

Prepared for:

H.B. COVEY, INC.
350 EAST COMMERCIAL AVENUE
POMONA, CALIFORNIA

REPORT ON THE REMOVAL OF AN UNDERGROUND TANK
LOCATED AT
SCOTT CAUDILL LUMBER CO.
14624 E. NELSON AVENUE
INDUSTRY, CALIFORNIA
CEM PROJECT NO. 31-002

JANUARY 4, 1991
REVISIONS JANUARY 8, 1992

Prepared by:

CONNOR ENVIRONMENTAL MANAGEMENT, INC.
17942 SKYPARK CIRCLE, SUITE H
IRVINE, CALIFORNIA 92714

WRITTEN BY:

Michael H. Piper
Michael H. Piper
Project Manager

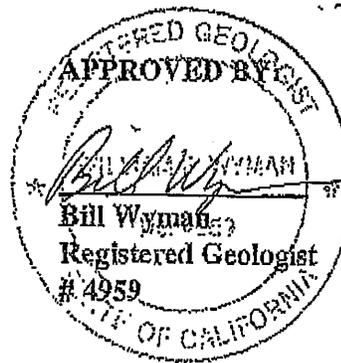


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1.0 INTRODUCTION

This document constitutes a report on the removal of an underground storage tank from the Scott Caudill Lumber Company located at 14624 E. Nelson Avenue, Industry, California (hereinafter referred to as "Site"; see Figure 1). The tank is a 6000-gallon steel tank used to store unleaded gasoline.

The scope of Connor Environmental Management, Inc. (CEM) services for this investigation consisted of obtaining and delivering two soil samples to the laboratory for analytical testing, interpreting the testing results, and preparing this report.

2.0 FIELD WORK

2.1 Removal of Tank

On December 20, 1990, pursuant to Closure Permit #7673B issued by the Los Angeles County Department of Public Works, Waste Management Division (County), the tank was removed from the Site by H.B. Covey, Inc. (HBC). Appendix A contains a copy of the removal permits issued by the County and by the County of Los Angeles Fire Department.

HBC reported to CEM that the tank was cleaned (triple rinsed) and the effluent generated during cleaning manifested and properly disposed (see Appendix B).

Prior to the removal, HBC staff placed dry ice in the tank. The tank was then removed pursuant to approval from the on-site County Fire Inspectors. The base of the tank was approximately 10 feet below grade. The tank appeared to be intact and no holes were observed. The tank was properly manifested, transported, and disposed (see Appendix C).

2.2 Soil Sampling

The removal application designates sample locations beneath the tank invert, dispenser, and piping. A total of two soil samples were collected from beneath the tank pit under the supervision of a California State registered geologist. It was determined that these two samples would be sufficient to document leaks associated with the dispenser or piping due to the system configuration (See

Figure 2).

Immediately after the tank was removed, a backhoe was used to remove the "stuff" from the excavation, in order to ensure that the samples were obtained from native soil. Soil samples 1A and 2b were obtained from approximately two feet beneath the former location of the tank, i.e., approximately 12 feet below grade. Sample 1A was collected from the east end of the excavation and sample 2B was collected from the west end. The backhoe bucket was used to obtain and bring the soil from each sampling point to the surface. The samples were collected from the teeth of the bucket using a stainless steel trowel and sealed in 8-ounce glass jars with a Teflon septa lined lids. The jars were completely filled so that no head space existed between the samples and the lids. The lids were screwed on firmly and the junction between the lids and the jars were sealed with black electrical tape. The samples were labeled with the sample point identification, date, time, and depth, and placed immediately into an ice chest chilled using frozen blue ice. The samples were kept chilled until delivered to the laboratory for analytical testing. The samples were logged on a chain of custody record form (see Appendix D).

The soil removed during excavation activities was stockpiled on the Site. No samples for analytical testing were obtained from the stockpiled soil.

3.0 DEPTH TO GROUNDWATER

No groundwater was encountered during excavation and sampling activities. The depth to usable groundwater is approximately 138 feet below surface grade, based on measurements obtained in November, 1989, from well #3026E, located approximately 1000 feet southwest of the Site (personal communication, Dora Herrera, Los Angeles County Department of Public Works - Groundwater Records, January 1991) and considering the elevation of the Site (USGS topographic 7.5 minute quadrangle, Baldwin Park, California).

4.0 ANALYTICAL TESTING

The soil samples were delivered for analytical testing to Weck Laboratories, Inc., a California Department of Health Services certified hazardous waste testing laboratory

(Certificate #E732), located in Industry, California. Based on the requirements contained in the County Closure Permit #7673B, the soil samples obtained from beneath the tank were analytically tested for total petroleum hydrocarbons (TPH) using modified EPA Method 8015, and benzene, toluene, xylenes, and ethylbenzene (BTXE) using EPA Method 8020. The results of the testing are shown in Table 1. The laboratory report is contained in Appendix E.

TABLE 1

CONCENTRATION OF TPH AND BTXE IN
SOIL SAMPLE OBTAINED ON JULY 19, 1990
AT 12:30 PM

Parts per million (ppm)

<u>Sample ID</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl Benzene</u>	<u>Total Xylenes</u>	<u>TPH¹</u>
1A	ND ²	0.017	ND	ND	ND
2B	ND	0.034	ND	ND	ND

¹ TPH = Total Petroleum HC as gasoline

² ND = Not Detected; see Appendix E for detection limits.

5.0 DISCUSSION

As shown in Table 1, detectable concentrations of toluene were present in the soil samples obtained from beneath the tank. However concentrations of Benzene, Total Xylenes, Ethylbenzene and TPH were not detected. The County normally uses 100 ppm of TPH as a guideline for determining whether additional assessment activities are warranted.

6.0 CONCLUSION AND RECOMMENDATION

Based on the County guideline of 100 ppm for TPH, no additional assessment activities are recommended at this time.

7.0 LIMITATION

Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities. This report has been prepared for H.B. Covey, Inc. No other warranty, express or implied, is made as to the professional advice contained in this report.

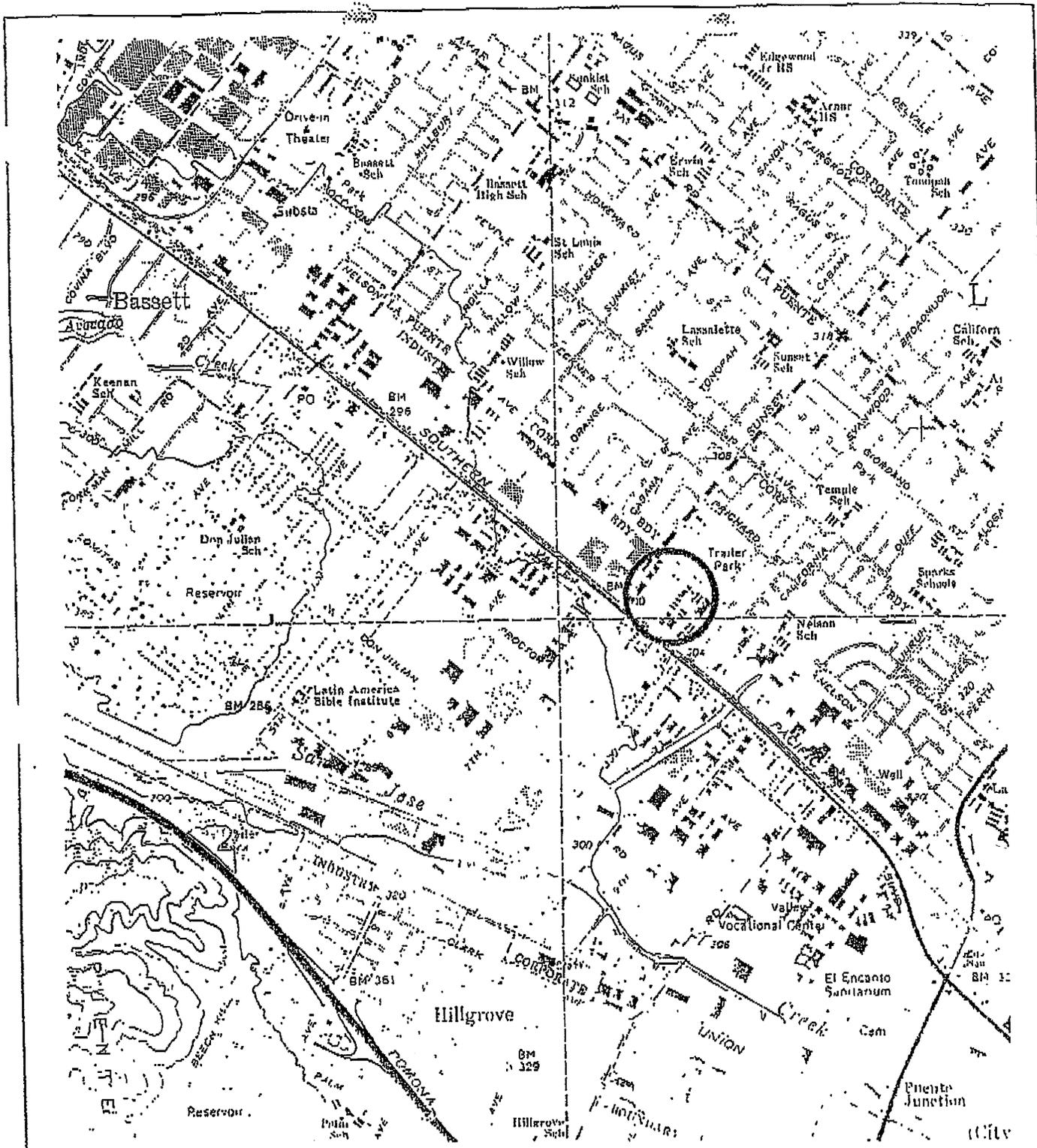


FIGURE 1
SITE LOCATION MAP

SCOTT CAUDILL LUMBER CO.
14624 E. NELSON AVENUE
INDUSTRY, CA

SOURCE: USGS 7.5 MINUTE QUADRANGLE
BALDWIN PARK, CA

SCALE	1 : 24000		NORTH 
DRAWN BY	M. PIPER	01/29/91	
CHECKED BY	R.J. CUNNINGHAM		

JOB NO.
31-002

CONNOR ENVIRONMENTAL
MANAGEMENT, INC.
8942 SKYPARK CIRCLE, STE. H
RIVERSIDE, CALIFORNIA 92714
(714) 263-6344 FAX (714) 263-6344

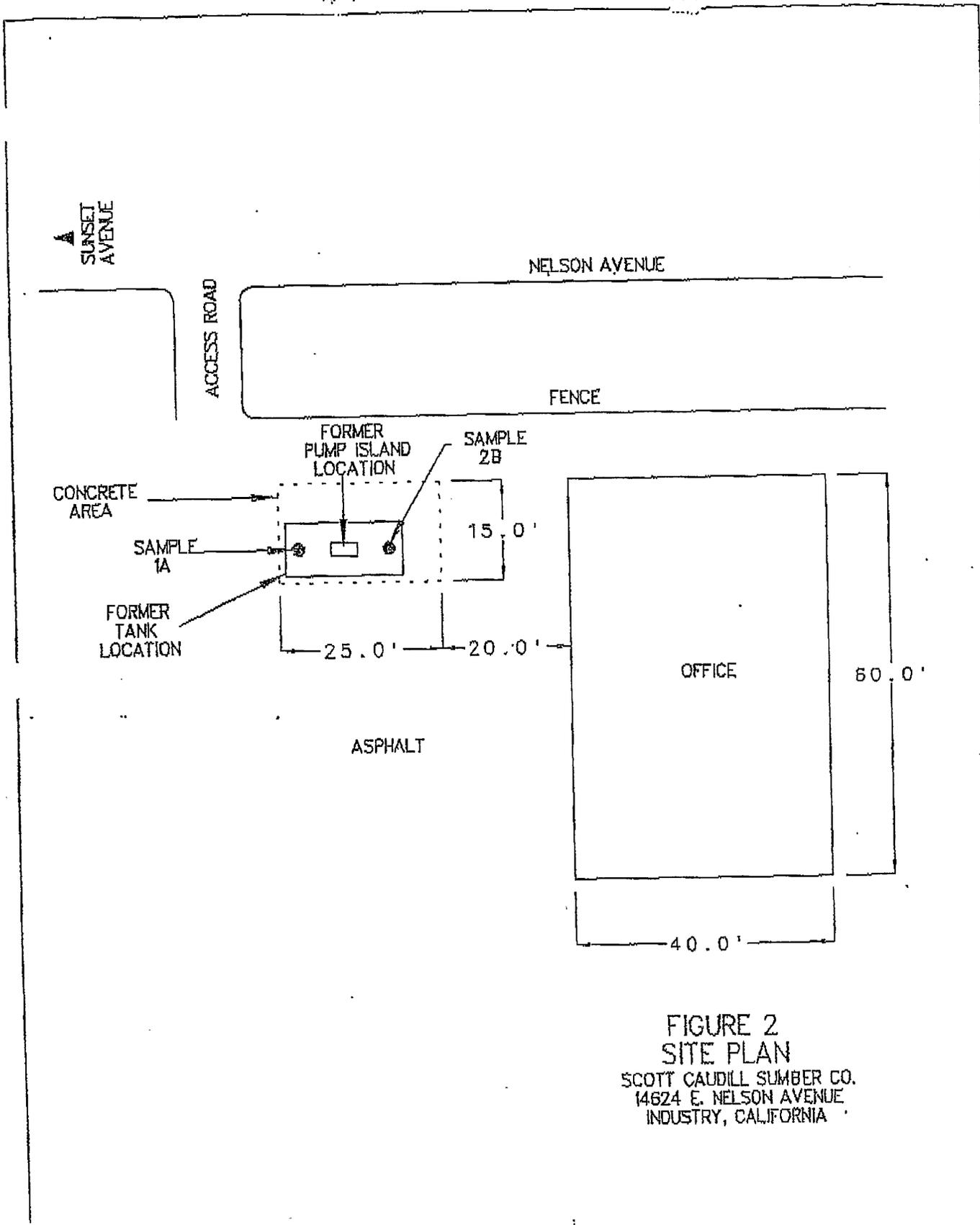


FIGURE 2
 SITE PLAN
 SCOTT CAUDILL SUMBER CO.
 14624 E. NELSON AVENUE
 INDUSTRY, CALIFORNIA

SCALE	1" : 20'	NORTH	DE NO.	000
DRAWN BY	M. PIPER	00/00/91		
CHECKED BY				

CONNOR ENVIRONMENTAL MGMT, INC.
 17842 SKYPARK CIRCLE, SUITE H
 IRVINE, CALIFORNIA 92714
 (714) 253-1634 FAX (714) 253-1634

APPENDIX A

CITY OF LOS ANGELES-DEPARTMENT OF PUBLIC WORKS
SITE MANAGEMENT DIVISION
115 S. FRENCH AVENUE
SANTA ANA, CALIFORNIA 91803-1331

File 13029 R/O 6H
Fee \$ 141
Check [x] Cash []

Applicant Name: George Caudill Phone: 818-333-2295
Mailing Address: 14624 E. Nelson Ave. City: City of Industry State: Ca. Zip: 91744

Occupant Name: Scott-Caudill Lumber Co. Phone: 818-333-2295
Site Address: 14624 E. Nelson Ave. City: City of Industry Zip: 91744
Mailing Address: P.O. Box 3424 City: City of Industry State: Ca. Zip: 91744
Contact Person: Margaret Spigelmaier Title: Mgr.

TRACTOR complete below: OWNER/OPERATOR AS CONTRACTOR [1]
Name: H. B. Coney, Inc. Phone: _____
State License No.: 267354 Class: C61/D40

INSURE REQUESTED:
 PERMANENT TANK REMOVAL (See Conditions A and C Attached)
How many underground tanks will remain after this closure? 0
 PERMANENT CLOSURE IN PLACE (See Conditions A and D Attached)
 TEMPORARY (See Conditions A and B Attached)

TANK DESCRIPTION:		PLOT PLAN ATTACHED []		EXISTING HMUSE NO.	
Tank No.	Construction Material	Age (Years)	Capacity (gal)	Materials Stored (Past/Present)	
1	Steel	10	6000	unleaded gas	

COMPLETE THE FOLLOWING:
Has an unauthorized release ever occurred at this site? [] YES [x] NO
Have structural repairs ever been made to these tanks? [] YES [x] NO
Will new underground tanks be installed after closure? [] YES [x] NO
Will any wells, including monitoring wells, be abandoned? [] YES [x] NO

NOTE: CONTAMINATED TANKS AND RESIDUES THAT MAY BE LEFT IN TANKS TO BE CLOSED BE A HAZARDOUS WASTE WHICH MUST BE TRANSPORTED AND DISPOSED OF PURSUANT TO CHAPTER 6.5, CALIFORNIA HEALTH & SAFETY CODE. FAILURE TO COMPLY MAY BE PROSECUTED AS A FELONY VIOLATION.

By signature below the applicant certifies that all statements and disclosures above are true and correct and that they have read and agree to abide by this permit and all conditions and limitations attached.
Applicant's Signature: James H. Coney Date: 11/21/90
(Print Name) Phone: 714-623-2522
Owner Operator [] Contractor []

PERMIT TO BE COMPLETED BY THE DEPARTMENT OF PUBLIC WORKS
PURSUANT TO SECTION 11.80.070B, LOS ANGELES COUNTY CODE, PERMISSION IS HEREBY GRANTED TO PROCEED WITH THE CLOSURE DESCRIBED ABOVE SUBJECT TO THE ATTACHED CONDITIONS AND LIMITATIONS [X]. THIS PERMIT EXPIRES 180 DAYS FROM THE DATE OF ISSUANCE.

T.A. TIDEMANSON
Director of Public Works

ATTENTION CONTRACTOR

NOTIFICATION REQUIREMENTS

Pursuant to Los Angeles County Code, Section 11.78.045, and the Conditions and Limitations of the attached Hazardous Materials Underground Storage Closure Permit, you are required to complete ALL of the agency notifications indicated below within the time period specified prior to commencement of work on this closure.

72 HOURS - DEPARTMENT OF PUBLIC WORKS WASTE CONTROL ENGINEERING INSPECTORS:

Unless otherwise noted DPW inspectors are available at the following offices between 8:00 a.m. and 9:30 a.m. ONLY.

BELLFLOWER DISTRICT - (213) 804-2584; 804-2585
16600 Civic Center Drive, Bellflower, CA 90607

CENTINELA VALLEY REGION - (213) 534-4862; 534-4859
24320 South Narbonne Avenue, Lomita, CA 90717

LENNOX DISTRICT - (213) 419-5650
4353 Lennox Boulevard, Lennox, CA 90304

SAN GABRIEL VALLEY DISTRICT - (818) 574-0962
125 South Baldwin Avenue, Arcadia, CA 91006

EAST LOS ANGELES DISTRICT - (213) 260-3466; 260-3467
5141 East Pomona Boulevard, Los Angeles, CA 90022

SAN DIMAS REGION - (818) 339-6281; (714) 599-1286
201 East Bonita Avenue, San Dimas, CA 91773

NEWHALL REGION - (805) 253-7207
23757 West Valencia Boulevard, Santa Clarita, CA 91355

24 HOURS (OR AS REQUIRED) - LOCAL FIRE DEPARTMENT FIRE PREVENTION INSPECTOR:

City of _____

Los Angeles County Fire Department 818 - 969 - 7876

24 HOURS - SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

(818) 572-6195

FAILURE TO PROVIDE NOTICE AS REQUIRED ABOVE MAY RESULT IN PERMIT REVOCATION, ADDITIONAL SITE ASSESSMENT REQUIREMENTS AND/OR ADMINISTRATIVE PENALTIES AS PROVIDED BY LAW.

CLOSENOTE
08/90

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION

TANK REMOVAL PERMIT

Date 12-12-90 Permit No. 121290-01 (from log)

Tank Site-Occupant Name SCOTT CAUDILL LUMBER CO. Telephone No. 818 333-2295

Tank Site-Address 14624 E. NELSEN AV. City INDUSTRY 91744

Name of Contractor H.B. Convey, Inc. License No. 269354

Address 350 E. Commercial City Pomona Telephone No. 714 623-2502

FIRE DEPARTMENT APPROVAL TO REMOVE UNDERGROUND TANK(S) WILL BE GRANTED UNDER SECTION 4.101 AND ARTICLE 79 OF THE FIRE CODE UNDER THE FOLLOWING CONDITIONS:

1. Provide documentation of permit from the Los Angeles County, Department of Public Works.
2. Provide documentation of permit from other agencies as required.
3. Number of tanks to be removed 1 Site log for each
4. Site log shall be accurately maintained for each tank and available for review by inspector on request.
5. Current tank removal procedures in Regulation #22 have been read and understood by permittee and the tank(s) shall be handled as:
 - Not cleaned
 - Cleaned
 - Abandoned in place

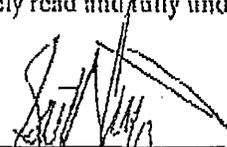
The following sequence is recommended to insure prompt and successful removal inspections:

- a. Contact the Department of Public Works and make arrangements for an inspection date and time.
- b. Contact the local Fire Prevention Office, at least 48 hours before removal, for date and time approval.

Complete tank removal verification and site log for each tank removed and deliver to the local Fire Prevention Inspector.

THIS PERMIT IS NONTRANSFERABLE AND IS GRANTED ONLY FOR SITE INDICATED ABOVE AND MAY BE REVOKED FOR FAILURE TO COMPLY WITH THE FIRE DEPARTMENT REGULATIONS AND THE ITEMS LISTED ABOVE.

I have completely read and fully understand the foregoing Fire Department requirements and warnings that apply to this permit.



 Contractor Representative



 Fire Department Representative
 Don Guillaume

APPENDIX B

Please print or type. Form designed for use on 11lb (12 pitch typewriter).

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CA 0000145214		Manifest Document No. 61971017		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.						
3. Generator's Name and Mailing Address SCOTT WOODILL LUMBER P.O. BOX 3424 CITY AND COUNTY CA 91744						A. State Manifest Document Number 90854907								
4. Generator's Phone (R/S) 310-927-375-2195						B. State Generator's ID HAWH33F-19275913								
5. Transporter 1 Company Name NISTO AND SON'S INDUSTRIES						C. State Transporter's ID 119027								
7. Transporter 2 Company Name						D. Transporter's Phone 714-950-0033								
9. Designated Facility Name and Site Address PETROLEUM RECYCLERS INC. 1835 E. 20th STREET SIGNAL HILL, CA 90806						G. State Facility's ID								
10. US EPA ID Number						H. Facility's Phone 213-595-6597								
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)						12. Containers No. Type		13. Total Quantity		14. Unit Wt/Vol				
a. NON HAZARDOUS WASTE LIQUID						10 1E B - 7K00 G				State Waste No.				
b.										EPA/Other				
c.										State Waste No.				
d.										EPA/Other				
J. Additional Descriptions for Materials Listed Above NO SMOKING GLOVES GOGGLES						K. Handling Codes for Wastes Listed Above								
16. Special Handling Instructions and Additional Information DANGER HAZARDOUS CA 2030011452 2004 N. ALAMEDA 213-537-1100 CUMPTON, CA 90122						GIBSON OIL REFINERY COMMERCIAL DRIVE DARKSFIELD, CA 91306				CAD930883177 808-327-0413				
18. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.														
Printed/Typed Name Margaret Spigelman						Signature Margaret Spigelman			Month Day Year 10/17/10					
17. Transporter 1 Acknowledgement of Receipt of Materials						Printed/Typed Name Emanuel...			Signature			Month Day Year 10/17/10		
18. Transporter 2 Acknowledgement of Receipt of Materials						Printed/Typed Name			Signature			Month Day Year		
19. Discrepancy Indication Space														
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 16.														
Printed/Typed Name						Signature			Month Day Year					

GENERATOR TRANSPORTER FACILITY

Do Not Write Below This Line

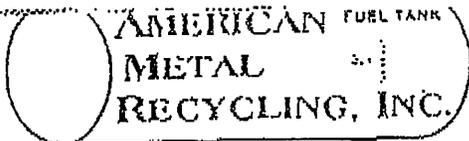
YELLOW GENERATOR RETAINS

AUG/30/2010/MON 03:50 PM

FAX No. 626 337 73

P. 020

APPENDIX C



2202 South Milliken Avenue
 Ontario, CA 91761
 (714) 988-8000

No. 35980

TANK DISPOSAL FORM

Date: 12-20, 19 90
 Job #
 P.O. #

CONTRACTOR: H. B. Covey
 ADDRESS: 350 E. Commercial, Pomona, CA 91767
 JOB SITE: Scott Saldill Lumber Co
 ADDRESS: 14624 E. Nelson Industry, Cal
 DESTINATION: A.M.R. 2202 S. Milliken Ave., Ontario, CA 91761

DATE	TIME	PROJECTED TANKS	ORDERED BY:	LIC. NO.
SPECIAL INSTRUCTIONS:		TIME IN:		
		TIME OUT:		
Services Rendered	Cost			
Disposal Fee	200.00			
Extensive Loading Time	150.00			
Disposal Fee with Permit	300.00			
Fiberglass Tank Disposal Fee Per Tank	400.00			
Fiberglass Tank Delivered	200.00			
Bobtail Disposal Fee	250.00			
Cancellation Fee	250.00			
TOTAL CHARGES	1600.00			

QTY	TANKS RECEIVED		NET TONS	TOTAL
	GALLONS	TYPE F'S*		
280		<input checked="" type="checkbox"/> <input type="checkbox"/>	.14	
500		<input type="checkbox"/> <input type="checkbox"/>	.21	
550		<input type="checkbox"/> <input type="checkbox"/>	.24	
1000 - 12 ft		<input type="checkbox"/> <input type="checkbox"/>	.44	
1000 - 6 ft		<input type="checkbox"/> <input type="checkbox"/>	.61	
1500		<input type="checkbox"/> <input type="checkbox"/>	.87	
2000		<input type="checkbox"/> <input type="checkbox"/>	.97	
2500		<input type="checkbox"/> <input type="checkbox"/>	1.14	
3000		<input type="checkbox"/> <input type="checkbox"/>	1.32	
4000		<input type="checkbox"/> <input type="checkbox"/>	1.84	
5000		<input type="checkbox"/> <input type="checkbox"/>	2.42	
6000		<input type="checkbox"/> <input type="checkbox"/>	2.84	
7500		<input type="checkbox"/> <input type="checkbox"/>	3.28	
8000		<input type="checkbox"/> <input type="checkbox"/>	3.44	
9000		<input type="checkbox"/> <input type="checkbox"/>	3.82	
10000		<input type="checkbox"/> <input type="checkbox"/>	4.33	
12000		<input type="checkbox"/> <input type="checkbox"/>	4.93	

NO. OF TANKS: 1 TOTAL NET TONS: 2.89

*F - FIBERGLASS *S - STEEL 105

CONTRACTOR'S SIGNATURE: _____

CERTIFICATE OF TANK DISPOSAL / DESTRUCTION
 THIS IS TO CERTIFY THE RECEIPT AND ACCEPTANCE OF THE TANK(S) AS SPECIFIED ABOVE. ALL MATERIALS SPECIFIED
 HAVE BEEN COMPLETELY DESTROYED FOR SCRAP PURPOSES ONLY.

 AUTHORIZED REP DATE: 12-20-90

CONTRACTOR COPY

APPENDIX D

APPENDIX E

Weck Laboratories, Inc.

14859 East Clark Avenue, Industry, California 91730-1396 (818) 336-2139

Client: H. B. Covey ID #: 90-4879 (1-2)
 350 East Commercial Street
 Pomona, CA 91767-5506 714-623-2502 Date: December 21, 1990
 Attn.: Mr. Don Jacobson FAX 714-865-1244 ✓
 Received: Dec. 20, 1990
 Lab #: 901220-H.B. Covey

Sample: Soils taken by client (Don Jacobson) on December 20, 1990 at
 Scott Caudill Lumber, Industry; Project Name: 134-T.

Investigation: EPA Method 8020; MDL 0.005 mg/kg
 EPA Method 8015 Modified; MDL 1.0 mg/kg

REPORT

Client's ID	mg/kg				Total Petroleum HC as gasoline
	Benzene	Toluene	Ethyl Benzene	Total Xylenes	
1. "1A"	ND	0.017	ND	ND	ND
"2B"	ND	0.034	ND	ND	ND

Alfredo Pierri
 Alfredo Pierri
 mv

