



**ENVIRONMENTAL INVESTIGATION SERVICES, INC.**

**STATEMENT OF QUALIFICATIONS – 2023**

**Phone: (408) 647-6949**  
**Email: [plittman@eis1.net](mailto:plittman@eis1.net)**

# TABLE OF CONTENTS

Company History	Page 1
Insurance & Liability	Page 1
Business Services	Page 1
Phase I Environmental Site Assessment	Page 1
Vapor Encroachment Screen	Page 2
Phase I Transaction Screen Assessment	Page 2
Preliminary Site Assessment (Phase II, III)	Page 3
Underground Storage Tanks	Page 3
Remedial Action	Page 3
Air Quality Monitoring	Page 4
Groundwater Quality Monitoring	Page 4
Hazardous Material Inspections	Page 4
Spill Prevention and Control	Page 5
Wastewater & Stormwater Sampling	Page 5
EIS Project Highlights	Page 5
Our Professional Team	Page 6
Peter Littman - Senior Project Manager, REA	Page 6
Forrest Cook – Consulting Professional Geologist, PG	Page 7
Peter Willits – Geologist	Page 8
Loren Tolley Mann– Consulting Geologist	Page 8
Alfred Jin – Industrial Hygienist	Page 8

## **COMPANY HISTORY**

Environmental Investigation Services, Inc. (EIS) was formed in 1997 in Santa Cruz, California with the express purpose of providing thorough and cost-effective environmental investigations for commercial property in Central and Northern California.

Prior to incorporation, Environmental Investigation Services operated as a sole proprietorship in the Central Coast and Bay Area for five years. In July 2004, EIS moved to a Santa Clara County Office in Los Gatos to better serve Bay Area Clients. In 2020 EIS went to a remote work environment with each geologist outfitted with fully outfitted environmental sampling trucks.

Clients have ranged from large engineering firms to commercial property owners, commercial banks, realtors, developers, cities, and state and federal government agencies. The majority of investigations are performed throughout California with an emphasis on the Silicon Valley, Central Coast, San Francisco Bay Area, and occasional trips to Central Valley, Southern California and surrounding states in the northwest.

## **INSURANCE & LIABILITY**

Environmental Investigation Services, Inc. (EIS) is fully insured for \$2,000,000 of professional liability and \$2,000,000 of general insurance.

Where subcontractor assistance is necessary, EIS uses only individuals and companies with appropriate licenses, insurance and professional business practices.

## **BUSINESS SERVICES**

With a professional team including Registered Environmental Assessors, geologists, Professional Geologist, and Industrial Hygienist, EIS has the expertise to provide the following services.

EIS provides environmental consulting services, including Phase I Environmental Assessments, soil and groundwater investigations, soil vapor monitoring, indoor air sampling, monitoring well sampling and installations, hazardous material inspections, and project management for underground fuel storage tank removals, and soil and groundwater remediation. EIS also performs Indoor Air Quality (IAQ) surveys for hospital and commercial properties. Independent state certified laboratory analysis is performed on air, water, soil, soil vapor and groundwater samples. Where subcontractor assistance is necessary, EIS uses only individuals or companies with appropriate licenses, insurance and professional business practices.

### **Environmental Site Assessment (Phase I)**

With a Cal/EPA certified Environmental Assessor of 25 years' experience on staff, EIS is qualified to conduct thorough and cost-efficient Phase I Environmental Assessments. EIS has completed numerous Phase I's for property transactions within tight time and budget restraints. The Phase I Environmental Site Assessment (ESA) reports performed by EIS comply with ASTM E-1527-2021, the All Appropriate Inquiries (AAI), and provide the user with CERCLA protection or Innocent Purchaser or Landowner Defense. Phase I Environmental Site Assessments are performed following the scope and limitations of ASTM Practice E-1527-2021. The purpose of the Phase I ESA is to determine if a site has recognized environmental conditions. The term 'recognized environmental conditions' means that there is a documented 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 release of these hazardous substances or petroleum products into structures on the property, or into the ground, groundwater, or surface water of the property.

The Phase I ESA investigation addresses the historical use of hazardous or toxic materials that may have been manufactured, stored, released or disposed of at the site. A review is conducted of local, regional, state, and federal regulatory documentation concerning air, hazardous waste, soil, groundwater, solid waste and medical or infectious waste contamination affecting not only the subject site, but neighboring properties, and properties within a one-mile radius of the subject property.

A thorough inspection of the subject site and adjacent properties is performed to document current chemical usage, storage, treatment, and disposal practices on the property. After finishing the investigation, a Phase I ESA ASTM 2021 compliant report describing the research procedures, findings, conclusions, and recommendations is prepared.

EIS has a strict quality control program that ensures that ASTM standards are met for every project, and every report is prepared and reviewed by an experienced CAL EPA Registered Environmental Assessor and environmental professional prior to submittal to the client.

### **Vapor Encroachment Screening (VES)**

Vapor Encroachment Screens are usually performed during a real estate transaction. They can be performed independently or in conjunction with a Phase I. Vapor Encroachment Screens are performed following the scope and limitations of ASTM Practice E-2600-2010. The purpose of the Vapor Encroachment Screen is to determine if a site has Vapor Encroachment condition (VEC), which is the presence or likely presence of COC vapors in the sub-surface of the target property (TP) caused by the release of vapors from contaminated soil or groundwater either on or near the TP as identified by Tier 1 or Tier 2 procedures. Tier 1 screen is accomplished by performing review of available Phase I material to determine if a VEC exists. If the Tier 1 screen cannot rule out a VEC then a Tier 2 screen can be conducted. The Tier 2 screen applies numeric screening criteria to existing or newly collected soil, soil gas, and/or groundwater testing results to evaluate whether or not a VEC can be ruled out. Tier 2 has two data collection components: one non-invasive and one invasive.

### **Transaction Screen Assessment (Phase I TSA)**

This assessment serves as a screening document for those interested in identifying environmental issues but not desiring to comply with All Appropriate Inquiries (AAI). The Transaction Screen does not provide the user with CERCLA protection or Innocent Purchaser Defense or Innocent Landowner Defense.

The Transaction Screen is often used as a preliminary information gathering tool about properties. Typically, it is used on less expensive residential properties during real estate transactions. This report is more affordable than the Phase I because it includes only a brief historical review of the subject property and a less extensive offsite database search.

### **Preliminary Site Assessment (PSAs) (Phase II, III)**

Preliminary Site subsurface investigations include soil, soil vapor and groundwater investigations. All soil, soil vapor and groundwater investigations are performed under the guidance of a professional geologist.

Sampling methods range from hand augering, installing vapor pins, to truck mounted geoprobes and hollow stem auger drill rigs. All soil, soil vapor and water samples are collected in accordance with Regional Water Quality Control Board (RWQCB) standards and are submitted to state certified laboratories.

EIS also oversees the installation of soil vapor and groundwater monitoring wells and conducts periodic (quarterly, semi-annual or annual) sampling and monitoring of the wells according to RWQCB requirements. Presently, EIS is performing periodic monitoring of thirty-six groundwater monitoring wells at seven different sites with a dedicated sampling truck outfitted with all tools and equipment necessary for groundwater monitoring. EIS' experienced field technicians keep monitoring costs down while providing excellent quality services. EIS has established excellent professional relationships with many Bay Area Counties, and the State Regional Water Quality Control Board (RWQCB), and Department of Toxic Substances Control (DTSC).

### **Underground Storage Tanks**

EIS manages underground storage tank (UST) programs from initial tank location research, tank integrity assessment, tank removal and closure, soil, soil vapor and groundwater sampling and remediation, and monitoring well installations in compliance with local, state, and federal regulations.

We are especially responsive to clients' operational needs and keep the impacts of the tank removal and sampling projects to a minimum. EIS uses only licensed and experienced (over 20 years) tank removal contractors who employ best practices to tank removal/closure and overexcavation of contaminated soil projects to keep impacts to the site and businesses at a minimum.

This past year EIS has managed nine sites with UST removal or closure and/or hydraulic hoist/sump removals. Sizes of underground fuel storage tanks ranged from 350-gallons to 10,000-gallons. EIS has successfully managed over 100 UST system removals/closures and has achieved "No Further Action, Closed Status," for many sites in Santa Cruz, Monterey, Santa Clara, San Mateo, Contra Costa, and Alameda Counties.

### **Remedial Action**

EIS has over 20 years' experience designing and managing remedial action clean-up projects. When soil, soil vapor or groundwater remediation is required, EIS' professional geologist designs the best system for the particular contaminant and site and then uses experienced, qualified drillers, licensed hazardous material removal contractors, and other environmental professionals as needed to implement the system. Our excellent relationships with contractors help us to keep projects on time, within tight time schedules, and under budget.

EIS has assessed and designed site characterization and remediation of soil, soil vapor and groundwater at former gasoline stations, dry cleaners, trucking facilities, manufacturing facilities,

auto repair garages, rental yards, farm fueling depots, quarries, illegal landfills, radiator shops, and electrical transformer manufacturing plants, former cattle dipping areas, pesticide spills, and illegal methamphetamine drug labs. EIS has designed and installed a variety of remedial systems including: Soil Vapor Extraction and Air Sparging Systems, and Groundwater Pump and Treat Systems. EIS has designed and managed numerous soil excavations for contaminants including: petroleum hydrocarbons, chemical solvents, heavy metals (lead, arsenic, chromium, zinc), pesticides, and polyaromatic hydrocarbons (PAHs).

### **Air Quality Monitoring**

EIS provides Indoor Air Quality (IAQ) services including indoor air surveys and fungal and bacteria inspections. Our Industrial Hygienist, with 20 years of experience at Lawrence Livermore Lab and UC Berkeley, performs air quality inspections to determine the presence of air contaminants for compliance with applicable regulatory standards. Because our experienced Industrial Hygienist focuses on improving Indoor Air Quality, inspection and sampling costs are kept to a minimum. Air sampling media includes fungi, bacteria, volatile organic compounds, and other identified hazardous chemical substances.

EIS has performed IAQ annual inspections and monitoring for three large hospitals in San Mateo, Monterey and Santa Cruz Counties. Indoor air quality inspections have been performed when necessary for Lockheed Martin, and other commercial clients in Bay Area counties. EIS also performs indoor air sampling for sites with vapor intrusion concerns and/or during remedial projects. Dust Monitoring, with real-time equipment, is performed by our experienced field technician during demolitions and large excavations to ensure compliance with Air District Regulations.

### **Groundwater Quality Monitoring**

EIS professional staff oversees the installation of groundwater monitoring wells and conducts sampling and monitoring of the wells according to State RWQCB requirements. Currently EIS has seven sites that are in various stages of groundwater monitoring with well networks ranging from three to fifteen monitoring wells.

With a dedicated sampling truck and experienced field technicians, EIS has the resources to provide consistent professional services and keep costs of ongoing sampling at a minimum. EIS ensures that clients remain in compliance with water quality standards by performing timely sampling and analysis and reporting of groundwater at a subject property. Geotracker records are updated regularly to provide State regulators with critical data that helps clients reach site closure status faster.

### **Hazardous Material Inspections, CERS Reporting and Air Quality Monitoring**

EIS' team of professionals with combined 40 years experience handles hazardous material inspections, whether it is for compliance for operating business and generation of hazardous material business plans or for compliance with facility closure and or prior to demolition projects.

### **Spill Prevention and Control**

EIS assists clients with Preparation of Spill Prevention Control and Countermeasure (SPCC) plans at their fuel storage facilities. Sites that store more than 1,200 gallons of petroleum hydrocarbons aboveground are required to have SPCC plans in place.

EIS recently completed an SPCC plan for a large Salinas Valley farm fuel storage area, and a State Prison facility. EIS uses consulting Professional Engineer for SPCC sites that require Professional certification.

### **Wastewater Sampling**

EIS performs wastewater compliance sampling for two Hospitals and one large commercial laboratory. This sampling has been conducted on a bi-annual basis for over ten years and results are reported to the appropriate County Sanitation District. Wastewater sampling includes: using technical sampling equipment to collect twenty-four hour and grab water samples, laboratory analysis and technical reporting. All wastewater sampling complies with EPA standards.

### **Stormwater Sampling**

EIS has performed stormwater pollution prevention plans (SPPP) for facilities (general industrial, construction, multi sector, and individual) that discharge stormwater. EIS' EPA certified staff can help you prevent stormwater pollution at your facility with a thorough SPPP plan. EIS has also conducted stormwater sampling for Silicon Valley companies.

### **EIS Project Highlights**

EIS has been and is working on a variety of environmental projects in the greater Bay Area and Central Coast counties. Recently larger ongoing projects are a chrome IV and mercury soil cleanup cases under DTSC State oversight, a large PCE contaminant plume in soil vapor and groundwater in Santa Clara County, ongoing remediation and Monitoring of TCE impacted soil vapor site in San Carlos, and five PCE contaminated dry cleaner sites located in Mountain View, Los Gatos, and Monterey County. We are also performing lots of Phase 1 and Phase 2 for bank clients' due diligence needs. Four sites currently have soil vapor extraction systems in place. Some of our previous projects include a large PCE groundwater plume clean up project in Livermore, California that achieved "site closure" status after one year of remediation which included soil excavation and pump/treatment of contaminated groundwater. A site characterization and design of Soil Vapor Extraction and In-Situ remedial injection to treat PCE in soil vapor and groundwater from a former Dry Cleaners in Santa Clara County. A site characterization and design of Soil Vapor Extraction and Ozone remedial system to treat PCE from a former Dry Cleaners in San Mateo County. Characterization and cleanup of manufactured Gas Plant waste, including metals and poly aromatic hydrocarbons at a site adjacent to a PGE facility in Watsonville. An ongoing groundwater extraction and treatment of MTBE from former fuel tanks at large farm in Monterey County. A former Quarry site in Santa Cruz county where EIS characterized petroleum hydrocarbon contamination from four UST's and performed successful remedial excavation including removing contaminated soil. A soil and groundwater remediation project in Santa Cruz County utilized soil vapor extraction equipment to cleanup hydrocarbon contaminant concentrations in the first six months of the system operation.

**To find out more about these and other EIS projects, please check our projects section of our web site, [www.EIS1.net](http://www.EIS1.net).**

## **OUR PROFESSIONAL TEAM**

### **Peter Littman, Senior Project Manager, REA #03829**

As Senior Project Manager, Peter Littman is responsible for managing projects and developing new business opportunities. He participates in the assignment of field staff to key projects and works with the senior geologist to develop fee and scope proposals. With 25 years of experience in the environmental consulting industry, Peter establishes, promotes, and assures quality on all assigned projects and work performed by our staff.

Mr. Littman excels at assessing property to determine whether further investigations are necessary to ensure compliance with laws or to complete due diligence and estimating the investigation and remedial cleanup costs. His excellent relationships with drillers and contractors help to keep projects on time, within tight time schedules, and under budget. His strong relationships with State RWQCB and DTSC and Local Environmental Health regulators ensure your project will be on the fast track to closure status.

Mr. Peter Littman has 25 years of experience managing environmental due diligence investigations for property transactions. These include a large variety of commercial, industrial, and agricultural properties. He has successfully coordinated and completed complex due diligence investigations within tight budget and time constraints. As a Cal/EPA Registered Environmental Assessor, Mr. Littman has performed over 900 Phase I Environmental Site Assessments. As a project manager, he has completed over 200 soil and groundwater investigations, 100 tank removals, 30 soil remediation projects, 25 groundwater remediation projects, 80 asbestos inspections, 50 lead paint inspections, and 30 Hazardous Materials Management Plans. Mr. Littman has assisted clients in qualifying for the state tank fund and under the guidance of professional staff, has helped design site characterization and site remediation at tank fund sites.

Prior to forming EIS in 1996, Mr. Littman provided environmental consulting services for four years. He has also held a position as Corporate Health and Safety Officer for an environmental engineering/contracting firm where he performed Phase I ESAs, site safety plans for remedial actions, and conducted Federal OSHA 40 Hour Training.

### ***Credentials***

Cal/EPA Registered Environmental Assessor REA #03829

Federal OSHA Hazardous Waste Operation & Emergency Response 40 Hr and 8 Hr Supervisor

BA Environmental Geography, University of California, Berkeley (1986)

HazMat Management Certificate- University of California, Santa Cruz Extension

### ***Volunteer in Community***

City of Santa Cruz Public Works Commission - Chair of Commission (2000-2003)

Ecology Action, Inc. - Board Member/Vice President non-profit energy conservation (2000-2004)

Save Our Shores - Beach Captain for International Annual Coastal Cleanup (2006-2008)

### **Mr. Forrest Cook, Consulting Professional Geologist**

Forrest Cook has more than 20 years of experience in the geologic, geotechnical, and environmental consulting practices. In his over 20 years of professional experience, he has worked extensively as the project manager of fuel and solvent remediation projects. Specifically, he has managed remediation projects for CalTrans, The City of Santa Cruz, Santa Clara Valley Water District, CAC Enterprises, PanCal Corporation, and hundreds of others. Mr. Cook is a Professional Geologist in the State of California with a Bachelor of Science degree in Geological Sciences from the University of California at Santa Barbara. He is also an excellent field geologist, who has installed hundreds of groundwater monitoring wells throughout the State of California. Additionally, he is an accomplished Geoprobe driller, having logged hundreds of hours operating Geoprobe drill rigs. Forrest excels in technical writing and has prepared countless environmental reports ranging from Phase 2 Subsurface Investigations (ESAs) to Corrective Action Plans (CAPs) and Remedial action Plans and everything in between. In addition to being a Professional Geologist, Forrest is also certified in 40-hour hazardous waste operations (HAZWOPER) training. Mr. Cook has extensive direct experience with a wide variety of investigative and remedial technologies, including installation, aquifer testing and abandonment/sealing of various types of groundwater monitoring wells, soil vapor wells, and is familiar with the full range of drilling methods.

#### ***Credentials***

Professional Geologist, State of California, No. 8201  
40-Hour Hazardous Waste Operations (HAZWOPER)  
Qualified Stormwater Developer and Practitioner (QSD/QSP)

### **Mr. Peter Willits, Staff Geologist**

As a Geologist, Mr. Willits performs soil, soil vapor, indoor air and groundwater sampling including well monitoring, Geoprobe investigations, and soil gas surveys. Mr. Willits also provides excellent CAD drafting and assists with Soil and Groundwater Remedial Action reporting. Mr. Willits has worked on groundwater monitoring projects and Phase II soil and groundwater investigations for a variety of properties including agricultural, commercial, industrial, and residential sites. He has installed, developed, and sampled many monitoring wells at a variety of commercial and industrial sites. He has collected samples at many remedial soil excavations and UST removal projects. He has experience providing operation and maintenance of soil vapor extraction systems. He conducts Phase 1 data gathering and report production. Mr. Willits has three years of experience in soil, groundwater, and report writing.

#### ***Credentials***

Bachelor of Earth Science, University of California, Santa Cruz (2020 Honors) Concentration Geology  
40-hour Federal OSHA HAZWOPER certification

### **Mr. Loren Tolley-Mann, Staff Geologist**

As a Geologist, Mr. Tolley-Mann assists Staff Geologists with soil, soil vapor, indoor air and groundwater sampling including well monitoring, Geoprobe investigations, and soil gas surveys. Mr. Mann also provides excellent CAD drafting and assists with Soil and Groundwater Remedial Action report preparation.

Mr. Mann has assisted on groundwater monitoring projects and Phase II soil and groundwater investigations for a variety of properties including agricultural, commercial, industrial and

residential sites. He has collected samples at many geotechnical investigations. He assists staff with Phase I data gathering and report production. Mr. Mann has two years of experience in groundwater and soil sampling and drafting.

***Credentials***

Bachelor of Science in Earth Sciences, University of California, Santa Cruz (2020)  
Concentration in Environmental Geology  
40-hour Federal OSHA HAZWOPER certification Supervisor

**Mr. Alfred L. Jin, Industrial Hygienist**

Mr. Alfred L. Jin is an associate Industrial Hygienist at EIS. Mr. Jin designs and performs Indoor Air Quality surveys for commercial and industrial workspaces. He also designs wastewater and drinking water quality monitoring projects.

Mr. Jin has 30 years' experience as an industrial hygienist with areas of expertise including indoor air quality, sanitation and water quality. He has been an industrial hygienist at Lawrence Livermore Laboratory and U.C. Berkeley.

***Credentials***

American Society of Clinical Pathologists – License #1350  
American Water Works Association (Backflow Prevention) – License #1378  
California Clinical Laboratory Technologist – License #0363  
Certified Microbiologist – American College of Microbiology – License # 14411453  
Certified Biological Safety Professional – American Biological Safety Association – License #98-57  
Certified Specialist Microbiologist in Biosafety- National Registry of Microbiology- License #4564  
B.A. Degree in Bacteriology, University of California, Berkeley (1974)  
Masters in Microbial Physiology, California State University, Hayward (1976)  
Certif. in Clinical Microbiology, University of California, San Francisco (1978)  
Certif. in Occupational Safety & Health, University of Southern California, Los Angeles (1982)