

ASHLEY P. HUTCHENS, REPA, CESCO

Education

BS – Environmental Science (emphasis in Biology), Minor in Chemistry, University of North Carolina, Wilmington, 2000

Professional Licenses

Registered Environmental Property Assessor (REPA) National Registry of Environmental Professionals (No. 940424)

Certified Environmental and Safety Compliance Officer (CESCO), National Registry of Environmental Professionals (No. 130958)



*Ashley Hutchens,
REPA, CESCO*

Professional Affiliations

Urban Land Institute (ULI), Member (2017 to Present)

Association for Environmental Health of Soils, Member (2015 to Present)

Professional Environmental Marketing Association (PEMA), Member (2011 to 2017)

Professional Experience

Ms. Hutchens has over 18 years of environmental services experience, all with SCS. She has extensive experience in property evaluation and due diligence; site assessment, characterization, and remediation; vapor intrusion assessment and mitigation; and hazardous waste management. As a Vice President of SCS, she currently leads the Environmental Services Practice for the Long Beach and Las Vegas offices. She has led hundreds of projects, including all phases, from the development of cost estimates for site assessment, mitigation, and remediation, to groundwater monitoring and sampling, preparation and review of final reports, interfacing with regulatory agencies, and management of all aspects of projects, staff, and various subcontractors.

Project activities include:

- Involvement with numerous Phase I Environmental Site Assessments (ESAs) completed in accordance with various lender, American Society for Testing and Materials (ASTM), or government guidelines. Activities consisted of evaluating current and past on-site operations, generating historical property use information, identifying potentially contaminated sites in the surrounding areas, reviewing previous reports and/or files maintained by regulatory agencies, and developing conclusions regarding the presence of Recognized Environmental Conditions (RECs) and recommendations for further investigation. Project sites have varied from private single-use residential or commercial parcels, properties involving multiple tenants, and large portfolio of sites associated with state and local government right-of-way improvements.
- Involvement with numerous investigations of known or suspected hazardous waste sites to identify and characterize chemicals of concern in soil, soil vapor, and groundwater in accordance with regulatory requirements. Contaminants include a variety of hydrocarbon products, solvents, heavy metals, polychlorinated biphenyls, and pesticides. Activities

included preparation of workplans, conduct of soil vapor surveys, installation of soil borings and subsequent sampling, and evaluation of applicable remedial alternatives.

- Groundwater well installation and monitoring. Projects involved collection of soil and groundwater samples, installation and development of groundwater wells, evaluation of subsurface contaminants in groundwater in accordance with regulatory requirements or generally accepted guidelines, and evaluation of groundwater remediation alternatives.
- Involvement with numerous soil vapor and sub-slab surveys to assess the presence, nature, and extent of volatile organic compounds (VOCs) and/or methane related to contaminated soils, groundwater, and/or landfills. Elements of these projects included evaluation of vapor intrusion, site specific slab attenuation studies, protection of structures from subsurface vapors, monitoring of indoor air, and health risk assessments (HRAs).
- Numerous projects related to the removal, investigation, and remediation of contamination leaking from underground storage tanks (USTs). In accordance with requirements of the various regulatory agencies throughout Southern California, these UST projects have included soil, soil vapor, and groundwater contamination, and such tasks as evaluation of site and regional hydrogeologic conditions; development of workplans and health and safety plans; coordination and completion of tank removals; design of investigative programs; review and selection of potential remedial alternatives; and preparation of summary reports of findings.
- Oversight of projects involving installation of landfill gas mitigation systems and monitoring wells, including lithologic logging and design quality assurance (QA) at numerous landfills across Southern California.
- Characterization of hazardous waste materials, including collection of soil and/or liquid samples to profile waste materials, interpretation of laboratory results, and evaluation of disposal/recycling options to minimize costs and liabilities to clients associated with the removal of wastes.
- Planning, coordination, and supervision of remedial actions that included excavation, transport, and disposal of contaminated soils; soil vapor extraction (SVE); groundwater injection, etc. Work has included preparation of Remedial Action Plans (RAPs), direction of confirmatory sampling, interfacing with regulatory agencies, and community outreach/notification.

Representative Project Experience

Due Diligence, Brownfields, and Redevelopment

Investigation and Remediation for Industrial Facility Redevelopment, Commerce, CA. SCS conducted a series of environmental assessments, investigations, and remedial activities that provided sufficient information to identify the environmental issues, and business risks to facilitate the client's successful purchase of property for redevelopment to a commercial warehouse and office. A number of RECs, including former and existing unpermitted underground fuel storage tanks, were identified. As Project Manager, Ms. Hutchens managed numerous activities conducted concurrently with the redevelopment of the property, including shallow and deep soil and soil vapor investigations; installation of groundwater monitoring wells and subsequent groundwater sampling;

installation of an SVE network; permitting and removal of known and unknown USTs; remedial excavation with oversight by the Los Angeles County Fire Department (LACFD) to obtain closure for USTs; and installation of the SVE network. SVE was initiated during redevelopment and continued for several years under Regional Water Quality Control Board (RWQCB) oversight until SCS obtained closure under the Low-Threat UST Case Closure Policy (LTCP) through the State Water Resources Control Board (SWRCB).

Site Assessment of 37-Acre Industrial Site, Glendale, CA. SCS conducted expedited due diligence assessment of a large industrial site, including Phase I and Phase II Investigation services. She developed a scope of work to investigate various historical operations that had potential to impact the subsurface. The site was located in a Superfund area, where a determination that the site was not a contributor to impacted groundwater was imperative. Investigation included soil and soil vapor sampling, as well as wipe sampling of hydraulic fluids associated with various equipment for analysis of polychlorinated biphenyls (PCBs), in order to evaluate disposal costs. Upon purchase by the client, Ms. Hutchens managed the removal of USTs and clarifiers, to allow for successful redevelopment of the property by the client.

Retirement Housing Foundation, Site Investigation and Remedial Activities, Los Angeles, CA. As follow-up to a Phase I ESA performed on the property, soil and soil vapor investigations were completed to assess the potential for releases of heavy metals and VOCs based on historical operations at the property. As Project Manager, Ms. Hutchens managed investigation activities that indicated elevated tetrachloroethylene (PCE) and lead in the subsurface exceeding regulatory guidelines. Remediation of the lead-impacted soils was conducted under LACFD oversight. An evaluation of the health risk from PCE in the subsurface was conducted, and site closure with respect to PCE and lead in the subsurface was approved by LACFD, facilitating the client's submittal for funding and the subsequent construction of a retirement housing development.

Due Diligence Investigations of Manufacturing Facility, Torrance, CA. SCS conducted a series of assessments, including a Phase I ESA and various site investigations that provided sufficient information to identify the environmental issues and business risks and to facilitate the client's successful sale of the property. A number of RECs, including former and existing underground fuel storage tanks, a machine shop, wastewater treatment sumps and a clarifier, chemical storage, and chlorinated solvent degreasing operations, were identified. As Project Manager, Ms. Hutchens managed activities that included shallow and deep soil and soil vapor investigations, groundwater sampling, a geophysical survey and excavations to find an existing diesel UST previously closed in place, removal of the UST, remedial excavations under Torrance Fire Department oversight to obtain UST closure, a workplan submitted to the Los Angeles RWQCB, installation of an SVE system and monitoring wells, a long-term SVE pilot test, an SVE Pilot Test Report, and recommendations for further SVE.

City of Irwindale, CA. A new commercial warehousing development was proposed for a parcel of land associated with historical uses identified during a Phase I ESA the resulting in the potential for hazardous material releases. Ms. Hutchens conducted and managed Phase II investigations to assess soil and soil vapor at the site. Additionally, she conducted wipe sampling in a section of one building for methamphetamines where a clandestine drug laboratory was documented. Ms. Hutchens worked with the seller of the site, followed by the purchaser, to assist in a successful property transaction.

Former Boeing C-17 Facility. Ms. Hutchens served as Project Manager for assessment of the former Boeing C-17 facility in Long Beach. The assessment included evaluation of numerous comprehensive documents completed as part of the assessment and closure of the former military aircraft

manufacturing facility and preparation of a Phase I ESA. The project resulted in the successful transfer of real estate to our client.

Malibu Civic Center, Limited Phase I ESA for Proposed Wastewater Treatment Facility, Malibu, CA.

Ms. Hutchens served as Project Manager for the assessment of a proposed expansion to a wastewater treatment facility in Malibu, CA. The assessed area consisted of an approximately 1- by 2-mile project area with a Wastewater Treatment Plant (WTP), two injection well areas, six pump stations, and numerous piping runs within city streets. For the Limited Phase I ESA, the WTP, injection well areas, and pump station areas were inspected to identify possible RECs. Historical review was conducted for each of the project areas. In addition, a database search of known sites with reported releases was conducted. Potential RECs within the project area were identified and reported, including leaking USTs, solvent use, dry cleaners, and other release sites.

EPA Brownfields Assessment Grant, Coalition Community-Wide Assessment in California. Under an EPA Coalition Community-Wide Brownfields Assessment Grant, Ms. Hutchens has led ongoing Phase I ESAs in accordance with the AAI standard and ASTM E1527-2013 Standards. The work includes providing technical assistance for the uploading of reports and data to the EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES database).

Site Assessment and Remediation

Assessment and Remediation of Numerous Former Dry Cleaning Facilities, Los Angeles and Orange Counties, CA. Investigations were completed at numerous active and former dry cleaning facilities to assess the potential for releases of solvents. As Project Manager, Ms. Hutchens conducted various investigations that included soil vapor assessments, collection of bulk soil samples, groundwater well installation and monitoring, indoor air sampling, and evaluation of indoor air intrusion risks. Additional evaluations were completed to define the extent of the plume and obtain information to evaluate remedial alternatives. Implemented remedial measures included excavation, SVE, monitored natural attenuation (MNA), in situ groundwater remediation, vapor intrusion mitigation, and risk management. One project included installation of an interim vapor intrusion control system (IVICS), which was installed to introduce sub-slab depressurization to reduce indoor air intrusion risks from a former dry cleaner release. The IVICS was installed on an expedited basis at the request of the client until further investigation could be conducted for design of a full-scale remediation system. Ms. Hutchens coordinated and permitted investigation and remediation efforts through the various regulatory oversight agencies.

City of El Monte, Environmental Investigations, Methane Monitoring, and Remedial Action, El Monte, CA. SCS conducted several phases of work for the redevelopment of property in El Monte, a portion of which overlies a former burn dump. SCS worked with the Department of Toxic Substances Control (DTSC) to obtain and implement an approved Remedial Action Workplan (RAW), which required a public comment period and California Environmental Quality Act (CEQA) review to allow redevelopment of the property for residential use. As Project Manager, Ms. Hutchens applied for a permit to excavate the former burn dump with the South Coast Air Quality Management District (SCAQMD) on behalf of the owner and developer of the site. With the permit in place, SCS provided oversight of excavation activities as development activities commenced. In addition, methane monitoring was conducted to monitor for the presence of methane as a result of the former dumping activities. Ms. Hutchens prepared a Remedial Action Completion Report (RACR) and worked with DTSC to get closure for portions of the property that will undergo development in the near future. She continues to work with the Lead Enforcement Agency (LEA) and the California Department of Resources Recycling and Recovery (CalRecycle) to provide long-term probe monitoring for the network, to observe the former dump area after the development is complete.

Assessment and Remediation, Shopping Center, Stanton, CA. Ms. Hutchens led numerous rounds of investigation, including soil, soil vapor, and groundwater sampling, to fully characterize on- and off-site impacts associated with a release of PCE into the subsurface from dry cleaning operations. Assessment expanded into numerous tenant spaces within the shopping center. Investigation findings determined multiple PCE release areas causing impacts to shallow groundwater. Groundwater impacts were determined to extend approximately 650 feet from the release area(s), and PCE was determined to be off-gassing into soil, creating an elongated soil vapor plume mimicking groundwater and extending towards an adjacent residential area. Working with oversight by the Orange County Health Care Agency (OCHCA) and Santa Ana RWQCB, Ms. Hutchens prepared several RAPs and managed remedial actions, including remedial excavation inside two tenant spaces (using a slot cut method for structural support), downgradient groundwater barrier injection, and an SVE pilot test. To reduce impact to tenants within the shopping center, Ms. Hutchens arranged for soil excavation activities to be conducted overnight, requiring community outreach to the adjacent neighborhood and noise abatement and monitoring.

Investigation and Abatement of Pesticide-Impacted Soil, Oxnard, CA. In response to recommendations within a Phase I Environmental Assessment and Soil Sampling report prepared by another consultant for a property proposed for residential development, Ms. Hutchens managed the remediation of elevated concentrations of toxaphene detected in the soil. The project involved working with the Ventura County Environmental Health Department (EHD) to develop an abatement approach and goals which resulted in closure issued by the EHD.

Hazardous Waste/Materials Evaluation and Management

Environmental Property Evaluation, Whitewright, TX. As Project Manager, Ms. Hutchens conducted an evaluation of the blast pressure that may have resulted from an accidental explosion of ammonium nitrate stored at a facility near a proposed multi-family housing complex. The evaluation was conducted to determine if the proposed housing site would be affected by such an explosion. The evaluation included review of Housing and Urban Development (HUD) guidelines to meet separation distance standards and other state/local multifamily rules, ammonium nitrate explosion and trinitrotoluene (TNT) equivalent evaluation, and calculation of the blast zone radius.

Health and Safety

Ms. Hutchens has participated in a certified health and safety program in compliance with OSHA Standard 29 CFR 1910.120. She is knowledgeable in incident response operations, team functions, personnel safety, and field equipment. She is able to recognize and evaluate potential chemical and physical hazards associate risks in field operations; discuss and use Personal Protective Equipment (PPE), such as respiratory protection and protective clothing; use and interpret direct-reading instruments; and examine and establish Standard Operating Safety Guidelines (SOSG) to ensure safe and effective response operations.