

RADON INSPECTION LETTER
The Gaston Commons Building
300 Park Street
Gaston, Oregon
97119

Prepared For:

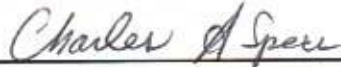
Brian Van Dyke, Facilities
Gaston School District SD 511J
300 Park Street
Gaston, Oregon 97119

EIS Job No. 2021001. Gaston Commons School

EIS Job No. 2021001. Gaston Commons School Radon Report

Prepared By:

Charles A. Spear
Environmental Professional
Environmental Inspection Services
11981 Fargo Road
Aurora, Oregon 97002
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Charles A. Spear, Environmental Professional

March 17, 2021



EIS
ENVIRONMENTAL INSPECTION SERVICES



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ENVIRONMENTAL
INSPECTION SERVICES

2021

1.0 EXECUTIVE SUMMARY

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11981 Fargo Road, NE
Aurora, OR 97002

charles_a_spear@yahoo.com

Brian Van Dyke, Facilities
Gaston School District SD 511J
300 Park Street
Gaston, Oregon 97119

RE: Short term radon testing of The Gaston Commons School
Building located at 300 park Street in Gaston, Oregon 97497

Dear Mr. Brian Van Dyke,

This letter summarizes the finding of a short term (48-72 hour) radon sampling test episode conducted at the subject property known as the Gaston Commons School building located at 300 park Street in Gaston, Oregon 97119 between Friday, February 26, 2021 and Monday, March 1, 2021. The thirty (30) radon samplers were received by PRO-LAB on Wednesday, March 3, 2021, analyzed by PRO-LAB laboratory on Thursday, March 4, 2021, and results were reported to EIS on Tuesday, March 16, 2021. The radon sampling episode was conducted by Charles A. Spear, field representative of Environmental Inspection Services (EIS) with custodian escort through the entire Gaston Commons School building. **No elevated radon concentration concerns were noted for the Gaston Commons School based on these short term analytical test results. No additional radon concentration retesting is recommended for the Commons school at this time.**

No elevated radon concentrations exceeding the EPA action limit of 4.0 pCi/l were analytically detected in the commons building.

No elevated radon considerations were noted for the Gaston Commons School building based on the Focused short term simultaneous test results of the thirty (30) measured radon samplers placed throughout the Gaston Commons School building. The average building radon concentration level is below the EPA Action limit of 4.0 pCi/L at an average radon concentration of 0.3 pCi/L. The EPA notes there is no safe level of radon. If there are questions concerning the radon testing at the Gaston Commons school please initially contact the Gaston Commons School at (503) 985-0210.

Charles Arthur Spear
Environmental Professional

13.0 LIMITATIONS

This report was prepared in accordance with generally accepted ASTM standards of environmental practice at the time this investigation was performed. Evaluations of the conditions at the site for the purpose of this investigation are made from a limited number of observation and sample points and may be subjective in some cases. The client is solely responsible for providing any notices or disclosures to concerned public agencies or to the public.

Environmental Inspection Services has prepared this report based on information collected from available analytical test results. The scope of this investigation is limited and did include a limited number of radon testers and no subsurface or sub-slab radon screening of soil and groundwater. No radon mitigation was performed on the subject property.

This report is not a substitution for a formal radon mitigation and/or radon mitigation effort. The findings and conclusions are not to be regarded as scientific certainties. Findings are based on professional judgement concerning independent laboratory data significance. This report is an expression of professional opinion and is not a warranty expressed or implied.

APPENDIX 1.0
RADON ANALYTICAL TEST RESULTS

ENVIRONMENTAL INSPECTION SERVICE, INC.

11981 Fargo Rd NE
Aurora, OR 97002
503-680-6398

Charles_a_spear@yahoo.com

GASTON COMMONS
300 PARK ST, GASTON, OR, 97117

Vial #	Location	Start Date	Start Time	End Date	End Time	Radon Concentration (pCi/L)
5043907	RECEPTION	02/26/2021	09:05 AM	03/01/2021	09:25 AM	<0.3
5043833	HR	02/26/2021	09:05 AM	03/01/2021	09:30 AM	<0.3
5041309	BUSINESS	02/26/2021	09:05 AM	03/01/2021	09:30 AM	<0.3
5041259	SUPPORT	02/26/2021	09:05 AM	03/01/2021	09:27 AM	<0.3
5043848	CAFE	02/26/2021	09:03 AM	03/01/2021	09:38 AM	<0.3
5043810	CAFE	02/26/2021	09:03 AM	03/01/2021	09:38 AM	<0.3
5043760	CAFE	02/26/2021	09:03 AM	03/01/2021	09:39 AM	<0.3
5043844	CAFE DUP	02/26/2021	09:03 AM	03/01/2021	09:39 AM	<0.3
5043886	KITCHEN OFFICE	02/26/2021	09:11 AM	03/01/2021	09:41 AM	<0.3
5043693	LIBRARY	02/26/2021	09:13 AM	03/01/2021	09:43 AM	<0.3
5043854	LIBRARY	02/26/2021	09:13 AM	03/01/2021	09:43 AM	0.4
5044053	LIBRARY	02/26/2021	09:13 AM	03/01/2021	09:43 AM	<0.3
5043860	LIBRARY DUP	02/26/2021	09:13 AM	03/01/2021	09:43 AM	<0.3
5043767	GYM	02/26/2021	09:10 AM	03/01/2021	09:53 AM	<0.3
5043700	GYM	02/26/2021	09:10 AM	03/01/2021	09:53 AM	<0.3
5043823	GYM	02/26/2021	09:10 AM	03/01/2021	09:53 AM	<0.3
5043960	GYM	02/26/2021	09:10 AM	03/01/2021	09:51 AM	0.4
5043698	GYM	02/26/2021	09:10 AM	03/01/2021	09:53 AM	<0.3
5044111	GYM DUP	02/26/2021	09:10 AM	03/01/2021	09:53 AM	<0.3
5043804	GYM BLANK	02/26/2021	09:10 AM	03/01/2021	09:53 AM	<0.3
5044112	BAND	02/26/2021	09:15 AM	03/01/2021	09:45 AM	0.6
5043974	BAND	02/26/2021	09:15 AM	03/01/2021	09:45 AM	0.7
5043939	MUSIC	02/26/2021	09:16 AM	03/01/2021	09:45 AM	<0.3
5043942	MUSIC	02/26/2021	09:16 AM	03/01/2021	09:45 AM	<0.3
5044093	RICH H	02/26/2021	09:17 AM	03/01/2021	09:47 AM	<0.3
5043933	RICH H	02/26/2021	09:17 AM	03/01/2021	09:47 AM	<0.3
5043769	GARY H	02/26/2021	09:17 AM	03/01/2021	09:47 AM	<0.3
5043662	GARY H	02/26/2021	09:17 AM	03/01/2021	09:47 AM	<0.3
5041204	TECHNOLOGY	02/26/2021	09:17 AM	03/01/2021	09:50 AM	<0.3
5043829	CONF RM	02/26/2021	09:18 AM	03/01/2021	09:50 AM	<0.3

APPENDIX 2.0
CHAIN'S OF CUSTODY (COC'S)

RADON CHAIN OF CUSTODY

CLIENT ADDRESS

EIS

11981 Fargo Rd NE

Aurora, OR 97002

TEST ADDRESS

GASTON Commons

300 Park St Gaston, OR

97119

SERIAL No.	LOCATION	CAP OFF TIME	DATE	CAP ON TIME	DATE	RESULTS
5043907	Reception	9:05 am	2/26	9:25 am	3/1	
5043833	HR	9:05		9:30		
5041309	Business	9:05		9:30		
5041259	Support	9:05		9:27		
5043848	Cafe	9:03		9:38		
5043810		9:03		9:38		
5043760	↓	9:03		9:39		
5043844	Cafe (dup)	9:03		9:39		
5043886	Kitchen (offic)	9:11		9:41		
5043693	Library	9:13		9:43		
5043854	↓	9:13		9:43		
5044053	↓	9:13		9:43		
5043860	Library (dup)	9:13		9:43		
5043767	GYM	9:10		9:53		
5043700	↓	9:10		9:53		
5043823	↓	9:10		9:53		
5043960	↓	9:10		9:51		
5043698	↓	9:10		9:53		
	↓					
5044111	GYM (dup)	9:10 ↓	↓	9:53 ↓	↓	

RADON CHAIN OF CUSTODY

CLIENT ADDRESS

ETS

11981 Farago Rd NE

Aurora, OR 97002

TEST ADDRESS

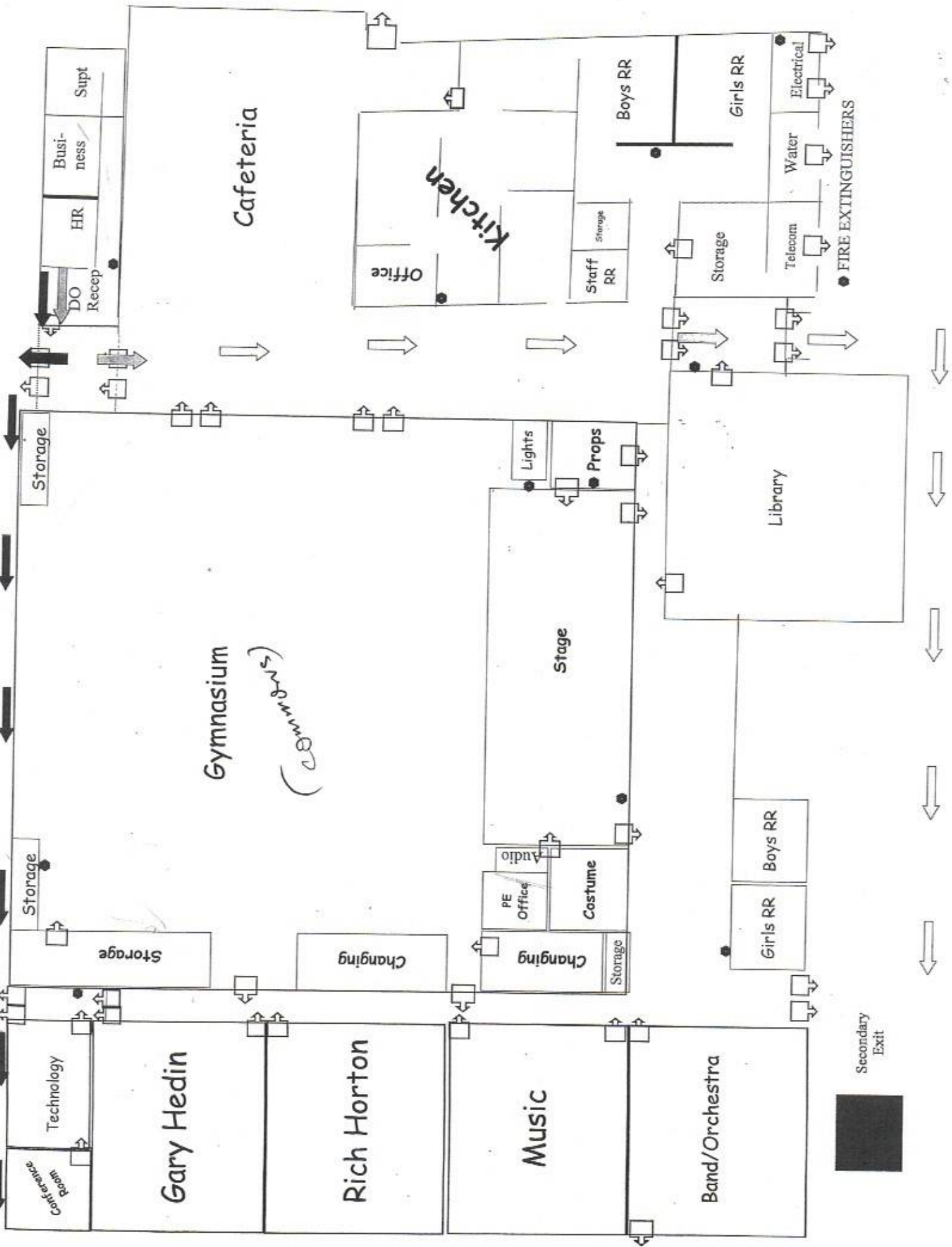
Gatstow Commons

300 Park St Gaston

OR 97119

[illegible]

APPENDIX 3.0
SCHOOL SAMPLING FLOOR PLAN



APPENDIX 4.0
RADON REGULATION

News Release

FOR IMMEDIATE RELEASE
Thursday, January 13, 2005

Contact: HHS Press Office
(202) 690-6343

Surgeon General Releases National Health Advisory On Radon

U.S. Surgeon General Richard H. Carmona warned the American public about the risks of breathing indoor radon by issuing a national health advisory today. The advisory is meant to urge Americans to prevent this silent radioactive gas from seeping into their homes and building up to dangerous levels. Dr. Carmona issued the advisory during a two-day Surgeon General's Workshop on Healthy Indoor Environment.

"Indoor radon is the second-leading cause of lung cancer in the United States and breathing it over prolonged periods can present a significant health risk to families all over the country," Dr. Carmona said. "It's important to know that this threat is completely preventable. Radon can be detected with a simple test and fixed through well-established venting techniques."

Radon is an invisible, odorless and tasteless gas, with no immediate health symptoms, that comes from the breakdown of uranium inside the earth. Simple test kits can reveal the amount of radon in any building. Those with high levels can be fixed with simple and affordable venting techniques. According to U.S. Environmental Protection Agency (EPA) estimates, one in every 15 homes nationwide have a high radon level at or above the recommended radon action level of 4 picoCuries (pCi/L) per liter of air.

National Health Advisory on Radon

Radon gas in the indoor air of America's homes poses a serious health risk. More than 20,000 Americans die of radon-related lung cancer every year. Millions of homes have an elevated radon level. If you also smoke, your risk of lung cancer is much higher. Test your home for radon every two years, and retest any time you move, make structural changes to your home, or occupy a previously unused level of a house. If you have a radon level of 4 pCi/L or more, take steps to remedy the problem as soon as possible.

"Americans need to know about the risks of indoor radon and have the information and tools they need to take action. That's why EPA is actively promoting the Surgeon General's advice urging all Americans to get their homes tested for radon. If families do find elevated levels in their homes, they can take inexpensive steps that will reduce exposure to this risk," said Jeffrey R. Holmstead, Assistant Administrator, Office of Air and Radiation, U.S. Environmental Protection Agency (EPA).

"Based on national averages, we can expect that many of the homes owned or financed by federal government programs would have potentially elevated radon levels. The federal government has an opportunity to lead by example on this public health risk. We can accomplish this by using the outreach and awareness avenues we have, such as EPA's Web site, to share information and encourage action on radon to reduce risks," said Edwin Piñero, Federal Environmental Executive, Office of the Federal Environmental Executive (OFEE).

A national Public Service Announcement (PSA) that was released to television stations across America in January, National Radon Action Month, is reinforcing this recently updated health advisory. In the television spot, the camera scans a neighborhood with rooftop banners that remind the occupants of the importance to test their homes for radon. The television PSA can be viewed at: <http://www.epa.gov/radon/rnpa.html>.

For more information about radon go to EPA's Web site www.epa.gov/radon; or call your state radon office; or call a national toll-free hotline at 1-800-SOS-RADON (1-800-767-7236).

The Surgeon General's Workshop on Healthy Indoor Environment is bringing together the best scientific minds in the nation to discuss the continuing problem of unhealthful buildings. Indoor environments are structures including workplaces, schools, offices, houses and apartment buildings, and vehicles. According to a recent study, Americans spend between 85 and 95 percent of their time indoors.

In just the past 25 years, the percentage of health evaluations that the National Institute for Occupational Safety and Health at the Centers for Disease Control and Prevention (CDC) has conducted related to indoor-air quality has increased from 0.5 percent of all evaluations in 1978, to 52 percent of all evaluations since 1990. This means that in those years, the evaluations related to air quality concerns have increased from one of every 200 evaluations to one of every two.

The problem is also adversely affecting our children's health as millions of homes and apartments and one in five schools in America have indoor air quality problems. This can trigger various allergies and asthma. Asthma alone accounts for 14 million missed school days each year. The rate of asthma in young children has risen by 160 percent in the past 15 years, and today one out of every 13 school-age children has asthma. Dr. Carmona is especially focusing on how unhealthy indoor environment affects children, as he promotes 2005 as The Year of the Healthy Child.

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Note: All HHS press releases, fact sheets and other press materials are available at <http://www.hhs.gov/news>.

Last Revised: January 12, 2005

ORS 332.341¹

Provision of information to school districts about elevated levels of radon

- (1) The Oregon Health Authority shall disseminate information related to elevated levels of radon to each school district in this state. Information disseminated under this section must include:
 - (a) Information about radon and the dangers associated with elevated levels of radon;
 - (b) The level of radon at which the United States Environmental Protection Agency recommends schools take action to reduce indoor radon concentrations;
 - (c) Processes by which schools may be tested for elevated levels of radon; and
 - (d) Model plans developed pursuant to ORS 332.345 (Tests of schools for elevated levels of radon).
- (2) Dissemination of information under subsection (1)(c) of this section must take into account industry standards for testing buildings for elevated levels of radon.
- (3) Upon request, the State Board of Education shall assist the authority in disseminating the information described in this section. Dissemination of information may occur by any reasonable means, including posting the information on a website maintained by the authority or the Department of Education and providing each school district with instructions on how to access the information. [Formerly 332.166]

Note: 332.341 (Provision of information to school districts about elevated levels of radon) and 332.345 (Tests of schools for elevated levels of radon) were enacted into law by the Legislative Assembly but were not added to or made a part of ORS chapter 332 or any series therein by legislative action. See Preface to Oregon Revised Statutes for further explanation.

¹ Legislative Counsel Committee, *CHAPTER 332—Local Administration of Education*, https://www.oregonlegislature.gov/bills_laws/ors/ors332.html (2019) (last accessed May 16, 2020).

Currency Information

APPENDIX 5.0
CONSULTANT RESUME

RESUME

CHARLES ARTHUR SPEAR

**CENTER FOR ENVIRONMENTAL RESEARCH
& TECHNOLOGY RADON TRAINING**

**CERTIFIED ENVIRONMENTAL CONSULTANT (CEC)
ENVIRONMENTAL ASSESSMENT ASSOCIATION**

**REGISTERED ENVIRONMENTAL ASSESSOR
(Former) REA - 01241**

AHERA INSPECTOR (EPA CERTIFICATION NO. IR-20-2439A

**CERTIFIED ENVIRONMENTAL INSPECTOR
CEI - 10364**

Professional Background

Charles A. Spear, President and founder of Environmental Inspection Services has over 30 years technical experience ranging from facility and school district radon testing to site remediation. Technical employment included food technologist to hazardous waste site remediation at Federal SUPERFUND sites from California to Maryland. Mr. Spear has successfully performed over 3,000 Phase One, Phase Two, and Phase Three Environmental Site Assessment inspections and multiple radon inspections and surveys on properties from California to Alaska and east to Maryland.

Mr. Spear has managed such projects as spilled mustard gas and organophosphate demilitarization and remediation as a decontamination sergeant of the U.S. Army Chemical Corps Technical Escort Unit Drill & Transfer Unit at Umatilla Army Depot and removal of leaking solvent underground storage tanks in California and Oregon. Additional experience included supervision as a USARMY NBC Specialist of focused remediation at the Federal Superfund site known as Aberdeen Proving Grounds, Maryland (Michaelsville Landfill). EIS does not conduct or perform geological work. Geologic work is referred to a state registered geologist.

Specifically, Mr. Spear has worked with clients such as: numerous school districts, Housing & Urban Development, the International Fabric Care Industry (IFI), the U.S. Environmental Protection Agency, The U.S. Department of Defense, The Oregon Department of Environmental Quality (ODEQ), The Oregon Department of Forestry, INTEL, Sun Microsystems, IBM, Rohm & Haas, General Electric, AT&T, Texaco, Unocal, BP, Lockheed Missile and Space Center, FMC Corporation, Oregon Department of Fish & Wildlife, Washington Department of Fish & Wildlife, City of Beaverton, City of Hillsboro, City of Corvallis, Housing Authority of Portland, Northwest Oregon Housing Authority, Washington County Department of Housing, Housing & Urban Development, numerous lenders and mortgage companies, many private development and site remedial site projects, and many attorneys and investors.

Mr. Spear managed complex solvent tank farm removals at Xidex Corporation in Sunnyvale, California and was the site cleanup manager at the Rose City Plating Site currently developed as the Oregon Convention Center. Mr. Spear is a certified hazardous waste professional who has coupled military experience as a Nuclear, Biological and Chemical Specialist (U.S. Army MOS 54E20) with experience as a professional industrial and process research engineer in both the corrugated paper and petroleum industries.

Mr. Spear has managed food industry quality control as an inplant food technologist and prepared cost reduction programs as a corrugated boxboard industrial engineer in Dallas, Texas. He is currently registered with the states of California, Washington, and Oregon and is an active member of the national respected Environmental Assessment Association. Due diligence projects have been performed throughout the United States from Fairbanks, Alaska to San Diego, California.

Professional experience includes the following:

Professional Experience

- * Dry Cleaner Inspections
- * Environmental Consultation
- * Waste Reduction Audits
- * Regulatory Compliance Audits
- * Drum Yard Clearances
- * Tank Farm Removals/Replacements
- * Lab Packaging & Supervision
- * Environmental Site Assessments
- * Superfund Site Remediation
- * Hazardous Waste site Project Design & Management
- * Habitat/Wetlands Restoration
- * AHERA asbestos inspections for school districts
- * Landfill Remediation
- * Agricultural assessments
- * Indoor air quality inspections

Professional Employment/Consultation

- * C.F.S. Continental Coffee, Inc., Food technologist, Chicago, Illinois
- * Holiday Industries, Research Engineer, Grand Prairie, Texas
- * Alton Packaging Corporation, Industrial Engineer, Dallas, Texas
- * U.S. Army Chemical Corps., Nuclear, Biological, Chemical Specialist - Special assignment - Umatilla Army Depot (DATS)
Oregon and permanent assignment U.S. Army Chemical Corps. Technical Escort Unit in Edgewood, Maryland
- * Rollins Environmental Services, Remedial Project Manager
- * Crown Environmental Services, Technical Director, Redmond, California
- * Dames & Moore, Remedial design Engineer, Portland, Oregon
- * Pegasus Environmental Management Services, Director of Technical Services
- * Pacific Tank & Construction, Manager of Estimation, Portland, Oregon
- * Enviro-Logic Inc., Director of Environmental Site Assessment Division
- * Environmental Inspection Services Founder / President

Professional Education

- * Environmental Research & Technology radon training
- * American Standard for Testing & Materials ASTM E1527-13 Training
- * Bachelor of Science, Chemistry, Northeastern Illinois University, 1978
- * U.S. Army Chemical School, Ft. McClellan, Alabama, 1983
- * U.S. Army Technical Escort Unit, Accident / Incident Response Training Center 1983
- * Registered Environmental Assessor REA - 01241 (Former classification)
- * Certified environmental Inspector CEI - 10364
- * AHERA Certified Asbestos Inspector IR-19-2439A
- * ODEQ Soil Matrix Assessor & UST Decommission Supervisor ID No. 10305
- * Washington DOE Registered Environmental Assessor
- * Wetland Specialist - Training Wetlands Institute 1997
- * EPA / HUD Lead-Based Paint (LBP) Certified Inspector & Risk Assessor

Additional Education

- * Joint Military Material Packaging & Transportation
- * Asbestos Abatement Seminar attendance 1987
- * Thin Layer Chromatography, 1989
- * Oregon Registered Underground storage Tank Supervisor, 1998
- * Oregon Registered Soil Matrix Assessor, 1998
- * Washington Registered Assessor, 1991
- * Washington Registered Underground Storage Tank Supervisor, 1991
- * Wetland Training Institute Delineation Course Study University of Portland 1997
- * 40-Hour HAZMAT Certified
- * AHERA-Certified Inspector

Special Skills

- * Facility Environmental Compliance Audits
- * ASTM standard Environmental Site Assessments
- * Computer Programming
- * Organic surfactant chemical synthesis and analysis
- * Hazardous Waste Site remediation/ estimating/ standards development
- * Design of filtration systems, batch and continuous process optimization studies
- * QA/QC Procedures
- * SUPERFUND Site Management
- * Industrial/ Research Engineering
- * Hazardous Waste Site Remediation/ Consultation
- * Wetlands Delineation and Habitat Restoration

Certification

- * U.S. Army MOS 54E20 - U.S. Army Chemical Corps.
- * International Fire Code Institute (IFCI) Certified UST Supervisor
- * International Fire Code Institute (IFCI) Certified Soil Matrix Assessor
- * Certified Hazardous Waste Manager
- * 40-hour OSHA Training
- * 40-hour OSHA Supervisor Training
- * Registered Environmental Assessor (DOE)
- * DEQ Registered UST Supervisor
- * DEQ Registered Soil Matrix Assessor
- * Resolution Trust Corporation (RTC) approved Environmental Assessor
- * California Registered Environmental Assessor (REA-01241)- program discontinued
- * Department of Ecology (DOE) Registered Environmental Assessor
- * Environmental Assessment Association, Certified Environmental Inspector & Transaction Specialist (CEI-10364)
- * Environmental Assessment Association, Certified Environmental Consultant (CEC)
- * AHERA Certified Asbestos Inspector
- * Wetland Delineator Graduate Wetland Training Institute, University of Portland 1997
- * EPA / HUD LBP Inspector & Risk Assessor
- * ASTM Training class, May, 2004