire and Disclosure Statements are also included. A portion of a Preliminary Title Report is also attached. Letter from the Project Engineer concerning the on-site soil piles.
- 14.11 Appendix C - Aerial Photographs contains copies of available aerial photographs (1937 to 2019).
- 14.12 Appendix D - Quality Assurance/Quality Control

0 300' 600' 1200'
Scale



SOILS ENGINEERING, INC.
4400 Yeager Way
Bakersfield, CA 93313
(661) 831 - 5100

DATE: 9/19
PROJECT: 19-17178

**BCSD Proposed School Property
SW of Masterson St. & Paladino Drive
Bakersfield, CA**

LOCATION MAP

PLATE

1

0 200' 400' 600'
Scale



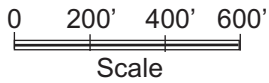
SOILS ENGINEERING, INC.
4400 Yeager Way
Bakersfield, CA 93313
(661) 831 - 5100

DATE: 9/19
PROJECT: 19-17178

BCSD Proposed School Property
SW of Masterson St. & Paladino Drive
Bakersfield, CA

PLOT PLAN

PLATE
2



→ Photo #
& Direction



SOILS ENGINEERING, INC.
4400 Yeager Way
Bakersfield, CA 93313
(661) 831 - 5100

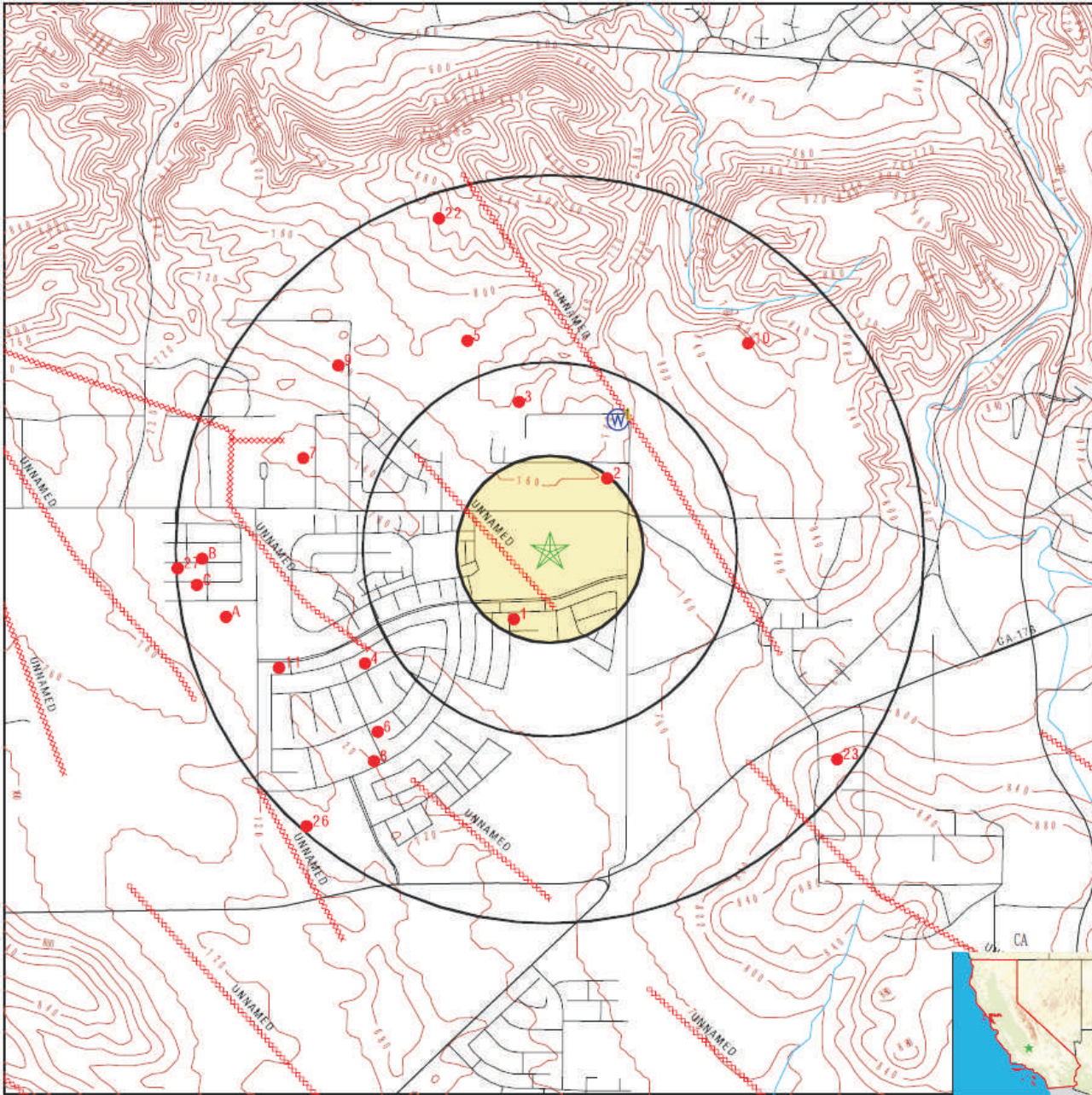
DATE: 9/19
PROJECT: 19-17178

BCSD Proposed School Property
SW of Masterson St. & Paladino Drive
Bakersfield, CA

PHOTO MAP

PLATE
3

PHYSICAL SETTING SOURCE MAP - 5706252.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SOILS ENGINEERING, INC.
4400 Yeager Way
Bakersfield, CA 93313
(661) 831 - 5100

DATE: 9/19
PROJECT: 19-17178

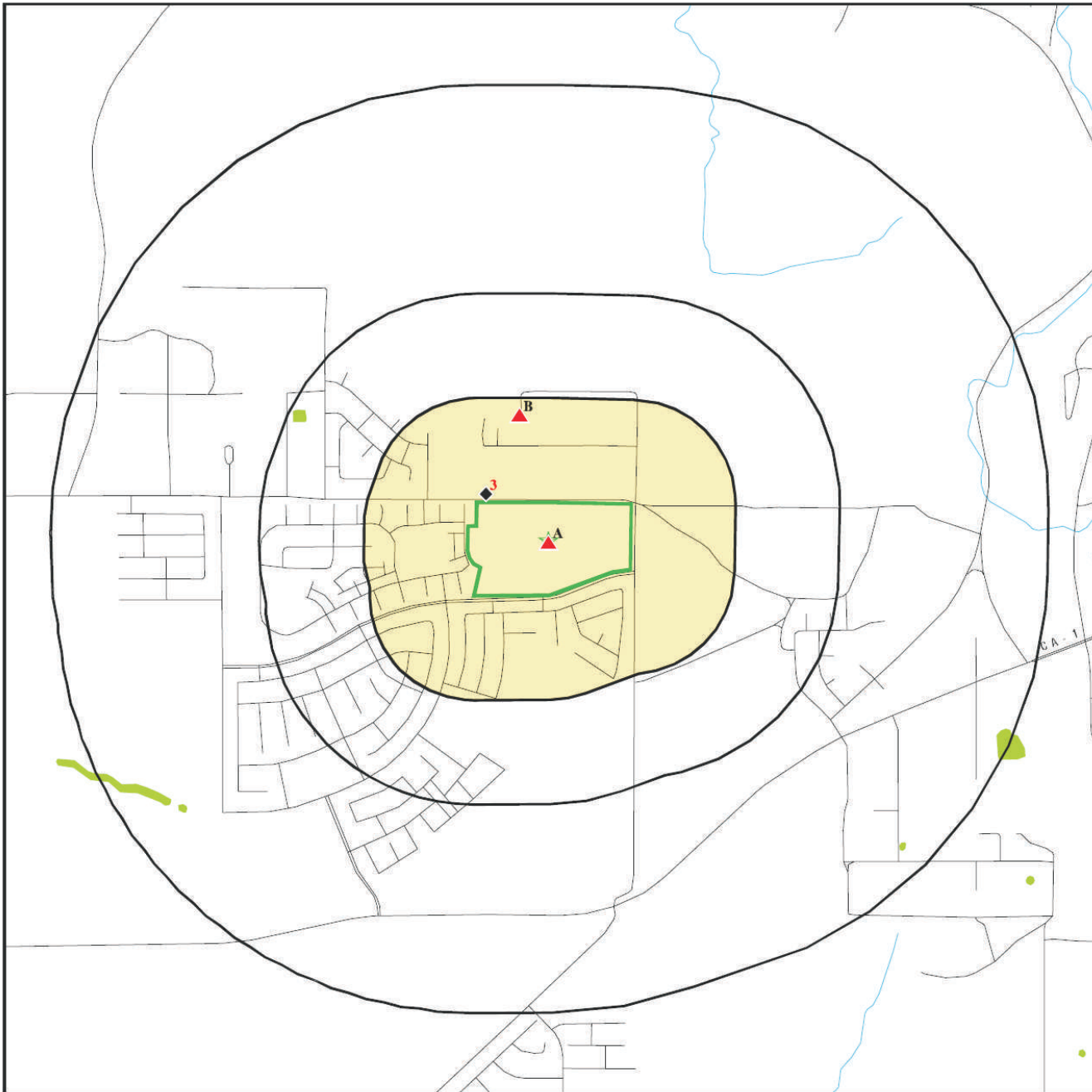
**BCSD Proposed School Property
SW of Masterson St. & Paladino Drive
Bakersfield, CA**

Physical Setting Source Map

PLATE

4

OVERVIEW MAP - 5706252.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern

0 1/4 1/2 1 Miles

77

SOILS ENGINEERING, INC.
4400 Yeager Way
Bakersfield, CA 93313
(661) 831 - 5100

DATE: 9/19
PROJECT: 19-17178

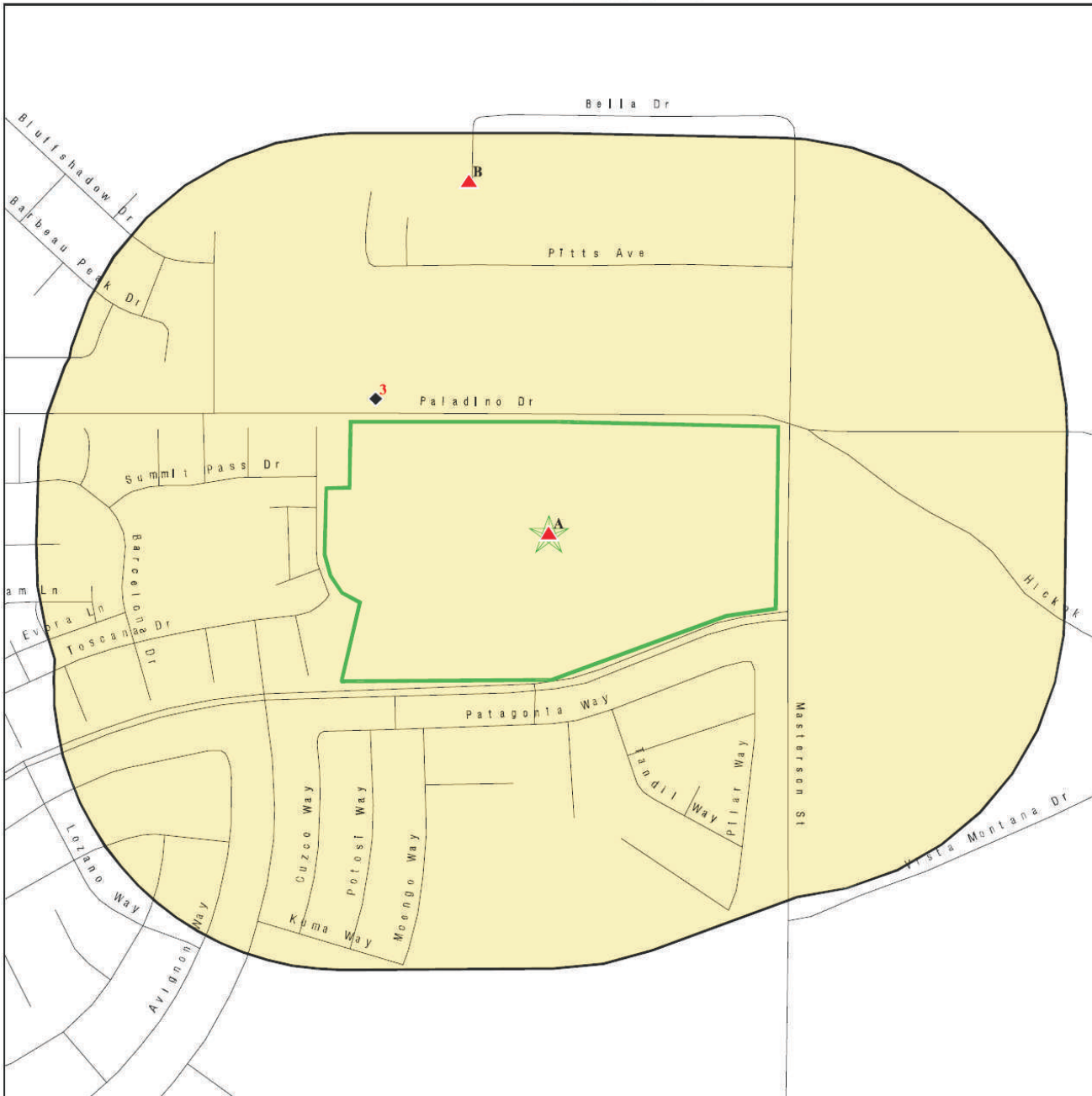
BCSD Proposed School Property
SW of Masterson St. & Paladino Drive
Bakersfield, CA

Overview Map

PLATE

5

DETAIL MAP - 5706252.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

This report includes Interactive Map Layer.

SOILS ENGINEERING, INC.
4400 Yeager Way
Bakersfield, CA 93313
(661) 831 - 5100

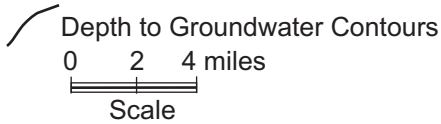
DATE: 9/19
 PROJECT: 19-17178

BCSD Proposed School Property
SW of Masterson St. & Paladino Drive
Bakersfield, CA

Detail Map

PLATE

6



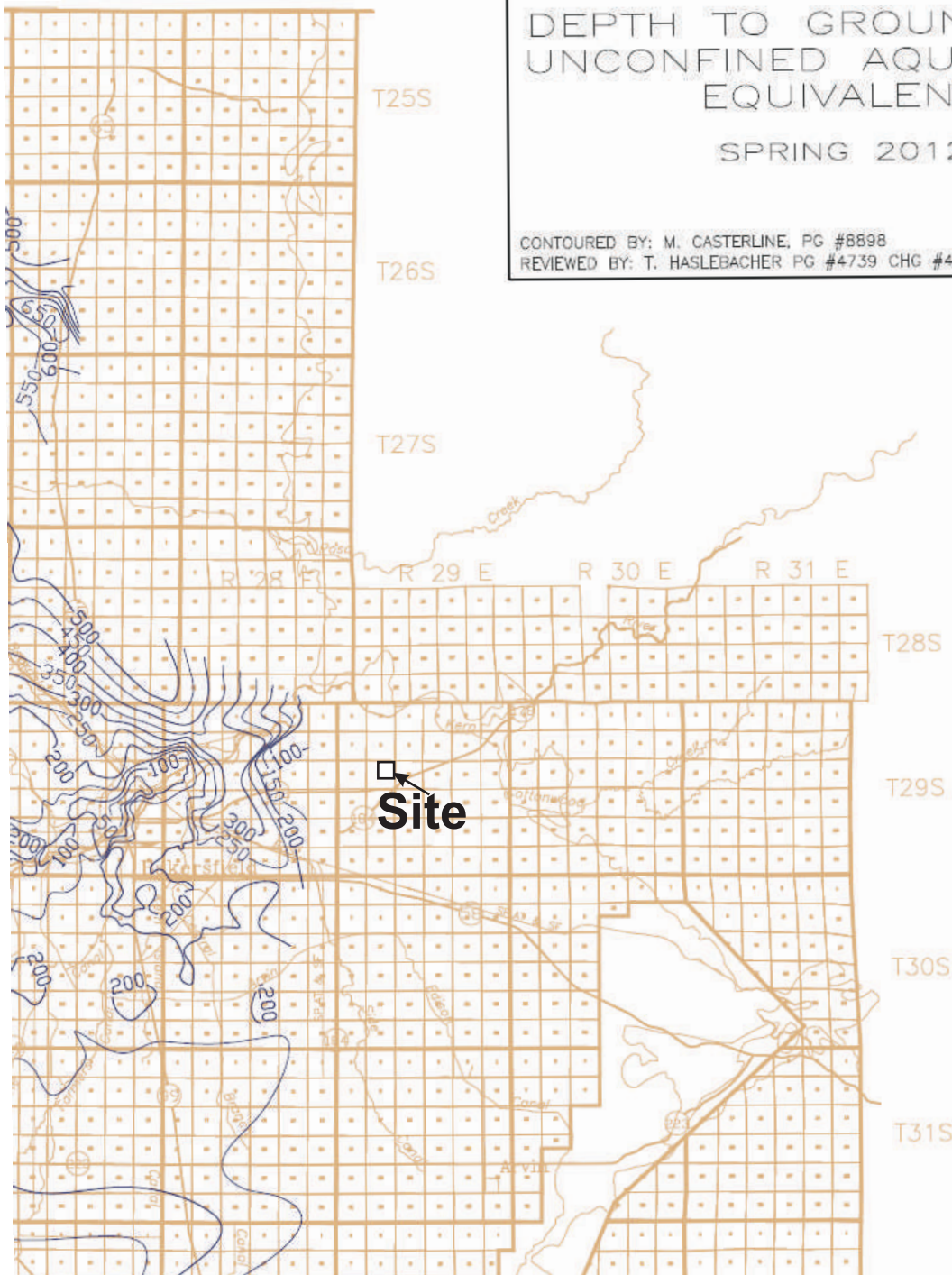
DEPTH TO GROUNDWATER UNCONFINED AQUIFER OR EQUIVALENT

SPRING 2012

CONTOURED BY: M. CASTERLINE, PG #8898

REVIEWED BY: T. HASLEBACHER PG #4739 CHG #446

AUGUST 2012



Source: Kern County Water Agency, Water Supply Report 2011

SOILS ENGINEERING, INC.
4400 Yeager Way
Bakersfield, CA 93313
(661) 831 - 5100

DATE: 9/19
PROJECT: 19-17178

**BCSD Proposed School Property
SW of Masterson St. & Paladino Drive
Bakersfield, CA**

Depth to Water Map

PLATE

7



Legend

- Active Oil Well
- Abandoned Oil Well
- Idle Oil Well
- Dry Hole



SOILS ENGINEERING, INC.
4400 Yeager Way
Bakersfield, CA 93313
(661) 831 - 5100

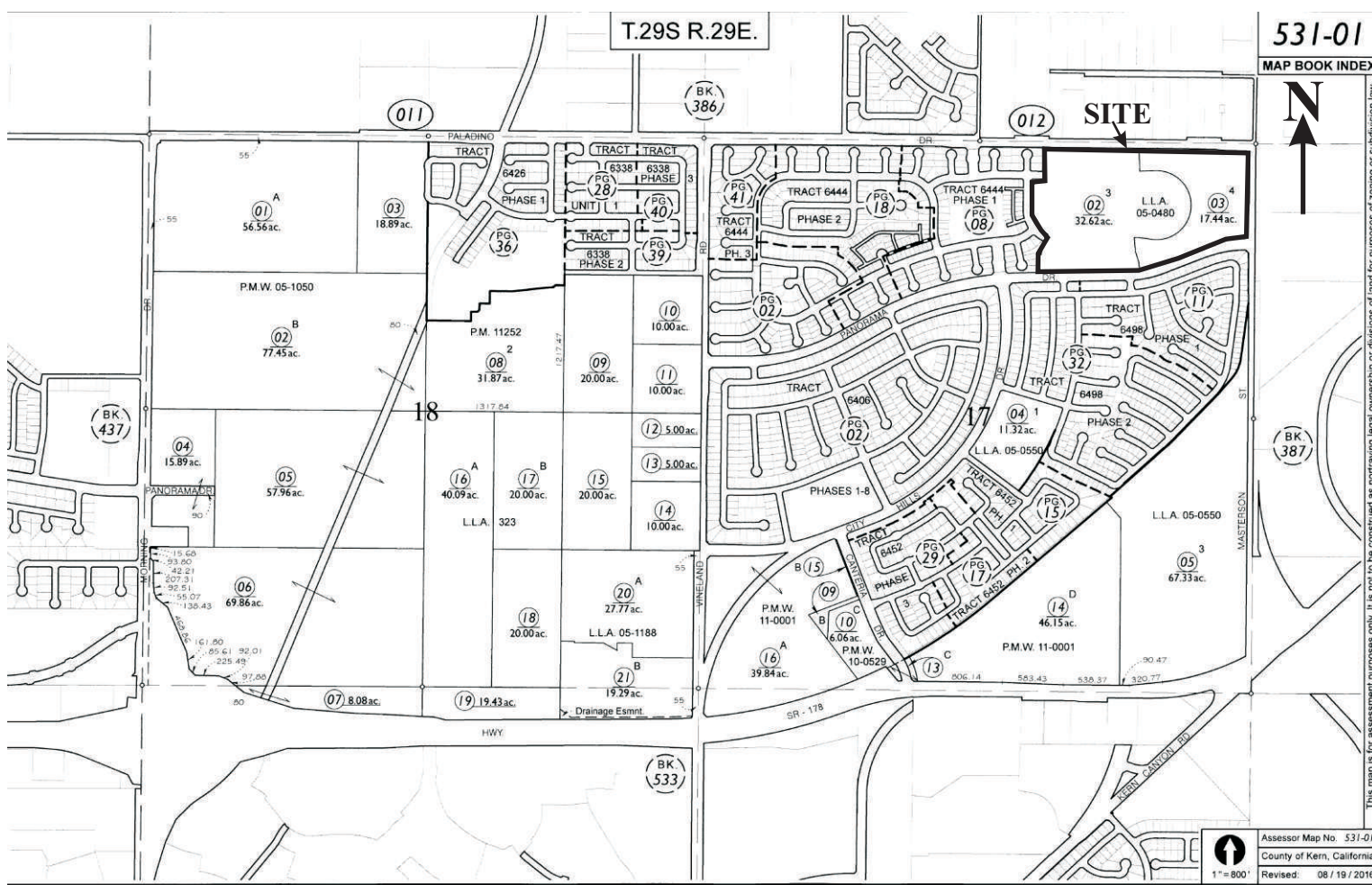
DATE: 9/19
PROJECT: 19-17178

BCSD Proposed School Property
SW of Masterson St. & Paladino Drive
Bakersfield, CA

DOGGR Map

PLATE

8



ASSESSORS MAP