

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

February 10, 1999

Mr. Dale Hudson
Superintendent, Albany Unified School District
904 Talbot Avenue
Albany, CA-94706

Ref: Albany Middle School, 1259 Brighton Avenue, Albany, CA (previously identified as two different properties, 1259 Brighton Avenue and 507 San Gabriel Street)

Dear Mr. Hudson:

I am in receipt of the *soil and groundwater remediation report*, dated August 9, 1998 prepared by Artesian Environmental and a letter dated February 10, 1999, prepared by Vila Construction Co. for the above referenced property.

In March 1995 and July 1996 this Department approved the closure of underground storage tank related contamination at both the San Gabriel Street and the Brighton Avenue properties respectively. Due to the presence of residual contamination left in place at the Brighton Avenue site, the tank closure was given with the condition that a vapor barrier and six inches of concrete slab on grade be used during any new development. Based on the information provided to this Department, all the finished floors for the new school buildings have been underlain with a 10 mil vapor barrier and concrete slab on grade. In addition, the top two feet of the soil, (prior to the development) was removed and clean soil was imported. Also, approximately ninety percent of the site is covered with asphalt or concrete, which would prevent or reduce any residual hydrocarbon vapors from volatilizing into the school environment.

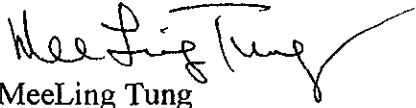
In June 1998 two shallow soil samples were collected in order to investigate petroleum odors that were found during the construction process for the new school building. Based on the laboratory results of the samples collected, hydrocarbon impacted soil was excavated, creating a pit measuring 31 feet long, and 22 feet wide. The excavated soil was disposed at Altamont Landfill. Confirmation soil samples were collected at the sidewalls of the excavation and based on the laboratory results, no significant contamination was identified.

Attached is a site map showing a footprint of the new building, locations of the former underground storage tanks, and the recently excavated area (in June 1998).

Based upon the available information and with provision that the information provided to this agency is accurate and representative of site conditions, the site does not pose a threat

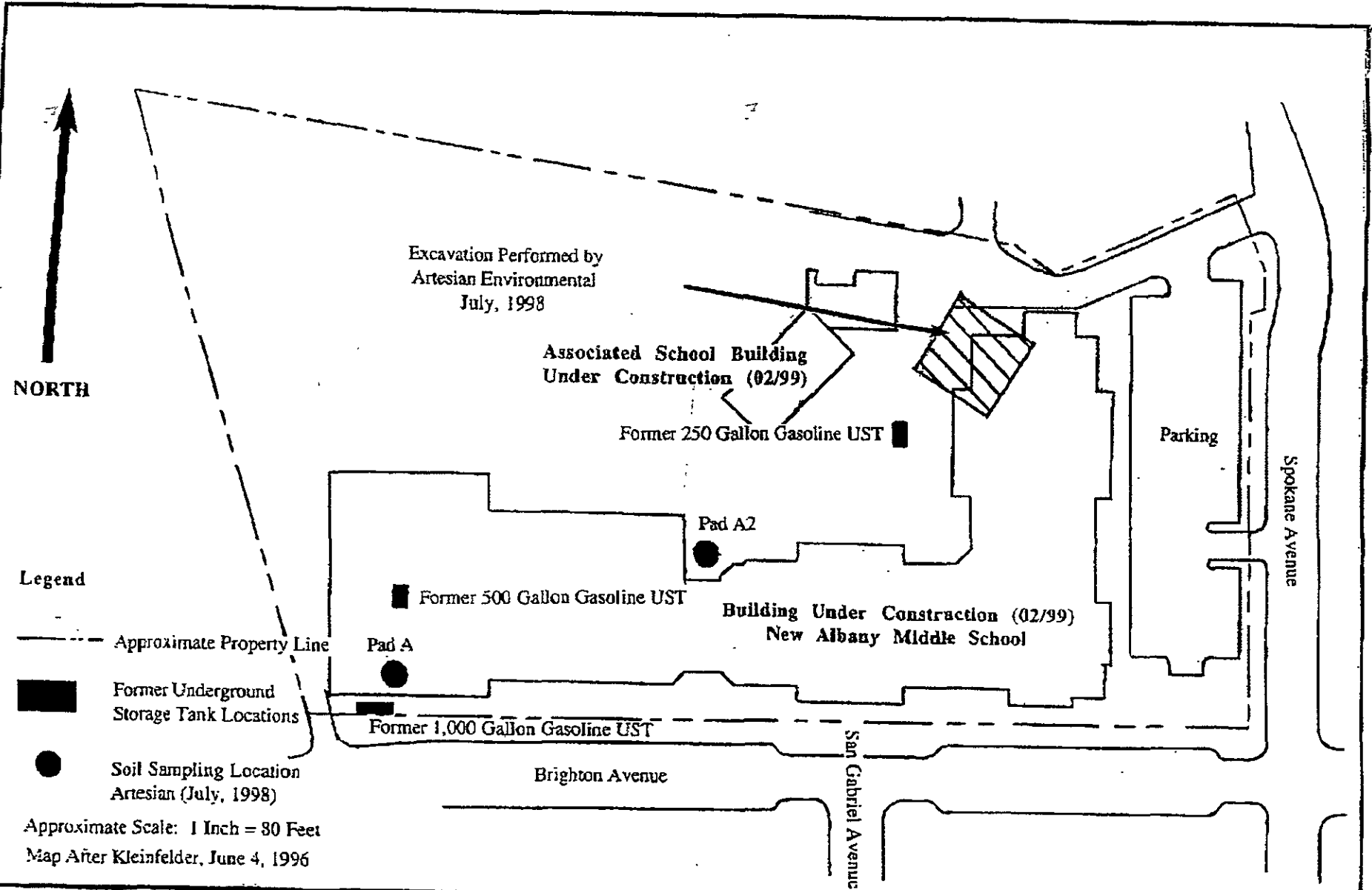
to public health and is safe for the purpose of school occupancy. If you have any questions you may reach me at (510) 567-6764.

Sincerely,

A handwritten signature in black ink, appearing to read "MeeLing Tung", with a long, sweeping horizontal stroke extending to the right.

MeeLing Tung
Director, Environmental Health Services

Paul Jones, Artesian Environmental, 229 Tewksbury Avenue, Point Richmond,
California - 94801



Legend

- - - - - Approximate Property Line
- Former Underground Storage Tank Locations
- Soil Sampling Location Artesian (July, 1998)

Approximate Scale: 1 Inch = 80 Feet
 Map After Kleinfelder, June 4, 1996

ARTESIAN ENVIRONMENTAL CONSULTANTS
 229 Tewksbury Avenue
 Pt. Richmond, California 94801
 Phone (510) 232-2728 Fax (510) 232-2823

NEW ALBANY MIDDLE SCHOOL: SITE PLAN
 Vila Construction Company
 Brighton and Spokane Avenues
 Albany, California

Project No.: 373-001-01

Date: 8/7/98

Prepared by: J. Jacobs

Figure 2

Office Phone
(510) 236-9111
FAX
(510) 236-4979

Vila Construction Co.

GENERAL CONTRACTORS
590 South 33rd Street Richmond, California 94804

Contractor's
Lic. No 300454

February 10, 1999

Alameda County Health Agency
Division of Environmental Protection
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502
Attn: Madhulla Logan, M.S.

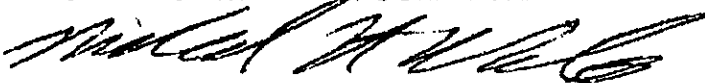
RE: NEW ALBANY MIDDLE SCHOOL

Per the Alameda County's request at our meeting today, February 10, 1999, Vila Construction has the following comments for your review.

- A. The site of the New Albany Middle School:
1. All finish floors of the building have been underlain with a 10 mil vapor barrier, see the attached specification. In addition, the top 24" below the finish floor in all of the buildings has had existing soils exported and a new 24" of non-expansive soil has been imported.
 2. The site is approximately 3-8 acres in size. Approximately 90% of the site is covered by either asphalt or concrete. Areas outside of the buildings have had 12" of the existing soils exported and a new 12" of non-expansive soil has been imported.

I hope that these comments have answered your concerns about the site. If you have any further questions, please do not hesitate to give me a call.

Sincerely,
VILA CONSTRUCTION COMPANY


Richard H. Vila
Vice President

Cc: AUSD - Connie Hubbard
Artesian Environmental - Paul Jones

When tested in accordance with ASTM C 156-93, compound shall restrict the loss of water to not more than 0.55 kg per square meter. Acceptable products, or equal:

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- Dayton-Superior; Day-Chem Sil-Cure (J13)
- Euclid Chemical Co.; Cure & Hard
- W. R. Meadows; Cure Hard
- Nox-Crete, Inc.; Bro-Cure
- Sonneborn Building Products; Sonosil

.2 Dissipating Resin Type: Water based, resin compound containing no wax, paraffin, gum or oil, designed to cure fresh concrete and complying with ASTM C 309-93, Type I-D, Class B. Acceptable products, or equal:

- Burke Corp.; Aqua Resin Cure
- Euclid Chemical Co.; Kurez VOX
- W. R. Meadows; 1100 Clear
- Nox-Crete, Inc.; Resin Cure E
- Symons Corp.; Resi-Chem Clear Cure
- Sonneborn Building Products; Sonocure

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.3 Pigmented Type: Water based blend of pure waxes, polymers, additives, and alkali resistant pigments as recommended by the manufacturer of the coloring admixture. When tested in accordance with ASTM C 156-93, compound shall restrict the loss of water to not more than 0.55 kg per square meter. Acceptable products, or equal:

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- L.M. Scofield Co.; Lithochrome Colorwax, Water Base
- Admixtures, Inc.; Colorfull Cure-Sealer

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L

.4 Curing Sealer: Water based acrylic resin compound containing not less than 12 percent solids, designed to cure, seal and dustproof concrete floors, complying with ASTM C 309-93, Type I, Class B. Acceptable products, or equal:

- Burke Corp.; Spartan Cote WB
- Dayton-Superior; Safe Cure & Seal (J-18)
- Euclid Chemical Co.; Aqua-Cure VOX
- W. R. Meadows; Intex
- Nox-Crete, Inc.; Cure & Seal 1200E
- Symons Corp.; Cure & Seal 12% Emulsion
- Sonneborn Building Products; Kure-N-Seal WB

2

2.1.9 Expansion Joint Filler: Premolded, of sizes and thicknesses indicated, meeting the requirements of ASTM D 1751-83(1991).

2
:

2.1.10 Expansion Joint Sealing Compound: Expansion joint sealant and backer rod is specified in Section 07900.

:

* -> 2.1.11 Vapor Barrier: 10 mil polyethylene meeting the requirements of ASTM D 2103-92.

1

2.1.12 Sand for Use With Vapor Barrier Under Concrete: Washed fine aggregate meeting the requirements of ASTM C 33-93.

.4 A list specifying the intended usage of each mix design shall be clearly shown as part of the designs.

PART 3 - EXECUTION

3.1 CONVEYING AND PLACING CONCRETE:

3.1.1 Notify the Owner's Inspector and DSA at least 2 working days in advance of the placing of any concrete.

3.1.2 Soil bottoms for footings and slabs shall be inspected by the Geotechnical Engineer, before placing concrete.

3.1.3 Before placing concrete, forms shall be thoroughly inspected. Remove wood chips, dirt, etc., take out temporary bracing and cleats, box openings for pipes, etc., secure forms in their correct position and make tight, secure reinforcement, anchors, and embedded items in their proper places. Concrete which may be on the forms or reinforcement, and which is set and dry, shall be cleaned off and the forms and steel washed off before proceeding. Remove water and all foreign matter from forms and excavations.

* → 3.1.4 Subgrade Preparation: Before concrete floor slabs on grade are poured, place vapor barrier over prepared subgrade, lapping all joints not less than 4 inches. Seal all joints and punctures in vapor barriers with pressure sensitive tape. Cover vapor barrier with a 2 inch thick layer of sand.

3.1.5 Surface Preparation: Before new concrete is deposited against hardened concrete, and before masonry is placed on concrete, remove all incrustations and laitance from forms, reinforcing, and surface of hardened concrete. If the surface mortar and laitance of the first concrete pour has not been completely removed by water blasting, the hardened concrete surface shall receive a sandblast treatment exposing the coarse aggregate, to 1/4 inch amplitude. Surfaces which are to receive drypack shall also be prepared as herein specified.

3.1.6 Handling and Depositing:

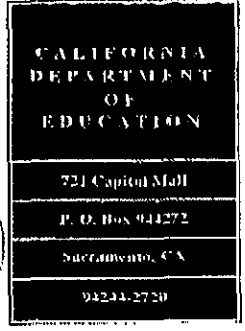
.1 Concreting, once started, shall be carried on as a continuous operation until the section of approved size and shape is completed.

.2 Handle concrete as rapidly as practicable from the mixer to the place of final deposit by methods which prevent the separation or loss of ingredients. Deposit concrete as neatly as practicable, in its final position to avoid rehandling or flowing.

.3 Concrete shall not be dropped freely where reinforcing will cause segregation, nor shall it be dropped freely more than 4 feet. Concrete shall be deposited to maintain a plastic surface approximately horizontal.

.4 Do not deposit concrete that has partially hardened in the work. Concrete shall not be retempered nor used after having stood 15 minutes after leaving the truck or mixer.

RECEIVED
FEB 5 1999



Susan
FBI
Dick



DELAINE EASTIN
State Superintendent of Public Instruction

January 28, 1999

RECEIVED
FEB 05 1999

✓ [Handwritten initials]

Mr. J. Dale Hudson, Superintendent
Albany Unified School District
904 Talbot Avenue
Albany, California 94706

Dear Mr. Hudson:

I want to follow up on our telephone conference call of yesterday with a brief letter specifying what the Department of Education requires in order to provide the necessary toxic remediation clearance for State Allocation Board funding of the new middle school project. Constance Hubbard of the School District and Barbara Wilson of the Office of Public School Construction were also participants in the phone call

What is needed is a comprehensive environmental clearance of the schoolsite from a local or state lead environmental agency certifying that all toxic contamination has been properly cleaned up and that the site is safe for school occupancy. This is a Lease-Purchase Program project. For your future reference, if this were a School Facilities Program application, this comprehensive environmental clearance would be required from a state level lead environmental agency.



The Remedial Action Completion Certification letters from the Alameda County Health Care Services Agency, Department of Environmental Health, of May 10, 1995, and October 22, 1996, to the former owners of the property are limited to "site investigation and remedial action" for the three underground gasoline storage tanks. I have confirmed with Susan Hugo of the Alameda County Department of Health Services that they are limited, rather than comprehensive, in scope. It is unclear, for instance, whether they include soil excavation and remediation under the former Hill Lumber Office Building, Building 1, as called for in the *Phase I Environmental Site Assessment Update Report* (pages 5-3 and 5-4) by SEACOR, dated September 22, 1994. We know they do not address the soil and groundwater contamination clean up on the former City of Albany Corporation Yard uncovered during site grading for the school. I do not know whether the ammonia odors detected by Kleinfelder or other environmental circumstances may be of concern.

The Office of Public School Construction will not re-schedule the bid approval agenda item for State Allocation Board action until it has received our certification that the site has been cleared by the lead environmental agency. So please do not hesitate to contact me if I can help expedite this matter

Sincerely,

George M. Shaw, Consultant
School Facilities Planning Division
Phone 916-322-1463

cc: Constance Hubbard, Albany Unified School District
John Jenkin, Jenkin Advisory Team
Barbara Wilson, Office of Public School Construction

LOP - RECORD CHANGE REQUEST FORM

printed:
10/22/96

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp: SH

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 3676 LOC: 12/07/94
 SITE NAME: Hill Lumber Company DATE REPORTED : 04/17/91
 ADDRESS : 1259 Brighton Ave DATE CONFIRMED: 04/17/91
 CITY/ZIP : Albany 94706 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: O CONTRACT STATUS: 8 PRIOR CODE:2B4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 03/04/92
 PRELIMINARY ASMNT: C DATE UNDERWAY: 07/01/91 DATE COMPLETED: 12/01/91
 REM INVESTIGATION: C DATE UNDERWAY: 07/29/92 DATE COMPLETED: 08/04/92
 REMEDIAL ACTION: C DATE UNDERWAY: 08/04/92 DATE COMPLETED: 04/25/95
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 03/04/92
 LUFT FIELD MANUAL CONSID: 3HSCARWG
 CASE CLOSED: Y DATE CASE CLOSED: 10/22/96
 DATE EXCAVATION STARTED : 04/16/91 REMEDIAL ACTIONS TAKEN: ED, ET

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Ralph Hill
 COMPANY NAME: Hill Lumber Company
 ADDRESS: 2522 Tamalpais Avenue
 CITY/STATE: El Cerrito CA 94530

INSPECTOR VERIFICATION:

NAME SUSAN HUGO SIGNATURE Susan L. Hugo DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only			Case Progress Changes	
ANPPGMS _____	LOP _____	DATE _____	LOP _____	DATE _____

We Don't Just Work On Your Environmental Problems, We Solve Them!

September 25, 1996

Susan Hugo
Alameda County Health Care Agency
Environmental Protection Division
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor, Room 250
Alameda, CA 94502
(510) 567-6700 Phone
(510) 337-9335 Fax

**Subject: PROCEDURE FOR DECOMMISSIONING OF FOUR EXISTING
MONITORING WELLS AT THE HILL LUMBER COMPANY SITE LOCATED
AT: 1259 Brighton Avenue, Albany, CA 94706**

Dear Susan:

GEOSOLV, Inc. used the following procedure for well destruction, on September 18, 1996, at the above mentioned job site location:

The wells were rebores to one foot deeper than their original constructed depth using a hollow-stem auger drill rig equipped with a 7.75 O.D. hollow-stem auger. The well was drilled out to the diameter of the original borehole down to the depth of the bottom of the bentonite seal. The driller then secured the PVC with a wireline and removed the PVC well casing from the borehole for monitoring wells MW-4 and MW-2 (**see attached map**). The driller then continued to redrill and remove the sand pack down to the required well depth.

Once the boreholes were drilled out and all well construction materials were removed, a mixture consisting of approximately 5% bentonite and lean cement (grout) was slowly poured down the center of the hollow stem auger while the auger was gradually pulled up as the borehole was filled, from the bottom up, until the grout mixture reached the grade surface.

MW-1 was originally constructed through the UST gravel/cobble backfill. The fill was approximately 11 feet deep. The auger was deflected from its vertical path during drilling due to cobble obstructions and cut the PVC casing at a depth of two feet bgs. The auger successfully removed the bentonite seal and was drilled to a depth of twenty feet bgs to attempt to free up the casing so that it could be pulled from the borehole. This was unsuccessful because the gravel/cobble backfill dropped down through the flights until the casing was jammed in place at approximately 20 feet bgs. The auger was then retracted to the surface and fitted with a bottom plug before redrilling back down the hole. The auger was drilled through 20 feet of casing until it began to divert from a vertical position. The top 20 feet of casing was successfully removed from the borehole. The bottom plug for the auger was then removed in preparation to receive grout. Approximately nine feet of casing was left in the borehole from a depth of 20 to 29 feet bgs. A careful downhole inspection revealed that the opening to the PVC casing, which remained in place, was left unobstructed. The grout mixture was poured down the hollow stem until the 2 inch PVC casing was filled. The auger was gradually retracted from a well

depth of 20 feet bgs until grade surface was reached with the grout mixture. The end result was that the casing was filled completely with grout from 20 to 29 feet bgs, the native material was sealed from between 15 and 20 feet bgs with some fill cobbles mixed in with the grout, the native material was completely sealed between 11 and 15 feet bgs with no obstructions, and the grout from 11 to 0 feet bgs was partially dispersed throughout the gravel/cobble tank backfill until the grout was eventually brought to the surface without any settlement. The final grout seal will prevent any migration of potential contaminants along the former well path.

MW-3 was drilled down through the bentonite seal with a hollow stem auger and again cut off the PVC casing at a depth of two feet bgs. The reason for this is that the 2 inch diameter PVC casing tended to wobble freely inside the relatively large 7 & 3/4 inch diameter hollow stem until the scraping of the PVC by the inside of the hollow stem eventually cut off the casing. Since the casing could not be pulled, the auger was then retracted to the surface and fitted with a bottom plug and was returned down the borehole. The casing and well construction materials were completely drilled out until the PVC casing bottom cap was brought to the surface. The auger bottom plug was removed and the inside of the hollow stem was filled with grout as the auger was gradually pulled to the surface until the borehole was completely filled to the surface. The final grout seal will prevent any migration of potential contaminants along the former well path.

Four 55 gallon drums were filled with soil cuttings and will be manifested to a legal point of disposal pending analytical results. It is highly likely that all of the soil analytical results will turn up as non-detectable for all applicable hydrocarbons and the soil will be disposed of onsite pending approval by application of a Regional Water Board Soil Waste Discharge Requirements Permit.

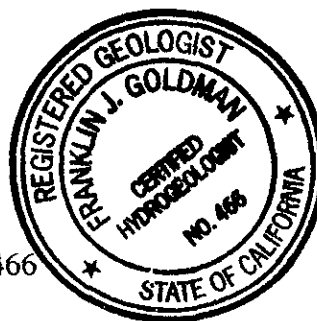
Should you have any questions regarding *GEOSOLV, Inc.*'s procedures, please feel free to call us.

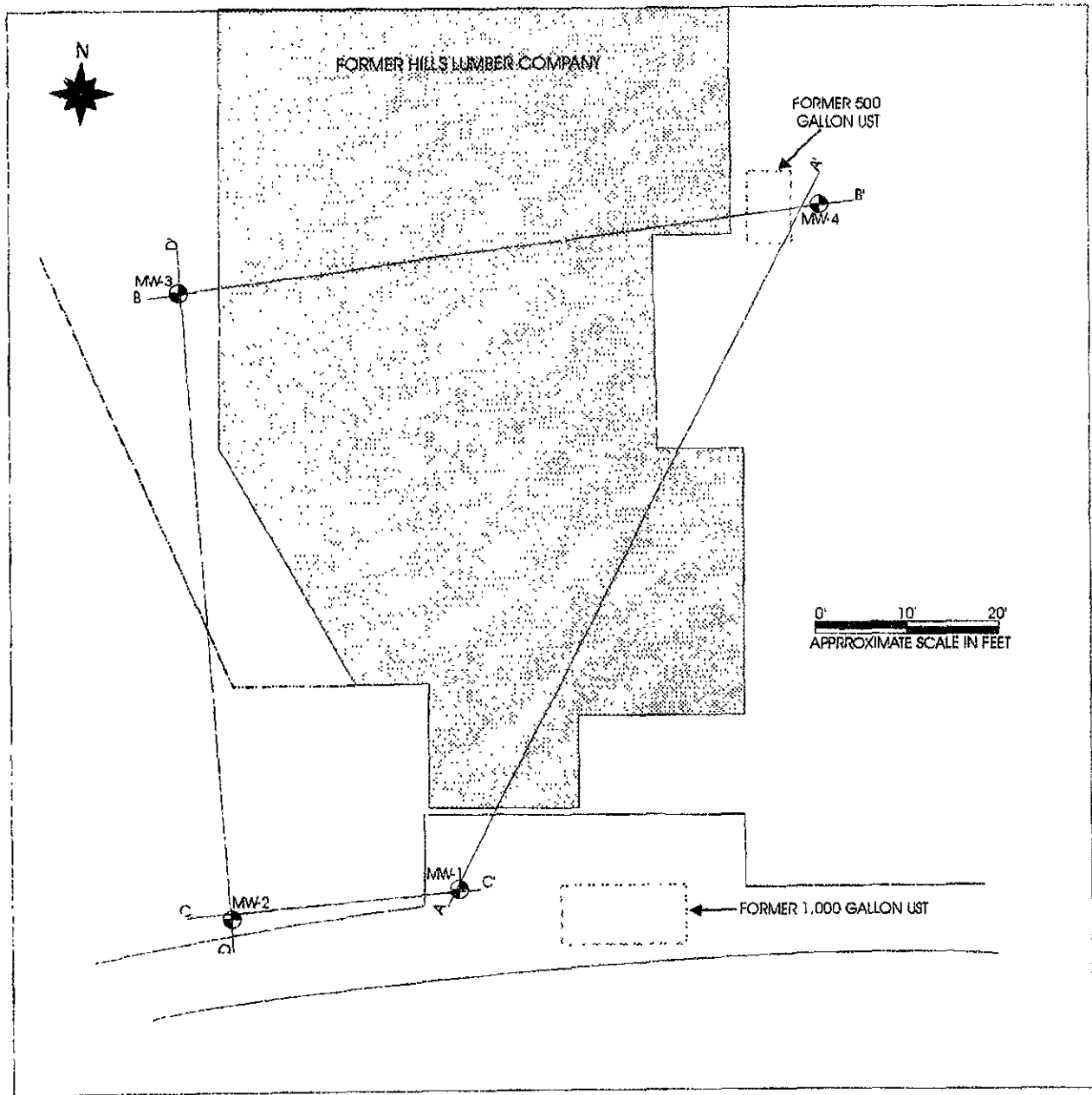
Sincerely,

GEOSOLV, Inc.

Franklin J. Goldman

Frank Goldman
President/Certified Hydrogeologist # 466





LEGEND




-  EXISTING MONITORING WELLS
-  GROUNDWATER ELEVATION
-  FENCE

FIGURE 6

GEOSOLV, INC.
 543 Oregon Street, Sonoma, California 95476

MAP SHOWING LINES OF STRATIGRAPHIC SECTION

THE HILL LUMBER COMPANY
 1259 BRIGHTON AVENUE
 ALBANY, CALIFORNIA

Project No. 0001 96
 May 2, 1996

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

April 2, 1996
STID# 3676

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

Mr. Ralph Hill
2522 Tamalpais Avenue
El Cerrito, California 94530

RE: Status of the Soil Drill Cuttings and Purged Water at the
Former Hill Lumber Company - 1259 Brighton Avenue,
Albany, California 94706

Dear Mr. Hill:

The Alameda County Department of Environmental Health, Environmental Protection Division has reviewed the analytical data submitted by Geosolv, Inc. regarding the soil and water samples collected to characterize the soil drill cuttings (approximately 1.5 cubic yards) and the purged water (stored in four 55 gallon drums) at the above referenced site.

The soil and water samples found no detectable concentration of TPH gasoline and BTEX. The proposal to use the soil drill cuttings and the purged water at site is acceptable. It has been communicated to me by Mr. Rafael Gallardo of Geosolv, Inc. that Mr. Kevin Graves of the RWQCB has been informed and has no objection to the soil and the purged water reuse at the site.

Please provide me with a copy of the site map identifying the area where the soil and water will be used. In addition, preventive measures should be undertaken to control any wind dispersal and contain any water run-off at the site.

If you have any questions regarding this letter, please contact me at (510) 567- 6780.

Sincerely,

Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Jun Makishima, Interim Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection / file
Kevin Graves, San Francisco Bay RWQCB
Frank Goldman, Geosolv, Inc., 643 Oregon St., Sonoma, CA 95476

GEOSOLV, INC.
ENVIRONMENTAL AND HYDROGEOLOGICAL CONSULTING

March 7, 1996

Susan Hugo
Alameda County Health Care Agency
Environmental Protection Division
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor, Room 250
Alameda, CA 94502
(510) 567-6700 Phone
(510) 337-9335 Fax

STD 3676

SUBJECT: REQUEST TO PERFORM COMPOSITE SOIL SAMPLING OF DRUMMED SOIL DRILL CUTTINGS FOR THE HILL LUMBER COMPANY SITE LOCATED AT: 1259 Brighton Avenue, Albany, CA 94706

Dear Susan:

This letter requests your concurrence with our proposal to disperse, a minimum of twelve - 55 gallon drums of petroleum impacted soil onto visquene, onsite, so that we may obtain representative samples of soil for profiling. It is our intention to dispose of the soil onsite if the laboratory results indicate that this procedure would not adversely impact environmentally sensitive receptors in the vicinity. We will perform composite sampling of not less than one sample per twenty cubic yards of soil. We expect that it will not be necessary to take more than two (2) samples for profiling. All soil removed from the drums will be carefully placed on visquene and noted for its location on a map for future tracking. The soil spreading area will be located so that stormwater runoff will not come into contact with the stockpiled soil. Visquene will also be placed over the top of the stockpile to prevent contact from precipitation. No liquid from drums will be stockpiled to prevent uncontrolled runoff. If water is encountered in any of the drums, it will be sampled at a rate of one sample per drum. All samples collected will be analyzed for TPHg and BTEX. In the event that the lab results indicate that the waste soil or water cannot be disposed of onsite, or that onsite treatment (e.g. aeration of soil or carbon filtration for water) can't be performed effectively, then the waste will be manifested offsite to a legal point of disposal. We would like to perform this work within one week of your receipt of this letter.

A short report of these activities along with a map, lab results, QA/QC, waste manifests, and conclusions and recommendations will be forwarded to you in approximately two weeks. Please Fax or call in your response or concerns to GeoSolv, Inc. We thank you for all your help.

Sincerely,

Franklin J. Goldman
Frank Goldman, RG



*TPH diesel
Analysis
in soil
detected
many
soil samples
Water sample
analyze
for
TPH
& BTEX*

GEOSOLV, INC.
ENVIRONMENTAL AND HYDROGEOLOGICAL CONSULTING

March 2, 1996

Mr. Ralph Hill
~~Graton, CA~~
c/o Hill Lumber Company
Albany, CA

2522 Tamalpais Ave.
El Cerrito, CA 94530

**SUBJECT: PROPOSAL TO PERFORM A RISK ASSESSMENT STUDY AND WELL
DESTRUCTION SERVICES FOR THE HILL LUMBER COMPANY SITE LOCATED
AT: 1259 Brighton Avenue, Albany, CA 94706**

Dear Mr. Hill:

GeoSolv, Inc. is pleased to submit to you our proposal to perform a Risk Assessment Study, well destruction of four groundwater monitoring wells, and arrange for the removal of approximately 10 to 12 existing 55-gallon drums of soil and/or purged groundwater at **1259 Brighton Avenue, Albany, CA 94706.**

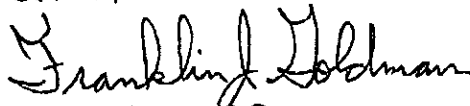
The attached proposal, as outlined in "Schedule A" defines the activities and associated costs required to complete the above mentioned tasks. An explanation of each task and approximate cost is presented on the following pages. Our goal in performing these tasks will be to obtain sufficient information to make a case for site closure with the environmental agencies overseeing your sight. After completion of the proposed work, a report will be submitted to you to forward to the appropriate regulatory agencies. The report will contain a summary of the data collected along with conclusions, and recommendations.

It is our intention to perform the risk assessment before well abandonment, unless regulatory authorities determine that the remaining wells will no longer have any future use.

Thank you again for your consideration. Please contact us at your earliest convenience if you have any questions concerning this proposal, or require any additional assistance.

Sincerely,

GeoSolv, Inc.



Frank Goldman, R.G.



Rafael Gallardo
Associate Geologist

PRO#1001,Ca
Page 3 of 3
DATE: 03/02/96

Billing Information

Ralph Hill
Whom to bill/Contact Person/Client

(510) 233-4455
Phone Number

2522 Tamalpais Ave.
Street Address

X 94-055380
Federal Tax Identification Number

El Cerrito, CA 94530
City, State and Zip Code

Acceptance

The above prices, specifications, and conditions are satisfactory and are accepted. Client authorizes GEOSOLV, INC. to perform the work specified herein, and agrees to pay for such work in accordance with the Standard Contract Terms, Revised 03/02/96 (Attached).

Client

Hill Lumber Company \ Albany, CA
Printed Company or Agency Name

X 3/2/96
Date

X Ralph Hill owner
Signature

Ralph Hill \ Owner
Printed Name and Title

Consultant
GEOSOLV, INC

Franklin J. Goldman
Signature

3/2/96
Date

President

Title

Rafael Halladay
Signature

3/2/96
Date

Associate Geologist

Title

C O V E R**FAX****S H E E T****To: ALAMEDA COUNTY HEALTH AGENCY - SUSAN HUGO****Fax #: 510-337-9335****Subject: OUTLINE FOR A PROPOSED SCREENING RISK ASSESSMENT
FORMER HILL LUMBER SITE
1259 BRIGHTON AVENUE
ALBANY, CALIFORNIA****Date: FEBRUARY 5, 1996****Pages: 2 (INCLUDING COVER SHEET)****COMMENTS:****MS HUGO:**

PLEASE FIND ATTACHED AN OUTLINE FOR A PROPOSED SCREENING RISK ASSESSMENT AT THE ABOVE-REFERENCED SITE. THIS OUTLINE FOLLOWS THE FORMAT UTILIZED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS (LACDPW), UST LOCAL OVERSIGHT PROGRAM - APPENDIX G (JUNE 1, 1993), AND THE USEPA'S "RISK ASSESSMENT GUIDANCE FOR SUPERFUND, VOLUME 1, HUMAN HEALTH EVALUATION MANUAL (PART A) INTERIM FINAL" (DECEMBER 1989).

I HAVE USED THIS OUTLINE FOR SITES UNDER THE JURISDICTION OF THE LACDPW - LOP IN THE LA BASIN. THE SUBJECT SITES WERE TO BE DEVELOPED AS RESTAURANTS. THIS OUTLINE WAS AN ACCEPTABLE METHODOLOGY TO THE LACDPW - LOP.

PLEASE REVIEW THE OUTLINE WITH YOUR COLLEAGUES. IF THE OUTLINE IS ACCEPTABLE WE WILL PROPOSE TO UTILIZE IT TO PERFORM A SCREENING RISK ASSESSMENT FOR THE FORMER HILL LUMBER SITE. IF THE OUTLINE IS UNACCEPTABLE, PLEASE NOTIFY ME OTHERWISE AND WE WILL USE WHATEVER METHOD THAT IS REQUIRED BY YOUR AGENCY.

I WILL CALL YOU WEDNESDAY (02/07/96).**THANK YOU**

From the desk of...

Matthew H. Spielmann.
Senior Project Manager
GROWTH Environmental Services, Inc.
420 Executive Court North, Suite G
Suisun, CA 94585707-863-4171
Fax: 707-863-8471

SCREENING RISK ASSESSMENT OUTLINE

Introduction

Methodology

Site Background

History

Physical/Environmental Setting

Planning Land Use

Chemicals of Potential Concern

Investigated Media (soil, groundwater, surface water, air, sediment, biota)

Selection of Site-Specific Indicator Chemicals

Selected Site-Specific Indicator Chemicals

Exposure Assessment

Site-Specific Human Receptor Populations

Site-Specific Fate and Transport of Indicator Chemicals

Site-Specific Potential Exposure Pathways

Toxicity Assessment

Toxicological Properties of Indicator Chemicals

Site-Specific Exposure Analysis

Receptor Populations

Routes of Exposure

Typical Exposure

Chronic Daily Intakes

Exposure Analysis Summary

Site-Specific Risk Characterization

Noncarcinogenic Health Effects

Reference Dose/Chronic Hazard Quotient and Index

Carcinogenic Health Risks

Slope Factors and Cancer Risk

Risk Characterization Summary

Sources of Uncertainty

Animal Tests and/or Epidemiological Studies

Collection of Site Data

Development of Site-Specific Screening Risk Assessment

Strengths

Summary and Conclusions

STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS
2014 T STREET, SUITE 130
P.O. BOX 944212
SACRAMENTO, CALIFORNIA 94244-2120
(916) 227-4307
(916) 227-4530 FAX



JAN 09 1995

Hill Lumber & Hardware Co., Inc.
Attn: Ralph Hill
P.O. Box 6038
Albany, CA 94706

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 008245, FOR SITE ADDRESS: 1259 Brighton Avenue, Albany, CA 94706

The State Water Resources Control Board (SWRCB) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed \$80,000. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on January 3, 1994 and may be modified by the SWRCB in writing by an amended Letter of Commitment.

The SWRCB will take steps to withdraw this Letter of Commitment after 90 calendar days from the date of this transmittal letter unless you proceed with due diligence with your cleanup effort. This means that you must take positive, concrete steps to ensure that corrective action is proceeding with all due speed. For example, if you have not started your cleanup effort, you must obtain three bids and sign a contract with one of these bidders within 90 calendar days. If your cleanup effort has already started and was delayed, you must resume the expenditure of funds to ensure that your cleanup is proceeding in an expeditious manner. You are reminded that you must comply with all regulatory agency time schedules and requirements. We constantly review the status of all active claims, and failure to proceed with due diligence will be grounds for withdrawal of this Letter of Commitment.

You should read the terms and conditions listed in the Letter of Commitment. Also attached you will find:

- A "Reimbursement Request Instructions" package. You should **retain this package for future reimbursement requests**. Among other information, the package includes instructions for completion of the "Reimbursement Request" form and the "Spreadsheet". These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in these instructions are samples of Reimbursement Request forms and completed Spreadsheets. Within the package also included are:
 - A "Bid Summary Sheet" to document data on bids received.
 - Recommended Minimum Invoice Cost Breakdown.
 - A "Certification of Non-Recovery From Other Sources" which must be returned before any reimbursements can be made.
- "Reimbursement Request" forms which you must use to request reimbursement of costs incurred.
- "Spreadsheet" forms which you must use in conjunction with your Reimbursement Request.
- "Vendor Data Record" (Std. Form 204) which must be completed and returned with your first Reimbursement Request.

If you have any questions regarding the Letter of Commitment or the Reimbursement Request package, please contact Blessy Torres at (916) 227-4535.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Deaner".

Dave Deaner, Manager
Underground Storage Tank
Cleanup Fund Program

Attachments

cc: California Regional Water Quality
Control Board, San Francisco Bay Region
Attn: S. Morse
2101 Webster Street, Suite 500
Oakland, CA 94612

Alameda County EHD
Attn: Tom Peacock
1131 Harbor Bay Pkwy, 2nd Floor
Alameda, CA 94502-6577

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 008245

AMENDMENT NO: 0

CLAIMANT: Hill Lumber & Hardware Co., Inc.
CO-PAYEE: None

BALANCE FORWARD: \$0

THIS AMOUNT: \$80,000

CLAIMANT ADDRESS: Attn: Ralph Hill
P.O. Box 6038
Albany, CA 94706

NEW BALANCE: \$80,000

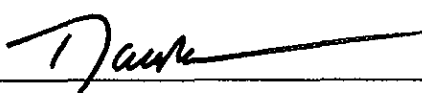
TAX ID / SSA NO.: 94-0553180

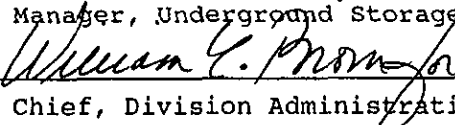
Subject to availability of funds, the State Water Resources Control Board (SWRCB) agrees to reimburse Hill Lumber & Hardware Co., Inc. (Claimant) for eligible corrective action costs at Hill Lumber Co. 1259 Brighton Avenue, Albany, CA 94706 (Site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$80,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the SWRCB, the SWRCB shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
4. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
5. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
6. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
7. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the SWRCB. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the SWRCB's consent.
8. This Letter of Commitment may be withdrawn at any time by the SWRCB if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the SWRCB this 7th day of December, 1994.

STATE WATER RESOURCES CONTROL BOARD

BY 
Manager, Underground Storage Tank Cleanup Fund Program

BY 
Chief, Division Administrative Services

STATE USE :
CALSTARS CODING :
0550 - 569.02 - 30530

\$ _____

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # 3676 Site Name Former Hill Lumber City of Albany City Yard Today's Date 10/25/94
 Site Address 1259 Brighton Ave
 City ALBANY Zip 94608 Phone _____

II.A BUSINESS PLANS (Title 19)

- ___ 1. Immediate Reporting 2703
- ___ 2. Bus Plan Stds. 25503(b)
- ___ 3. RR Cars > 30 days 25503.7
- ___ 4. Inventory Information 25504(a)
- ___ 5. Inventory Complete 2730
- ___ 6. Emergency Response 25504(b)
- ___ 7. Training 25504(c)
- ___ 8. Deficiency 25505(a)
- ___ 9. Modification 25505(b)

II.B ACUTELY HAZ. MATLS

- ___ 10. Registration Form Filed 25533(a)
- ___ 11. Form Complete 25533(b)
- ___ 12. RMPP Contents 25534(c)
- ___ 13. Implement Sch. Req'd? (Y/N)
- ___ 14. OffSite Conseq. Assess. 25524(c)
- ___ 15. Probable Risk Assessment 25534(d)
- ___ 16. Persons Responsible 25534(g)
- ___ 17. Certification 25534(f)
- ___ 18. Exemption Request? (Y/N) 25536(b)
- ___ 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- General**
- ___ 1. Permit Application 25284 (H&S)
- ___ 2. Pipeline Leak Detection 25292 (H&S)
- ___ 3. Records Maintenance 2712
- ___ 4. Release Report 2651
- ___ 5. Closure Plans 2670
- Monitoring for Existing Tanks**
- ___ 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose Semi-annual gndwater One time sols
 - 3) Daily Vadose One time sols Annual tank test
 - 4) Monthly Gndwater One time sols
 - 5) Daily Inventory Annual tank testing Cont pipe leak det Vadose/gndwater mon.
 - 6) Daily Inventory Annual tank testing Cont pipe leak det
 - 7) Weekly Tank Gauge Annual tank testing
 - 8) Annual Tank Testing Daily Inventory
 - 9) Other _____
- ___ 7. Precs Tank Test 2643
Date: _____
- ___ 8. Inventory Rec. 2644
- ___ 9. Soil Testing 2646
- ___ 10. Ground Water. 2647
- New Tanks**
- ___ 11 Monitor Plan 2632
- ___ 12 Access, Secure 2634
- ___ 13 Plans Submit 2711
Date: _____
- ___ 14. As Built 2635
Date: _____

___ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II Business Plans, Acute Hazardous Materials
- ___ III. Underground Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

On Site:
 Installation of MW near the former 500 gal tank.
 - Three hydro punches water samples collected near the property boundary of Hill Lumber of City of Albany Corp. Yard.

II, III

Contact: _____

Title: _____

Signature: _____

Inspector: _____

Signature: _____

CLAIM NO.

8245

LOCAL AGENCY NO.

STID 3676

SITE ADDRESS

1259 Brighton Ave, Albany CA 94706

CORRECTIVE ACTION COMPLIANCE DOCUMENTATION

PAGE 3

DATE

ACTION REQUIRED/RESPONSE

See attached

CONFIRMATION OF CORRECTIVE ACTION COMPLIANCE:

After reviewing the lead agency site file, the claim reviewer has determined that the claimant is in substantial compliance with corrective action requirements.

Anna L. [Signature]

REVIEWER'S SIGNATURE

8/24/99
DATE SIGNED

LEAD AGENCY CONCURRENCE:

As of this date, the lead agency representative concurs with the determination that the claimant is in compliance with applicable corrective action requirements.

Susan L. Hugs

SIGNATURE

8/25/99
DATE SIGNED

STAFF RECOMMENDATION: () APPROVED

() REFERRED TO TEAM LEADER - See Comments, Page 2.

REVIEWER'S SIGNATURE:

Revised 10/92

DATE SIGNED

DETAILED REVIEW CHECKLIST

PAGE 3

Claimant: Hill Lumber & Hardware
Claim #: 8245

STID # 3676

Address: 1259 Brighton Ave., Albany

<u>Date</u>	<u>Action Required/Response</u>
8/5/91	CEC Site Investigation
5/5/92	Co. ltr: Submit Preliminary Assessment WP by 6/19/94.
6/17/92	CEC WP for MW Installation and Remediation.
7/13/92	CEC Revisions to WP
7/30/92	Haz/Mat Inspection Form: Overexcavation.
9/15/92	CEC Soil Remediation Report.
11/17/92	Certified Environmental (CEC) Spoils Pile Sampling.
6/13/94	CEC WP Summary for MW Installation.
7/13/94	Haz/Mat Inspection Form: Developing 3 MWS.
7/14/94	CEC Report on Installation of GW MWS.

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

Site ID # 3676 Site Name City of Albany Corporation Today's Date 7/13/94
Jornel Hill-Lumker

Site Address 1259 Brighton Ave.
 City Albany Zip 94706 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

On Site:
Developing 3 MWS installed recently. Request laboratory analyses for soils stored in 04-55 gallon drums (all ND). Verbal approval to spread soil on site.
MW 2 moved to the south near MW-1
Need a letter of approval to use soil in drums on site.

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. Off-Site Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(i)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- | | |
|--|---|
| General | <input type="checkbox"/> 1. Permit Application 25284 (H&S) |
| | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S) |
| | <input type="checkbox"/> 3. Records Maintenance 2712 |
| | <input type="checkbox"/> 4. Release Report 2651 |
| | <input type="checkbox"/> 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | <input type="checkbox"/> 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose |
| | Semi-annual groundwater |
| | One time soils |
| | 3) Daily Vadose |
| | One time soils |
| | Annual tank test |
| | 4) Monthly Gndwater |
| | One time soils |
| | 5) Daily Inventory |
| | Annual tank testing |
| | Cont pipe leak det |
| | Vadose/gndwater mon. |
| 6) Daily Inventory | |
| Annual tank testing | |
| Cont pipe leak det | |
| 7) Weekly Tank Gauge | |
| Annual tank testing | |
| 8) Annual Tank Testing | |
| Daily Inventory | |
| 9) Other _____ | |
| <input type="checkbox"/> 7. Precs Tank Test 2643 | |
| Date: _____ | |
| <input type="checkbox"/> 8. Inventory Rec. 2644 | |
| <input type="checkbox"/> 9. Soil Testing 2646 | |
| <input type="checkbox"/> 10. Ground Water. 2647 | |
| New Tanks | <input type="checkbox"/> 11. Monitor Plan 2632 |
| | <input type="checkbox"/> 12. Access. Secure 2634 |
| | <input type="checkbox"/> 13. Plans Submit 2711 |
| | Date: _____ |
| <input type="checkbox"/> 14. As Built 2635 | |
| Date: _____ | |

Rev 8/88

Contact: _____

Title: _____

Signature: _____

Inspector: _____
 Signature: Jornel Hill-Lumker

II, III

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 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Hill Lumber Co. Today's Date 7/30/92

II.A BUSINESS PLANS (Title 19)

- ___ 1. Immediate Reporting 2703
- ___ 2. Bus. Plan Stds. 25503(b)
- ___ 3. RR Cars > 30 days 25503.7
- ___ 4. Inventory Information 25504(a)
- ___ 5. Inventory Complete 2730
- ___ 6. Emergency Response 25504(b)
- ___ 7. Training 25504(c)
- ___ 8. Deficiency 25505(a)
- ___ 9. Modification 25505(b)

Site Address 1259 Brighton Av.
 City Albany Zip 94706 Phone _____

II.B ACUTELY HAZ. MATLS.

- ___ 10. Registration Form Filed 25533(a)
- ___ 11. Form Complete 25533(b)
- ___ 12. RMPP Contents 25534(c)
- ___ 13. Implement Sch. Req'd? (Y/N)
- ___ 14. OffSite Conseq. Assess. 25524(c)
- ___ 15. Probable Risk Assessment 25534(d)
- ___ 16. Persons Responsible 25534(g)
- ___ 17. Certification 25534(f)
- ___ 18. Exemption Request? (Y/N) 25536(b)
- ___ 19. Trade Secret Requested? 25538

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

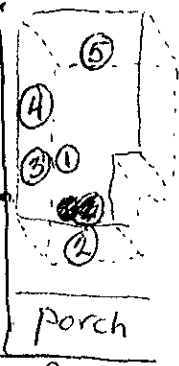
12:00-

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

III. UNDERGROUND TANKS (Title 23)

- General
- ___ 1. Permit Application 25284 (H&S)
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 - ___ 4. Release Report 2651
 - ___ 5. Closure Plans 2670

- Monitoring for Existing Tanks
- ___ 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose
 - Semi-annual groundwater
 - One time soils
 - 3) Daily Vadose
 - One time soils
 - Annual tank test
 - 4) Monthly Gndwater
 - One time soils
 - 5) Daily inventory
 - Annual tank testing
 - Cont pipe leak det
 - Vadose/gndwater mon.
 - 6) Daily inventory
 - Annual tank testing
 - Cont pipe leak det
 - 7) Weekly Tank Gauge
 - Annual tank testing
 - 8) Annual Tank Testing
 - Daily inventory
 - 9) Other



- ___ 7. Precs Tank Test Date: 8/6/92
- ___ 8. Inventory Rec. 2644
- ___ 9. Soil Testing NY 2646
- ___ 10. Ground Water NY 2647

- New Tanks
- ___ 11. Monitor Plan 2632
 - ___ 12. Access, Secure 2634
 - ___ 13. Plans Submit Date: 2711
 - ___ 14. As Built Date: 2635

Rev 6/88

Comments:

Overexcavation of soils at former 500-gal gasoline tank. Gasoline/diesel odor is obvious. Soil is greenish. Groundwater present at 10.5 feet bgs. They made a separate stockpile for soil from this excavation that was apparently contaminated. Their mobile lab was on site (NET Pacific, Inc.) to sample soils. Soils sampled: ① on bottom at 10.5' bgs ② sidewall at 8' bgs ③ sidewall at 7' bgs ④ sidewall at 7" bgs. ⑤ sidewall at 7.5' bgs. Two separate stockpiles sampled into 4 composites each + sampled. Tom Suggs of CEC did the sampling.

Note: Evergreen Env. Serv. was also onsite; they pumped waste oil from 2 drums into their truck.

Contact: Tom Suggs
 Title: Hydrogeologist
 Signature: [Signature]

Inspector: Jennifer Eberle
 Signature: [Signature]

II, III

WATER RESOURCES CONTROL BOARD
DIVISION OF WATER QUALITY - UST CLEANUP PROGRAM
SITE SPECIFIC QUARTERLY REPORT
01/01/92 THROUGH 03/31/92

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
StID : 3676
SITE NAME: Hill Lumber Company DATE REPORTED : 04/17/91
ADDRESS : 1259 Brighton Ave. DATE CONFIRMED: 04/17/91
CITY/ZIP : Albany 94706 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: G CONTRACT STATUS: 2 EMERGENCY RESP:
RP SEARCH: S DATE UNDERWAY: 7/28/92 DATE COMPLETED: 03/04/92
PRELIMINARY ASMNT: *U* *submitted* DATE UNDERWAY: DATE COMPLETED:
REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 03/04/92
LUFT FIELD MANUAL CONSID: 3,S,C,A,H
CASE CLOSED: DATE CASE CLOSED:
DATE EXCAVATION STARTED : 04/16/91 REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Ralph Hill
COMPANY NAME: Hill Lumber Company
ADDRESS: 1259 Brighton Avenue
CITY/STATE: Albany, Ca 94706



**CERTIFIED
ENVIRONMENTAL
CONSULTING INC.**

JUN 18 1992 PM 1:26

STID 36-76

June 17, 1992

REF: 157-808.WP

Ms. Susan Hugo
Alameda County Health Agency
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621
(510) 271-4320
(510) 569-4757 FAX

SUBJECT: Work Plan for Monitoring Well Installation and Remediation at Hill Lumber Company, 1259 Brighton Avenue, Albany, CA 94706

Dear Ms. Hugo:

I am writing this note because I have been unsuccessful in reaching you by telephone during the past two weeks.

In your letter of May 5, 1992 (STID#3676) to Mr. Ralph Hill, you specified a deadline of June 19 for the Work Plan described above. Unfortunately, the letter reached me on June 12, 1992, only the day before I had to leave for eight days of Army reserve duty. I tried to contact you to request an extension of a few days but was unsuccessful. Yesterday, I forwarded the Work Plan by express mail and I think you may have it by now.

We hope that you will be understanding in the delay. We are looking forward to working with you on this project.

Yours truly,

Tom Suggs
Hydrogeologist

STATE WATER RESOURCES CONTROL BOARD
DIVISION OF CLEAN WATER PROGRAMS
2014 T STREET, SUITE 130
P.O. BOX 944212
SACRAMENTO, CA 94244-2120
(916) 739-4423
(916) 739-2300 (FAX)



525-1000

JUN 08 1992

Mr. Ralph Hill
Hill Lumber Company
P.O. Box 6038
Albany, CA 94706

UNDERGROUND STORAGE TANK CLEANUP FUND (USTCF), CLAIM NO. 006505

Dear Mr. Hill:

On June 4, 1992, we have received a copy of the "Bay Area Air Pollution Control District" permit dated June 21, 1974.

This is not the proper permit. You must be in compliance with the applicable requirements to have a permit to own or operate the tank pursuant to Section 25284 of Chapter 6.7 of the Health and Safety Code. This means a permit issued by the local regulatory agency (Alameda County Department of Environmental Health).

Anna Cervin, in her letter to you dated May 29, 1992, stated that she contacted the Alameda County Department of Environmental Health and was informed that the tanks were never permitted by that Agency.

If you have any further information, you may request a Final Staff Decision as described in Article 5 of the USTCF Regulations.

If you have any questions, please contact me at (916) 739-4423.

Sincerely,

A handwritten signature in cursive script that reads "Steve Parada".

Steve Parada
Underground Storage Tank
Cleanup Fund Unit

STATE WATER RESOURCES CONTROL BOARD
DIVISION OF CLEAN WATER PROGRAMS
2014 T STREET, SUITE 130
P.O. BOX 944212
SACRAMENTO, CA 94244-2120
(916) 739-2475



6505
HILL LUMBER COMPANY
P.O. BOX 6038
ALBANY, CA 94706

REGION: 2

MAY 29 1992

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NOTICE OF INELIGIBLE CLAIM:
CLAIM NUMBER 10505

Your claim cannot be accepted for the following reason(s):

- You were never the owner or operator of the UST (Sec. 2810.1).
- etc* You submitted insufficient documentation verifying that an unauthorized release of petroleum from the UST was reported to the local or regulatory agency (Sec. 2811(a)(1) or 2811(b)).
- You submitted insufficient documentation indicating that you were in compliance with applicable requirements to have a permit to own or operate the UST (Sec. 2811 (a)(2) or 2811(b)(1) or (2)).
- You knew of the unauthorized release prior to 1/1/88 and failed to initiate corrective action on or before 6/30/88, or failed to provide documentation from the local regulatory agency stating that either no direction was given prior to 1/1/88 to initiate cleanup, or that direction was given not to cleanup (Sec. 2810.1(a)(4)).
- The tank is not a qualifying UST (Sec. 2804 and 2810.1).
- Your application was incomplete (Sec. 2811.2).
- Comments: on 5/29/92 - I spoke to Susan Hugo from Alameda County Health Dept to see if tank was ever permitted. According to records there, no permit was ever obtained for this site.

92 JUN -3 12:27

BAY AREA AIR POLLUTION CONTROL DISTRICT
939 ELLIS STREET
SAN FRANCISCO, CALIFORNIA 94109

HILL LUMBERS & HARDWARE CO INC
1259 BRIGHTON AVE
ALBANY CA 94706

YOU ARE HEREBY GRANTED, JUN 21, 1974

A PERMIT TO OPERATE: NO. 56290-1

FOR YOUR 1000 GALLON GASOLINE TANK & PUMP LOCATED AT:
1259 BRIGHTON AVE, ALBANY

THIS PERMIT DOES NOT AUTHORIZE ANY VIOLATION OF LOCAL
ORDINANCE, OR OF ANY REGULATION OF THIS DISTRICT.
YOU ARE REQUIRED TO DISPLAY A COPY OF THIS PERMIT
WITHIN 25 FEET OF THE ABOVE DESCRIBED EQUIPMENT.

D. J. CALLAGHAN
CONTROL OFFICER

J. L. TALBOT
CHIEF OF PERMIT SERVICES

*Dear Susan, Please see attached
Thank you
Ralph Hill
510 525-1000*

STATE WATER RESOURCES CONTROL BOARD
DIVISION OF CLEAN WATER PROGRAMS
2014 T STREET, SUITE 130
P.O. BOX 944212
SACRAMENTO, CA 94244-2120
(916) 739-2475



6505
HILL LUMBER COMPANY
P.O. BOX 6038
ALBANY, CA 94706

REGION: 2

MAY 29 1992

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- You knew of the unauthorized release prior to 1/1/88 and failed to initiate corrective action on or before 6/30/88, or failed to provide documentation from the local regulatory agency stating that either no direction was given prior to 1/1/88 to initiate cleanup, or that direction was given not to cleanup (Sec. 2810.1(a)(4)).
- The tank is not a qualifying UST (Sec. 2804 and 2810.1).
- Your application was incomplete (Sec. 2811.2).

Comments: on 5/29/92 - I spoke to Susan Hugo from Alameda County Health Dept to see if tank was ever permitted. According to records there, no permit was ever obtained for this site.

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25100.7 OF THE HEALTH AND SAFETY CODE. SIGNED: <i>Susan L Hugo</i> DATE: <i>5/11/92</i>
--	--	--

REPORT DATE <i>MAY 8 1992</i>	CASE #
----------------------------------	--------

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT <i>RALPH P. Hill</i>	PHONE <i>510 525 1000</i>	SIGNATURE <i>Ralph Hill</i>	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME <i>HILL LUMBER CO</i>		
	ADDRESS <i>1259 BRIGHTON AVE ALBANY CA 94706</i>			

RESPONSIBLE PARTY	NAME <i>SAME AS ABOVE</i>	CONTACT PERSON <i>ABOVE</i>	PHONE <i>510 525 1000</i>
	ADDRESS <i>✓</i>		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) <i>Hill LUMBER CO</i>	OPERATOR	PHONE <i>510 525 1000</i>	
	ADDRESS <i>1259 BRIGHTON AVE ALBANY ALAMEDA CA 94706</i>			
	CROSS STREET			

IMPLEMENTING AGENCIES	LOCAL AGENCY <i>Alameda Co. Environmental Health</i>	AGENCY NAME	CONTACT PERSON <i>Susan L Hugo</i>	PHONE <i>(510) 271-4530</i>
	REGIONAL BOARD <i>San Francisco Bay RWQCB</i>			CONTACT PERSON <i>Rich Hiett</i>

SUBSTANCES INVOLVED	(1) <i>gasoline</i>	NAME	QUANTITY LOST (GALLONS) <input type="checkbox"/> UNKNOWN
	(2)		

DISCOVERY/ABATEMENT	DATE DISCOVERED <i>04 16 91</i>	HOW DISCOVERED <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS	DATE DISCHARGE BEGAN <i>MAY 2 1991</i>	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER <i>REMOVE TANK</i>
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE <i>04 16 91</i>			
	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER			

SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
--------------	---	--

CASE TYPE	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
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CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY
----------------	---

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT)
-----------------	--

Property being used - going out of business

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25100.7 OF THE HEALTH AND SAFETY CODE. SIGNED: <u>Steven L. Hugo</u> DATE: <u>5/11/92</u>	
REPORT DATE M <u>4</u> / D <u>8</u> / Y <u>92</u>		CASE # _____			
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT <u>RALPH P. Hill</u>		PHONE <u>510 525 1000</u>	SIGNATURE <u>Ralph P Hill</u>	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER _____		COMPANY OR AGENCY NAME <u>HELL LUMBER CO</u>		
	ADDRESS <u>1259 BRIGHTON AVE</u> <u>ALBANY</u> <u>CA 94706</u>				
RESPONSIBLE PARTY	NAME <u>SHINE HS ABOVE</u>		CONTACT PERSON <u>HS ABOVE</u>	PHONE <u>510 525 1000</u>	
	ADDRESS _____				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) <u>HILL LUMBER CO</u>		OPERATOR _____	PHONE <u>510 525 1000</u>	
	ADDRESS <u>1259 BRIGHTON AVE</u> <u>ALBANY</u> <u>CA 94706</u>				
	CROSS STREET _____				
IMPLEMENTING AGENCIES	LOCAL AGENCY <u>Alameda Co. Environmental Health</u>		AGENCY NAME _____	CONTACT PERSON <u>Steven L. Hugo</u>	PHONE <u>(510) 271-4530</u>
	REGIONAL BOARD <u>San Francisco Bay RWQCB</u>		CONTACT PERSON <u>Rich Hiett</u>	PHONE <u>(510) 464-4359</u>	
SUBSTANCES INVOLVED	(1) <u>gasoline</u> NAME			QUANTITY LOST (GALLONS) <input type="checkbox"/> UNKNOWN	
	(2) _____			<input type="checkbox"/> UNKNOWN	
DISCOVERY/ABATEMENT	DATE DISCOVERED <u>04/16/91</u>	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER _____			
	DATE DISCHARGE BEGAN <u>MAY 2 1991</u>	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input checked="" type="checkbox"/> OTHER <u>REMOVE TANK</u>			
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE <u>04/16/91</u>				
SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER _____		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER _____		
	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)				
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input checked="" type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY				
	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS)				
COMMENTS	<u>property leaves work - going out of business</u>				

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

May 5, 1992
STID# 3676

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Mr. Ralph Hill
Hill Lumber Company
1259 Brighton Avenue
Albany, CA 94706

**RE: Underground Storage Tank Removals at Hill Lumber Company -
1259 Brighton Avenue, Albany CA 94706**

Dear Mr. Hill:

The Alameda County Department of Environmental Health, Hazardous Materials Division, Local Oversight Program has reviewed the files concerning the removal of two underground storage tanks on April 16, 1991 at the referenced site. We are in receipt of the following reports:

- * Laboratory Analysis, Chain of Custody, Tank Disposal Record from SEMCO, dated May 2, 1991
- * Site Investigation Report by Certified Environmental Consulting Inc. dated August 5, 1991

Total Petroleum Hydrocarbon (TPH-gasoline) as high as 3,700 ppm and TPH-diesel as high as 230 ppm were detected in the soil samples collected during the removal of two underground storage tanks at the site. Groundwater samples collected by CEC on July 11, 1991 at the site showed 2,924 ppb of TPH-gasoline and 59 ppb of benzene. Because of the degree of contamination found at the site which exceeded regulatory threshold levels, Regional Water Quality Control Board (RWQCB) requires further environmental assessment. Therefore, you must now complete an Unauthorized Release Report with this office and initiate further investigation and/or cleanup activities at this site.

This office will be the lead agency overseeing the environmental investigation and cleanup activities at the site. The RWQCB has delegated this authority to our office. However, you must keep the Water Board apprised of all actions taken to characterize and remediate contamination at the site, because the Board retains the ultimate responsibility for ensuring protection of the waters of the state.

A preliminary assessment should be conducted to determine the extent of soil and/or groundwater contamination that has resulted from the former leaking tanks. The information gathered by this investigation will be used to assess the need for additional

Ralph Hill
RE: 1259 Brighton Ave., Albany 94706
May 5, 1992
Page 2 of 3

actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown in the attachment at the end of this letter, which is based on the RWQCB's guidelines. You should be prepared to install one monitoring well (within 10 feet downgradient of the former tank location), if you can verify the direction of groundwater flow at the site, and three wells if you can not established gradient direction of the groundwater.

Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). This reports must include information pertaining to further investigative results; the methods and costs of cleanup actions implemented to date; and the method and disposal of any contaminated material. Copies of manifests for such disposal must be sent to this office. Stockpiled soil from either pit may not be used to backfill these holes without authorization from this office. Please provide our office with documentation of the stockpiled soil disposal.

Your work plan must be submitted to this office no later than **June 19, 1992**. All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of the reports and proposals must also be submitted to:

Rich Hiatt
RWQCB, San Francisco Bay Region
2101 Webster Street, Fourth Floor
Oakland, California 94612

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267(b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or RWQCB.

Enclosed is an "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" which should be completed and returned within 5 working days.

Mr. Ralph Hill
RE: 1259 Brighton Avenue, Albany 94706
May 5, 1992
Page 3 of 3

Should you have any questions regarding this letter, please contact me at (510) 271-4530.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

enclosures (2)

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Mark Thomson, Alameda County District Attorney's Office

File

DATE: 2/21/92
TO : Local Oversight Program
FROM: Juliet Shin
SUBJ: Transfer of Eligible Oversight Case

Site name: Hill Lumber Company
Address: 1259 Brighton Avenue city Albany zip 94706
Closure plan attached? Y N DepRef remaining \$ 532.53
DepRef Project # 4065 STID #(if any) 3676
Number of Tanks: 2 removed? Y N Date of removal 4/16/91
Leak Report filed? Y N Date of Discovery _____
Samples received? Y N Contamination: Soil & groundwater
Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents
Monitoring wells on site None Monitoring schedule? Y N
Briefly describe the following:
Preliminary Assessment Soil & g.w. - sampling investigation - Aug. 5, 1991
Remedial Action NA
Post Remedial Action Monitoring NA
Enforcement Action NA

Comments: Two underground storage tanks were removed from the site in April 1991. According to the waste manifest, 1550 of tanks and waste solids were removed from the site, however, the quantity unit was not given. Soil samples were collected during the tank excavation from the former tank locations, however, the exact depths that these samples were collected from was not given in these files. Analysis of these soil samples identified up to 3,700ppm gasoline and 1,500ppb benzene. A ground-water sample was taken from a borehole at a depth of 9 1/2 feet. This groundwater sample identified 2,924 ppb gasoline and 59 ppb benzene. The consultants to the RP, CEC, will submit a workplan to 1) excavate both former tank locations; 2) install at least one monitoring well; and 3) give method used to determine downgradient direction.
* Need to file W.R.

6. Contractor SEMCO
Address 1741 LESLIE STREET
City SAN MATEO Phone 572-8033
License Type A,B,C-61/D-40 ID# 449864

7. Consultant n/a
Address _____
City _____ Phone _____

8. Contact Person for Investigation
Name CHUCK KIPER Title VICE-PRESIDENT
Phone 572-8033

9. Number of tanks being closed under this plan 2
Length of piping being removed under this plan unknown
Total number of tanks at facility 2

10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

**** Underground tanks are hazardous waste and must be handled **
as hazardous waste**

a) Product/Residual Sludge/Rinsate Transporter

Name ALLIED PETROLEUM EPA I.D. No. CAD 98065675128
Hauler License No. 1168 License Exp. Date 4/30/91
Address P.O. BOX 193
City HILLMAR State CA Zip 95327

b) Product/Residual Sludge/Rinsate Disposal Site

Name RAMOS ENVIRONMENTAL EPA I.D. No. CAD 044003556
Address 1515 SOUTH RIVER
City WEST SACRAMENTO State CA Zip _____

c) Tank and Piping Transporter

Name ERICKSON EPA I.D. No. CAD 009466392
Hauler License No. 019 License Exp. Date 5/31/91
Address 255 PARR BLVD.
city RICHMOND State CA Zip 94801

d) Tank and Piping Disposal Site

Name ERICKSON EPA I.D. No. CAD 009466392
Address 255 PARR BLVD.
city RICHMOND State CA Zip 94801

11. Experienced Sample Collector

Name CHUCK KIPER
Company SEMCO
Address 1741 LESLIE STREET
City SAN MATEO State CA Zip 94402 Phone 572-8033

12. Laboratory

Name SUPERIOR ANALYTICAL
Address 1555 BURKE UNIT I
City SAN FRANCISCO State CA Zip 94124
State Certification No. 1332

13. Have tanks or pipes leaked in the past? Yes [] No [X]

If yes, describe. _____

14. Describe methods to be used for rendering tank inert

HIGH PRESSURE HOT WATER DETERGENT WASH:

20 lbs PER 1000 GALLONS DRY ICE

FINAL PURGE WITH AIR

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be plugged.

The Bay Area Air Quality Management District (771-6000), along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of explosion proof combustible gas meters to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas meter on site to verify tank inertness.

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, ground-water, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
1000	GASOLINE	SOIL/WATER	2 FEET BELOW EACH END OF TANK.
550	GASOLINE/SAND	SOIL/WATER	FILL OR PUMP END OF TANK

One soil sample must be collected for every 20 feet of piping that is removed. A ground water sample must be collected should any ground water be present in the excavation.

Excavated/Stockpiled Soil	
Stockpiled Soil Volume (Estimated)	Sampling Plan <i>Sample every 20 cu yd. per Check tips on 4/9/81.</i>

Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

16. Chemical methods and associated detection limits to be used for analyzing samples

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed. See attached Table 2.

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Method Number	Method Detection Limit
Unleaded Gas	TPH G BTX&E	GCFID(5030) 8020 or 8240 TPH AND BTX&E 8260	TPH G BTX&E GCFID(5030) 602, 624 or 8260

17. Submit Site Health and Safety Plan (See Instructions)

18. Submit Worker's Compensation Certificate copy

Name of Insurer _____

19. Submit Plot Plan (See Instructions)

20. Enclose Deposit (See Instructions)

21. Report any leaks or contamination to this office within 5 days of discovery. The report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report form. (see Instructions)

22. Submit a closure report to this office within 60 days of the tank removal. This report must contain all the information listed in item 22 of the instructions.

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true.

I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

Signature of Contractor

Name (please type) CHUCK KIPER

Signature *Chuck Kiper*

Date 3/15/91

Signature of Site Owner or Operator

Name (please type) RALPH HILL

Signature *Ralph Hill*

Date 3/12/91

INSTRUCTIONS

General Instructions

- * Three (3) copies of this plan plus attachments and deposit must be submitted to this Department.
- * Any cutting into tanks requires local fire department approval.
- * One complete copy of your approved plan must be at the construction site at all times; a copy of your approved plan must also be sent to the landowner.

Item Specific Instructions

2. SITE ADDRESS
Address at which closure is taking place.
5. EPA I.D. NO. under which the tanks will be manifested
EPA I.D. numbers may be obtained from the State Department of Health Services, 916/324-1781.
6. CONTRACTOR
Prime contractor for the project.
10. STATE REGISTERED HAZARDOUS WASTE TRANSPORTERS/FACILITIES
 - a) All residual liquids and sludges are to be removed from tanks before tanks are inerted.
 - c) Tanks must be hauled as hazardous waste.
 - d) This is the place where tanks will be taken for cleaning.
15. TANK HISTORY AND SAMPLING INFORMATION

Use History - This information is essential and must be accurate. Include tank installation date, products stored in the tank, and the date when the tank was last used.

Material to be sampled - e.g. water, oil, sludge, soil, etc..

Location and depth of samples - e.g. beneath the tank a maximum of two feet below the native soil/backfill interface, side wall at the high water mark, etc.

17. SITE HEALTH AND SAFETY PLAN

A site specific Health and Safety plan must be submitted. We advocate the site health and safety plan include the following items, at a minimum:

- a) The name and responsibilities of the site health and safety officer;
- b) Identification of health and safety hazards of each work task. Include potential fire, explosion, physical, and chemical hazards;
- c) An outline of briefings to be held before work each day to appraise employees of site health and safety hazards;
- d) Frequency and types of air and personnel monitoring to be used - along with the environmental sampling techniques and instrumentation. Include instrumentation maintenance and calibration methods and frequencies;
- e) Specific personal protective equipment and procedures to be used by workers to protect themselves from the identified hazards. Also state the contaminant concentrations in air - or other conditions - which will trigger changes in work or work habits to ensure workers are not exposed to high levels of hazardous chemicals or to other unsafe conditions;
- f) Confined space entry procedures (if applicable);
- g) Decontamination procedures;
- h) Measures to be taken to secure the site, excavation and stockpiled soil during and after work hours (e.g. barricades, caution tape, fencing, trench plates, security guards, etc.);
- i) Spill containment and emergency/contingency plan. Be sure to include emergency phone numbers, the location of the phone nearest the site, and directions to the hospital nearest the site;
- j) Documentation that all site workers have received the appropriate OSHA approved trainings and participate in appropriate medical surveillance per 29 CFR 1910.120; and
- k) Page ~~for~~ employees to sign indicating they have read and will comply with the site health and safety plan.

The safety plan must be distributed to all employees and contractors working in hazardous waste operations on site. A complete copy of the site health and safety plan along with any standard operating procedures shall be on site and accessible at all times.

NOTE: These requirements are excerpts from 29 CFR Part 1910.120, Hazardous Waste Operations and Emergency Response; Final Rule, March 6, 1989. Safety plans of certain underground tank sites may need to meet the complete requirements of this Rule.

19. PLOT PLAN

The plan should consist of a scaled view of the facility at which the tank(s) are located and should include the following information:

- a) Scale;
- b) North Arrow;
- c) Property Lines;
- d) Location of all Structures;
- e) Location of all relevant existing equipment including tanks and piping to be removed and dispensers;
- f) Streets;
- g) Underground conduits, sewers, water lines, utilities;
- h) Existing wells (drinking, monitoring, etc.);
- i) Depth to ground water; and
- j) All existing tanks and piping in addition to the ones being pulled.

20. DEPOSIT

A deposit, payable to Alameda County for the amount indicated on the Alameda County Underground Storage Tank Fee Schedule, must accompany the plans.

21. Blank Unauthorized Leak/Contamination Site Report forms may be obtained in limited quantities from our office and from the San Francisco Bay Regional Water Quality Control Board (415/464-1255). Larger quantities may be obtained directly from the State Water Resources Control Board at (916) 739-2421.

22. TANK CLOSURE REPORT

The tank closure report should contain the following information:

- a) General description of the closure activities;
- b) Description of tank, fittings and piping conditions. Indicate tank size and former contents; note any corrosion, pitting, holes, etc.;

- c) Description of the excavation itself. Include the tank and excavation depth, a log of the stratigraphic units encountered within the excavation, a description of root holes or other potential contaminant pathways, the depth to any observed ground water, descriptions and locations of stained or odor-bearing soil, and descriptions of any observed free product or sheen;
- d) Description of sampling methods;
- e) Description of any remedial measures conducted at the time of tank removal;
- f) To-scale figures showing the excavation size and depth, nearby buildings, sample locations and depths, and tank and piping locations. Include a copy of the plot plan prepared for the Tank Closure Plan under item 19;
- g) Chain of custody records;
- h) Copies of signed laboratory reports;
- i) Copies of "TSDf to Generator" Manifests for all hazardous wastes hauled offsite (sludge, rinsate, tanks and piping, contaminated soil, etc.); and
- j) Tabulation of the volume and final destination of all non-manifested contaminated soil hauled offsite.

TABLE #2
RECOMMENDED MINIMUM VERIFICATION ANALYSES FOR
UNDERGROUND TANK LEAKS

<u>HYDROCARBON LEAK</u>	<u>SOIL ANALYSIS</u>		<u>WATER ANALYSIS</u>	
Unknown Fuel	TPH G	GCFID(5030)	TPH G	GCFID(5030)
	TPH D	GCFID(3550)	TPH D	GCFID(3510)
	BTX&E	8020 or 8240	BTX&E	602, 624 or 8260
	TPH AND BTX&E	8260		
Leaded Gas	TPH G	GCFID(5030)	TPH G	GCFID(5030)
	BTX&E	8020 OR 8240	BTX&E	602 or 624
	TPH AND BTX&E	8260	TOTAL LEAD AA	
	TOTAL LEAD AA			
	-----Optional-----			
	TEL	DHS-LUFT	TEL	DHS-LUFT
	EDB	DHS-AB1803	EDB	DHS-AB1803
Unleaded Gas	TPH G	GCFID(5030)	TPH G	GCFID(5030)
	BTX&E	8020 or 8240	BTX&E	602, 624 or 8260
	TPH AND BTX&E	8260		
Diesel, Jet Fuel and Kerosene	TPH D	GCFID(3550)	TPH D	GCFID(3510)
	BTX&E	8020 or 8240	BTX&E	602, 624 or 8260
	TPH AND BTX&E	8260		
Fuel/Heating Oil	TPH D	GCFID(3550)	TPH D	GCFID(3510)
	BTX&E	8020 or 8240	BTX&E	602, 624 or 8260
	TPH AND BTX&E	8260		
Chlorinated Solvents	CL HC	8010 or 8240	CL HC	601 or 624
	BTX&E	8020 or 8240	BTX&E	602 or 624
	CL HC AND BTX&E	8260	CL HC AND BTX&E	8260
Non-chlorinated Solvents	TPH D	GCFID(3550)	TPH D	GCFID(3510)
	BTX&E	8020 or 8240	BTX&E	602 or 624
	TPH AND BTX&E	8260	TPH and BTX&E	8260
Waste and Used Oil or Unknown (All analyses must be completed and submitted)	TPH G	GCFID(5030)	TPH G	GCFID(5030)
	TPH D	GCFID(3550)	TPH D	GCFID(3510)
	TPH AND BTX&E	8260		
	O & G	5520 D & F	O & G	5520 C & F
	BTX&E	8020 or 8240	BTX&E	602, 624 or 8260
	CL HC	8010 or 8240	CL HC	601 or 624
	ICAP or AA TO DETECT METALS: Cd, Cr, Pb, Zn, Ni			
	METHOD 8270 FOR SOIL OR WATER TO DETECT:			
	PCB*		PCB	
	PCP*		PCP	
	PNA		PNA	
	CREOSOTE		CREOSOTE	

* If found, analyze for dibenzofurans (PCBs) or dioxins (PCP)

Reference: Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, 10 August 1990

EXPLANATION FOR TABLE #2: MINIMUM VERIFICATION ANALYSIS

1. OTHER METHODOLOGIES are continually being developed and as methods are accepted by EPA or DHS, they also can be used.
2. For DRINKING WATER SOURCES, EPA recommends that the 500 series for volatile organics be used in preference to the 600 series because the detection limits are lower and the QA/QC is better.
3. APPROPRIATE STANDARDS for the materials stored in the tank are to be used for all analyses on Table #2. For instance, seasonally, there may be five different jet fuel mixtures to be considered.
4. To AVOID FALSE POSITIVE detection of benzene, benzene-free solvents are to be used.
5. TOTAL PETROLEUM HYDROCARBONS (TPH) as gasoline (G) and diesel (D) ranges (volatile and extractible, respectively) are to be analyzed and characterized by GCFID with a fused capillary column and prepared by EPA method 5030 (purge and trap) for volatile hydrocarbons, or extracted by sonication using 3550 methodology for extractable hydrocarbons. Fused capillary columns are preferred to packed columns; a packed column may be used as a "first cut" with "dirty" samples or once the hydrocarbons have been characterized and proper QA/QC is followed.
6. TETRAETHYL LEAD (TEL) analysis may be required if total lead is detected unless the determination is made that the total lead concentration is geogenic (naturally occurring).
7. CHLORINATED HYDROCARBONS (CL HC) AND BENZENE, TOLUENE, XYLENE AND ETHYLBENZENE (BTX&E) are analyzed in soil by EPA methods 8010 and 8020 respectively, (or 8240) and in water, 601 and 602, respectively (or 624).
8. OIL AND GREASE (O & G) may be used when heavy, straight chain hydrocarbons may be present. Infrared analysis by method 418.1 may also be acceptable for O & G if proper standards are used. "Standard Methods" 17th Edition, 1989, has changed the 503 series to 5520.
9. PRACTICAL QUANTITATION REPORTING LIMITS are influenced by matrix problems and laboratory QA/QC procedures. Following are the Practical Quantitation Reporting Limits:

	<u>SOIL PPM</u>	<u>WATER PPB</u>
TPH G	1.0	50.0
TPH D	1.0	50.0
BTX&E	0.005	0.5
O & G	50.0	5,000.0

10 August 1990

Based upon a Regional Board survey of Department of Health Services Certified Laboratories, the Practical Quantitation Reporting Limits are attainable by a majority of laboratories with the exception of diesel fuel in soils. The Diesel Practical Quantitation Reporting Limits, shown by the survey, are:

ROUTINE	MODIFIED PROTOCOL
≤ 10 ppm (42%)	≤ 10 ppm (10%)
≤ 5 ppm (19%)	≤ 5 ppm (21%)
≤ 1 ppm (35%)	≤ 1 ppm (60%)

When the Practical Quantitation Reporting Limits are not achievable, an explanation of the problem is to be submitted on the laboratory data sheets.

- LABORATORY DATA SHEETS are to be signed and submitted and include the laboratory's assessment of the condition of the samples on receipt including temperature, suitable container type, air bubbles present/absent in VOA bottles, proper preservation, etc. The sheets are to include the dates sampled, submitted, prepared for analysis, and analyzed.
- IF PEAKS ARE FOUND, when running samples, that do not conform to the standard, laboratories are to report the peaks, including any unknown complex mixtures that elute at times varying from the standards. Recognizing that these mixtures may be contrary to the standard, they may not be readily identified; however, they are to be reported. At the discretion of the LIA or Regional Board the following information is to be contained in the laboratory report:
 - The relative retention time for the unknown peak(s) relative to the reference peak in the standard, copies of the chromatogram(s), the type of column used, initial temperature, temperature program is C/minute, and the final temperature.
- REPORTING LIMITS FOR TPH are: gasoline standard ≤ 20 carbon atoms, diesel and jet fuel (kerosene) standard ≤ 50 carbon atoms. It is not necessary to continue the chromatography beyond the limit, standard, or EPA/DHS method protocol (whichever time is greater).

EPILOGUE

ADDITIVES: Major oil companies are being encouraged or required by the federal government to reformulate gasoline as cleaner burning fuels to reduce air emissions. MTBE (Methyl-tertiary butyl ether), ETHANOL (ethyl alcohol), and other chemicals may be added to reformulate gasolines to increase the oxygen content in the fuel and thereby decrease undesirable emissions (about four percent with MTBE). MTBE and ethanol are, for practical purposes, soluble in water. The removal

Regional Board Staff Recommendations
Preliminary Site Investigation

10 August 1990

from the water column will be difficult. Other compounds are being added by the oil companies for various purposes. The refinements for detection and analysis for all of these additives are still being worked out. If you have any questions about the methodology, please call your Regional Board representative.

CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

9/25/90

PRODUCER

R. L. Stewart Ins. Agency
P.O. Box 1515
Oakdale, Ca. 95361

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COMPANIES AFFORDING COVERAGE

COMPANY LETTER **A** American Star Ins. Co.
COMPANY LETTER **B** Fairmont Ins. Co.
COMPANY LETTER **C**
COMPANY LETTER **D**
COMPANY LETTER **E**

INSURED

Semco
431 W. Hatch Rd.
Modesto, Ca. 95351

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NO.	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
	GENERAL LIABILITY				GENERAL AGGREGATE \$ 1,000,000
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR. OWNER'S & CONTRACTOR'S PROT.	AMS1-509826	10/1/90	10/1/91	PRODUCTS-COMP/OP AGG. \$ 1,000,000 PERSONAL & ADV. INJURY \$ 1,000,000 EACH OCCURRENCE \$ 1,000,000 FIRE DAMAGE (Any one fire) \$ 50,000 MED. EXPENSE (Any one person) \$ 5,000
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT \$
	ANY AUTO				
	ALL OWNED AUTOS				BODILY INJURY (Per person) \$
	SCHEDULED AUTOS				
	HIRED AUTOS				BODILY INJURY (Per accident) \$
	NON-OWNED AUTOS				
	GARAGE LIABILITY				PROPERTY DAMAGE \$
	EXCESS LIABILITY				EACH OCCURRENCE \$
	UMBRELLA FORM				AGGREGATE \$
	OTHER THAN UMBRELLA FORM				
	WORKER'S COMPENSATION				STATUTORY LIMITS
B	AND EMPLOYERS' LIABILITY	80480741	9/5/90	9/5/91	EACH ACCIDENT \$ 1,000,000 DISEASE-POLICY LIMIT \$ 1,000,000 DISEASE-EACH EMPLOYEE \$ 1,000,000
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

All California Operations

CERTIFICATE HOLDER

County of Alameda

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Roger Silan

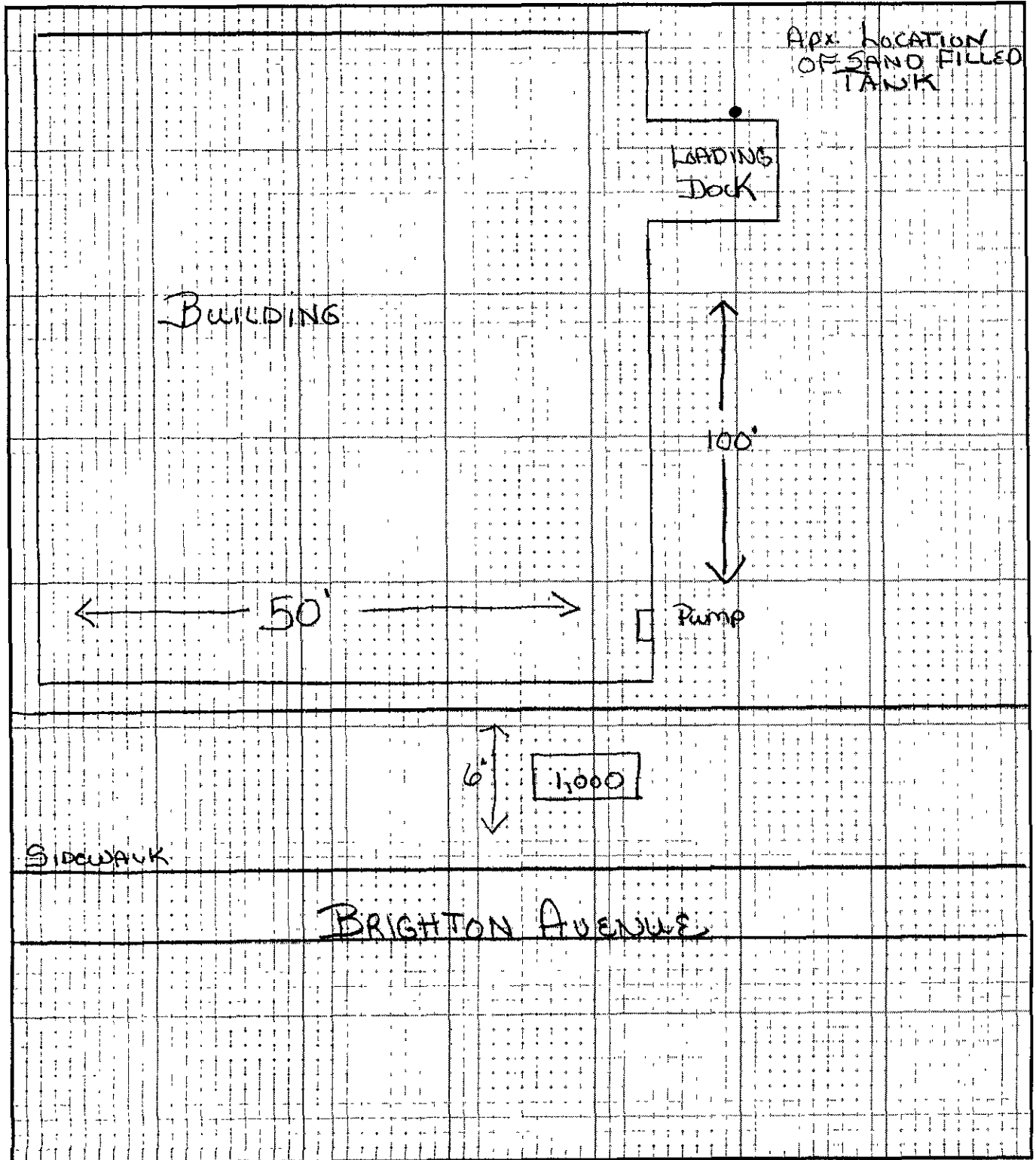
SEMCO
Oil Heating Engineering Division
1806 Leslie Street
San Mateo, Calif. 94402
(415) 572-8033

License No. 449864
A, B, & C-61

SEMCO
General & Engineering Contractors
431 W. Hatch Rd.
Modesto, Calif. 95351
(209) 524-9653

SITE PLAN

SUBMITTED TO:	DESCRIPTION OF JOB:	
<i>Alameda County</i>	Job <i>Shell Lumber Company</i>	
<i>City of Albany</i>	Address <i>1259 Brighton Ave.</i>	
	City <i>Albany</i>	State <i>CA</i>
	Phone <i>525-1000</i>	Date <i>-</i>



CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

9/25/90

PRODUCER

R. L. Stewart Ins. Agency
P.O. Box 1515
Oakdale, Ca. 95361

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A X	GENERAL LIABILITY	AMS1-509826	10/1/90	10/1/91	GENERAL AGGREGATE \$ 1,000,000
	COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OP AGG. \$ 1,000,000
	CLAIMS MADE, X OCCUR.				PERSONAL & ADV. INJURY \$ 1,000,000
	OWNER'S & CONTRACTOR'S PROT.				EACH OCCURRENCE \$ 1,000,000
					FIRE DAMAGE (Any one fire) \$ 50,000
					MED. EXPENSE (Any one person) \$ 5,000
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT \$
	ANY AUTO				BODILY INJURY (Per person) \$
	ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	SCHEDULED AUTOS				PROPERTY DAMAGE \$
	HIRED AUTOS				
	NON-OWNED AUTOS				
	GARAGE LIABILITY				
	EXCESS LIABILITY				EACH OCCURRENCE \$
	UMBRELLA FORM				AGGREGATE \$
	OTHER THAN UMBRELLA FORM				
B	WORKER'S COMPENSATION	80480741	9/5/90	9/5/91	STATUTORY LIMITS
	AND				EACH ACCIDENT \$ 1,000,000
	EMPLOYERS' LIABILITY				DISEASE-POLICY LIMIT \$ 1,000,000
	OTHER				DISEASE-EACH EMPLOYEE \$ 1,000,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

All California Operations

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Roger Silani

SEMCO

HEALTH & SAFETY

PLAN

HEALTH MONITORING AND SAFETY PROGRAM

To assure the health and safety of employees involved in hazardous waste operations, Semco Inc. has developed and implemented a Health and Safety Program.

This plan is based on Standard Operating Safety Guides (USEPA) and The Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities (NIOSH/OSHA/USGC/EPA).

Semco inc. employees must receive health and safety training prior to commencing work at sites where hazardous materials may be present and will be provided with periodic follow-up training as appropriate. Health and Safety training will include;

- * Health Monitoring Program
- * Review of General Chemical & Mechanical Dangers
- * Emergency Response
- * Decontamination
- * Documentation and Record Keeping
- * Updating of Health and Safety Plan
- * Reference Guides for Hazardous Materials

When appropriate, a site-specific safety plan will be implemented and will include the following:

- * Site history
- * Inventory of known chemicals (updated as possible)
- * Project organization
- * Work Plan review
- * Project documentation
- * Review of site safety rules (site safety rules will be updated as new information is available or after an accident of implementation of contingency plan)
- * Review of decontamination procedures
- * Proper use and care of personal protective equipment
- * Proper calibration and use of monitoring equipment
- * Emergency response procedures

1.0 HEALTH MONITORING PROGRAM

All drilling personnel and field staff must be enrolled in the Semco Inc. Health Monitoring Program, developed in conjunction with Industrial Medical Clinics of Anaheim, CA. This program consists of an initial medical examination to establish the employee's general health profile and provides important baseline laboratory data for comparative study. The scope of the initial comprehensive physical examination and laboratory testing routine is detailed in Table 1-0. Follow-up examinations are completed for all personnel enrolled in the health monitoring program on a semi annual basis, or more frequently if project assignments warrant testing following specific field activities. The level of potential exposure that Semco personnel are subjected to in carrying out hazardous waste work assignments are recorded by the individual and reviewed weekly by the site supervisor. The California Poison Control Center maintains a comprehensive reference library containing the current information concerning the carcinogenic, mutagenic, teratogenic and toxic characteristics of hazardous wastes.

1.1 REVIEW OF EXPOSURE SYMPTOMS

Symptoms of exposure to hazardous materials for each site will be reviewed in order to indicate to personnel the recognized signs of possible exposure to those materials. This information will be supplemented with a discussion of the need for objecting in the personal health assessment to account for normal reaction to stressful situations. The Site Safety Officer (the lead driller) will be watchful for outward evidence of changes in worker health. These outward symptoms may include skin irritations, skin discoloration, eye irritability, reduced libido, intolerance to heat or cold, or loss of appetite. Employees will routinely be asked to assess their general state of health during individual projects. At the end of each week, employees will briefly describe minor injuries and chemical experience (exposure potential at each job site). This description will be turned in with time records, reviewed by the corporate safety officer and filed in the employees medical file.

TABLE 1-0

HEALTH MONITORING PROGRAM INITIAL EXAMINATION

Physical Examination

- * medical history survey
- * medical examination
- * vision; near and distance vision, color vision
- * hearing; audiometry
- * radiologic: PA:LAT
- * electrocardiogram: 12 lead
- * spirometry

Lab Studies

- | | | |
|----------------------|-------------------|--------------------|
| * hematology | * blood chemistry | |
| - red blood count | - SMA 17 | - urinalysis |
| - white blood count | - electrolytes | - Papanicolaou |
| - hemoglobin | - creatinine | - cholinesterase |
| - hematocrit | - SGPT | level |
| - platelet | - carbon dioxide | - thyroid function |
| - indices | - cholesterol | test T3/T4 |
| - sedimentation rate | - serum iron | |

2.0 REVIEW OF GENERAL CHEMICAL AND MECHANICAL DANGER

A set of standard onsite safety practices will be enforced during site activities to reduce the risks associated with handling contaminated materials and dangers inherent with working near heavy machinery. These safety practices are divided into three categories: personal precautions, rig safety and general procedures and operations.

2.1 PERSONAL PRECAUTIONS

- 2.1.1 Any practice which increases the probability of hand-to-mouth transfer and ingestion of contaminated material will be prohibited in any area designated contaminated. Prohibited activities include eating, drinking, chewing gum or tobacco and smoking.
- 2.1.2 Hands and face will be thoroughly washed upon leaving the work area and before eating, drinking or any other activities.
- 2.1.3 Any excess facial hair which interferes with proper fit of the mask to face seal will be prohibited on personnel required to wear respirator protection. (while respirators are not typically required, work will be prepared to upgrade to Level "C" protection requiring the use of respirators.)
- 2.1.4 Unnecessary contact with contaminated or suspected contaminated surfaces will be avoided. Workers will be instructed to avoid walking through puddles, mud, or other discolored surfaces; kneeling on the ground; and leaning, sitting, or placing equipment on drums, containers, vehicles or the ground.
- 2.1.5 Medicine and alcohol can increase adverse effect from exposure to toxic chemicals. Therefore, prescribed medication will not be taken by personnel during field activities. Also, alcoholic beverage intake will not be tolerated immediately before or during field work.
- 2.1.6 The effects of heat stress in all personnel will be monitored by the Health and Safety Officer. Appropriate measures will be taken to remove any potential victim of heat stress from the work area, provide cooling to the body and provide plenty of liquids to replace body fluids.

2.2 RIG SAFETY

Semco, Inc. has incorporated the National Drilling Federation's (NDF/DCDMA/NDCA) "Drilling Safety Guide" as our mechanical hazards and rig safety guide. This booklet is required reading for all field personnel.

2.3 GENERAL PROCEDURES AND OPERATIONS

2.3.1 Entrance and exit to the site will be planned and emergency escape routes will be determined. Before drilling begins a working phone will be located and the most expeditious route to a hospital established. Site Specific Hazards will be discussed and the clients safety requirements will be adopted. Personnel will practice any unfamiliar procedures prior to performing them in the field. The number of personnel and pieces of equipment in the work area will be minimized to the extent that it compromises the effectiveness of site operations. Procedures for leaving a contaminated work area will be established prior to going onsite. Work areas and decontamination procedures will be established based on site conditions.

2.3.2 LEVELS OF PROTECTION

The level of personnel protective equipment required shall be determined by the type and levels of waste or spill material present at the site where project personnel may be exposed. In situations where the types of waste or spill material on-site are unknown or the hazards are not clearly established or the situation changes during onsite activities, the Site Safety Officer must make a reasonable determination of the level of protection that will assure the safety of drilling personnel until the potential hazards have been determined precisely through monitoring, sampling, informational assessment, or other reliable methods. Once the hazards have been determined, protective levels commensurate with the hazards shall be employed. Protection levels will be continuously evaluated to reflect any new information acquired.

The levels of protection utilized by SEMCO INC. are presented below:

Level A - Level A protection must be selected when the Site Safety Officer makes a reasonable determination that the highest available level of both respiratory and skin and eye contact protection is needed. It should be noted that while Level A provides maximum available protection, it does not protect against all possible hazards. Consideration of the heat stress that can arise from wearing Level A protection should also enter into the subtask leaders decision. (Comfort is not a decision factor, but heat stress will influence work rate, scheduling, and other work practices.)

Level B - The Site Safety Officer must select Level B protection when the highest level of respiratory protection is needed, but hazardous material exposure to the few unprotected areas of the body (i.e. the back of the neck) is unlikely.

Level C - The Site Safety Officer may select Level C when the required level of respiratory protection is known, or reasonably assumed to be, not greater than the level of protection afforded by full face air purifying respirators; and hazardous materials exposure to the few unprotected areas of the body. Level C requires carrying an emergency escape respirator.

Level D - Level D is the basic work uniform. Investigators and response personnel must not be permitted to work in civilian clothes. An emergency escape respirator may be required

Respiratory protection criteria and suitable protection gear are summarized in Table 2-1. Fit testing of safety equipment will be an important part of establishing adequate respiratory and dermal protection. Fit testing will be accomplished prior to site explorations and each individual will be assigned a fitted respirator for the duration of the project. These will be tagged for identification.

It should be recognized that most situations require a different combination of respiratory and dermal protective gear, e.g., where no splash protection is required but a high respiratory hazard is present. The site Safety Officer may elect a modification of the above.

TABLE 2-1
 PROTECTIVE GEAR
 (AIR QUALITY LEVELS IN PPM)

	Level D	Level C	Level B	Level A
Air Quality Above Background	0	0-5	5-500	500-1000
Respirator Type*	Escape	Full Face + Escape	SCBA	SCBA
Clothing				
o Boots	*	*	*	*
o Safety glasses or equivalent	*	*	*	
o Hard hat	*	*	*	
o Gloves, inner and outer	*	*	*	*
o Booties		*	*	*
o Coveralls	*	*	*	
o Chemical protective coveralls		*	*	
o Totally encapsulated suit				*

* Use of a respirator is allowed only where identification or organic vapor constituents has occurred and appropriate respirator cartridges have been obtained.

3.0 EMERGENCY RESPONSE

3.1 ON-SITE FIRST AID

All of Semco, Inc.'s Drill Rigs will be equipped with the following items at all times:

- an industrial first aid kit
- 2 ELSA 10 minute supplied Air Escape Mask
- 3 Half Mask respirators
- 3 Full Face respirators
- 10 pair Cartridges TC-21C-287 (organic vapors)
- 10 pair Cartridges TC-23C-450 (organic vapors, acid gases)
- 3 hard hats
- 5 safety glasses
- 30 pair disposable gloves
- 10 pair butyl rubber gloves
- 10 chem resist coveralls (coated Tyvek)
- 3 pair rubber boots with steel toes
- 2 fire extinguishers (co 2)
- 1 eye wash station (portable)

3.1.1 At least one person qualified to perform first aid will be present onsite at all times during work activity. This person will have earned a certificate in first aid training from the American Red Cross or will have received equivalent training.

3.1.2 Transportation to Emergency Treatment

A vehicle will be available at all times for use in transporting personnel to the hospital. Hospital routes shall be discussed prior to onsite activity.

3.1.3 Contingency Planning

Prior to commencement of onsite activities, field personnel will review safety considerations with the Site Safety Officer. The Site safety Officer is responsible for adherence to the designated safety precautions and for adherence to the designated safety precautions and assumes the role of SEMCO, INC'S on site coordinator with the client in an emergency response situation.

3.2 POTENTIAL HAZARDS

The potential hazards associated with hazardous waste site investigation included 1) accidents; 2) contact, inhalation or ingestion of hazardous materials; 3) explosion; and 4) fire.

3.2.1 Accidents

Accidents must be handled on a case by case basis. Minor cuts, bruises, muscle pulls, etc., will still allow the injured person to undergo reasonable normal decontamination procedures prior to receiving direct first aid. More serious injuries may not permit complete decontamination procedures to be undertaken, particularly if the nature of the injury is such that the victim should not be moved. The nature and degree of surface contamination at a site is generally low enough that emergency vehicles could reach the victim on site without undue hazard.

3.2.2 Contact and/or Ingestion of Hazardous Materials

Properly prescribed and maintained protective clothing and adherence to established safety procedures are designed to minimize these hazards. However, it is still a possibility that contact or ingestion of materials may occur. One possibility for contamination is the puncture of a buried drum of liquid during drilling operations which might cause the random distribution of the drum contents. Standard first aid procedures should be followed. The drilling rig will have a tank of water which may be useful in some circumstances, particularly to flush off any exposed skin areas. Eye wash bottles will also be maintained at the site in case of emergencies. In cases of ingestion or other than minor contact with known substances, the Poison Control Center and local hospital should be contacted and the victim brought there immediately for further treatment and observation.

3.2.3 Explosion

The drilling crew should be keenly aware of combustible gas meter readings and withdraw at an indication of imminently hazardous conditions. The detection of such conditions shall be reported to local agencies for potential execution of the evacuation plan should the situation be assessed as warranting such response.

3.2.4 Fire

The combustible gas meter will also warn of imminent fire hazards at borings. The greatest fire hazard at the site should be recognized as handling the methanol used for decontamination. No smoking or open flames are allowed in this area. Carbon Dioxide fire extinguishers will be kept at the drilling rig, and the decontamination area/field office. The Fire Department, previously informed of site activities, will be called as needed.

3.3 EVACUATION RESPONSE LEVELS

Evacuation responses will occur at three levels: (1) withdraw from immediate work area (100+ feet upwind); (2) site evacuation; (3) evacuation of surrounding area. Anticipated conditions which might require these responses are described below:

Withdrawal up-Wind (100 or more feet)

- o Sensing ambient air conditions as containing greater contaminant concentrations than guidelines allow for the type of respiratory protection being worn. The work party may return upon donning greater respiratory protection and/or assessing the situation as transient or past.
- o Breach in protective clothing or minor accident. The party may return when tear or other malfunction is repaired and first aid or decontamination has been administered.

3.5.1 Site Evacuation:

Upon determination of conditions warranting site evacuation, the work party will proceed upwind of the borehole and notify the security force, Site Safety Officer and the field office of site conditions. If the decontamination area is upwind and greater than 500 feet from the borehole, the crew will pass quickly through decontamination to remove contaminated outer suits. If the hazard is toxic gas, respirators will be retained. The crew will proceed to the field office to assess the situation. There the respirators may be removed (if the PI meter indicates an acceptable condition). As more facts are determined from the field crew, these will be relayed to the appropriate agencies.

3.5.2 Evacuation of Surrounding Area

When the Site Manager determines that conditions warrant evacuation of downwind residences and commercial operations, the local agencies will be notified and assistance requested. Designated onsite personnel will initiate evacuation of the immediate off site area without delay.

3.6 TRAINING

The attached matrix (Figure 3-1) indicated training received by on site personnel. All personnel should become familiar with this matrix to minimize response times.

4.0 DECONTAMINATION

4.1 PERSONNEL DECONTAMINATION PROCEDURE

A decontamination procedure will be carried out by all personnel leaving hazardous waste sites. Under no circumstances (except emergency evacuation) will personnel be allowed to leave the site prior to decontamination. Procedures for removal of protective clothing are as follows:

- o Drop tools, monitors, samples and trash at designated drop stations. These will be plastic containers or drop sheets.
- o Step into designated shuffle pit area and scuff feet to remove gross amounts of dirt from outer boots. If necessary, wash boots down with clear water in designated wash pit area.
- o Remove tape from boots and remove boots. Discard in drum container.
- o Remove outer gloves and place in container.
- o Remove hard hat and respirator and hang in the designated area.
- o Remove coveralls and discard in container.
- o Remove inner gloves and discard in container.
- o If the site required utilization of a decontamination trailer, all personnel would also shower before leaving the site at the end of the work day.

Note: Disposable items (coverall, inner gloves, and overboots) will be changed on a daily basis unless there is reason for changing sooner. Dual respirator canisters will be changed weekly unless more frequent changes are deemed appropriate by site surveillance data or personnel assessment.

A water hose and/or designated wash area will be available for wash down and cleaning purposes.

A schematic of a typical decontamination area is shown in Figure 4-1.

4.2 EQUIPMENT DECONTAMINATION

Equipment to be decontaminated during the project may include: (1) drilling rig and tools; (2) sample containers; (3) monitoring equipment; and (4) respirators.

All decontamination will be done by personnel in protective gear appropriate for the level of decontamination, determined by the Site Safety Officer. The decontamination work tasks will be split or rotated among support and work crews. Decontamination procedures within the trailer (if used) should take place only after other personnel have cleared the "hot area", moved to the clean area and the door between the two areas closed.

Miscellaneous tools and samplers will be dropped into a plastic pail, tub or other container. They will be brushed off and rinsed (outside, if possible) and transferred into a second pail to be carried to further decontamination stations. They will be washed with a trisodium phosphate or detergent solution, rinsed with acetone or methanol, rinsed with a trisodium phosphate or detergent solution and finally rinsed with clean water.

4.2.1 Drilling Rig and Tools

It is possible that the drill rigs will be contaminated during test pit/borehole activities. They will be cleaned with high pressure water or portable high pressure steam followed by soap and water wash and rinse. Loose material will be removed by brush.

4.2.2 Sample Containers

Exterior surfaces of sample bottles will be decontaminated prior to packing for transportation to the analytical laboratory. Sample containers will be wiped clean and placed in individual Zip-Loc bags at the sample site. It will be difficult to keep the sample containers completely clean. The samples will be further cleaned if necessary and transferred to a clean carrier and the sample identifies noted and checked off against the chain-of-custody record. The samples, now in a clean carrier, will be stored in a secure area prior to shipment.

4.2.3 Monitoring Equipment

Monitoring equipment will be protected as much as possible from contamination by draping, masking or otherwise covering as much of the instruments as possible with plastic without hindering the operation of the unit. The HNU meter, for example, can be placed in a clear plastic bag which allows reading of the scale and operation of the knobs. The HNU sensor can be partially wrapped, keeping the sensor tip and discharge port clear.

The contaminated equipment will be taken from the drop area and the protective coverings removed and disposed of in the appropriate containers. Any dirt or obvious contamination will be brushed or wiped with a disposable paper wipe and the used wipers discarded. The units will then be taken inside in a clean plastic tub, wiped off with damp disposable wipes and dried. The units will be checked, standardized and recharged as necessary for the next day's operation. They will then be covered with new protective coverings.

4.2.4 Respirators

Respirators will be decontaminated daily. Taken from the drop area, the masks will be disassembled, the cartridges set aside and the rest placed in a cleansing solution. (Parts will be precoded, e.g., #1 on all parts of mask #1). After an appropriate time within the solution, the parts will be removed and rinsed off with tap water. The old cartridges will be marked to indicate length of usage and will be discarded into the contaminated trash container for disposal when considered spent. In the morning the masks will be re-assembled and new cartridges installed if appropriate. Personnel will inspect their own masks to be sure of proper readjustment of straps for proper fit.

5.0 DOCUMENTATION AND RECORD KEEPING

Samples of field activity documentation forms are attached. Minimum documentation consists of:

- o daily field record kept by individuals
- o hazardous site surveillance record kept by Site Safety Officer
- o chain-of-custody records and lab results of samples collected
- o personal hazardous material exposure record

The Site Safety Officer is also responsible for immediate notification of SEMCO Inc's Health and Safety Coordinator in the event of personal injury.

6.0 UPDATING OF HEALTH AND SAFETY PLAN

Each individual involved in field operations is responsible for maintaining weekly safety sheets. If any deficiency is encountered in the Health and Safety Plan, a report will be prepared and forwarded to the Health and Safety Coordinator. The Site Safety Officer will immediately initiate necessary changes to improve protection of field staff.