LACO

April 13, 2018

7583.14

Friends of Liberty, LLC
1307 Masonite Road
Ukiah, California 95482

Attention: Mr. Ross Liberty

Subject: Planned New Roadway - Evaluation of Residual Soil and Groundwater Impacts, Former Masonite Property, Ukiah, California

Dear Mr. Liberty:

LACO Associates (LACO) prepared this evaluation to support a County of Mendocino grant application for the final design and construction of approximately 6,050 linear feet of new roadway connecting Ford Road (at the south end) toward North State Street (in the middle), and Orr Springs Road (on the north), presented in Figure 1. As the location and the planned roadway overlaps the site of ongoing environmental investigation and remediation, there is need for an evaluation of the potential for encountering soil and/or groundwater impacted by various contaminants of potential concern (COPCs) associated with past industrial activities or the introduction of Stormwater to exacerbate the effects of residual soil impacts. This letter compares the planned road locations with respect to previous environmental impacts in documents prepared both by LACO and by others and discusses whether additional risk of exposure is present due to the project.

BACKGROUND

The property was used by Masonite Corporation from the 1950s through approximately 2001 in various capacities that resulted in soil and groundwater impacted by fuels, volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), heavy metals, dioxins, and polychlorinated biphenols (PCBs). Since 1990, multiple environmental consultants have worked different aspects of site investigation and remediation, which was divided into 14 separate areas, referred to as Areas 1 through 14, based on processes in use and chemicals used in those processes in those areas. North Coast Regional Water Quality Control Board (NCRWQCB) has regulatory oversight of the project and is in the process of finalizing work on the site pursuant to regulatory closure.

EVALUATION

LACO performed a comprehensive review of documents both on file with the NCRWQCB and provided by Friends of Liberty, LLC, pertaining to past environmental investigation and remediation activities. LACO evaluated two conditions: (1) the potential for the project to change site hydrology as a result of changes in impervious surfaces and therefore Stormwater infiltration and subsurface hydrology as changes in subsurface hydrology have the potential to mobilize residual soil impacts; and (2) the potential for encountering impacted soil and groundwater during the planned activities.
The site surface currently comprises the remnants of post-demolition building foundations, paved road, flatwork, unpaved surfaces, and drainage inlets to the existing storm system. These are all in

various states of decay, with cracks and gaps that allow the uncontrolled infiltration of Stormwater. Construction of this project will remove these remnants within its footprint and replace them with a newly paved roadway. The plans include areas that allow the infiltration of precipitation, i.e., landscaping strips. However, we anticipate the project will not result in a significant change to site hydrology.

To evaluate the potential for construction workers' exposure to impacted soil and groundwater, we identified the locations where residual impacts coincided with planned roadway construction. We used the reported concentrations of COPCs in soil and groundwater and evaluated these concentrations against the 2016 Environmental Screening Levels (ESL) for the Construction Worker exposure scenario to determine the relative exposure risk to human health (Region 2, Regional Water Quality Control Board). In locations where expected soil concentrations exceeded ESL, we estimated the volume of soil anticipated in the excavation. Although it is unlikely that groundwater will be encountered during the planned construction activities, we compared the reported concentrations to both NCRWQCB Water Quality Objectives (WQOs) for groundwater and Maximum Contamination Limits (MCLs) for drinking water and dermal exposure and included recommendations for groundwater management as a contingency.

RESULTS AND DISCUSSION

Table A summarizes our recommended actions by area. Our complete analysis is attached (Table 1). Figure 1 shows the road alignment (as of plans dated April 5, 2018) in relation to the designated environmental areas and our anticipated areas of encountering impacted soil and groundwater. See Recommendations section, below, for specific testing parameters.

Table A: Summary of Findings

COPC	Environmental Area	Road	Station No.	Expected Volume
Soil				
PAH	9 (Tank Farm)	A	27+00 to 28+00	None (this area is expected to receive fill)
Groundwater				
multiple	---	All	---	---

Soil, Station 27+00 to 28+00

Soil in this location impacted with various PAHs (listed and described more fully in Table 1) and Number 6 Fuel Oil was left in place at depths from the surface to 12 feet below ground surface (bgs) and at concentrations that exceeded the current ESLs. Current concentrations in soil are anticipated to be at or near ESL. At this time, no soil excavation is anticipated in this area and utilities are expected to be in the roadway, outside the area of concern.

Groundwater, all locations

Monitoring wells installed during previous investigations report that groundwater is typically encountered at depths greater than approximately 6 feet bgs. As the excavation is anticipated to

only reach 5 feet bgs in some utility trenches, groundwater is unlikely to be encountered. However, if it is encountered it is likely impacted by one or more COPCs discussed above.

RECOMMENDATIONS:

LACO recommendations containerizing groundwater, if encountered, and sample for the following compounds prior to disposal, as per the approved *Soil and Groundwater Management Plan* (SCS Engineers 2006), included as Appendix 1.

- Total Petroleum Hydrocarbons
- Volatile Organic Compounds
- Semi-Volatile Organic Compounds
- Polycyclic Aromatic Hydrocarbons
- Polychlorinated Biphenols
- Dioxins
- Metals (dissolved and total)
- pH

Sincerely,
LACO Associates

Christine S. Manhart
PG 7576, Exp 3/31/19

Christopher J. Watt
CEG 2415; Exp 03/31/20

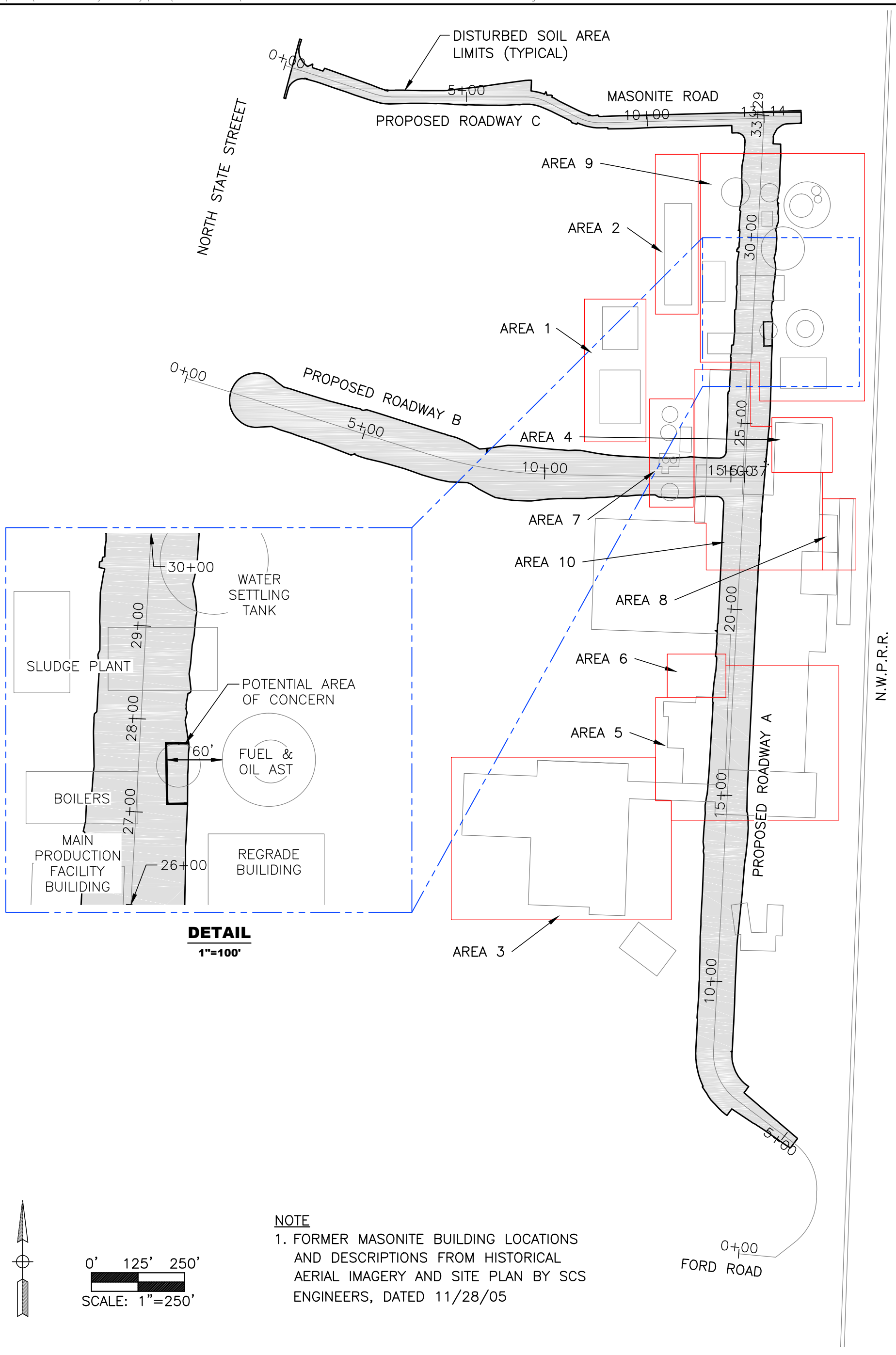
Initials:CSM:jlm

P:\7500\7583 Factory Pipe Products\7583.14 Preliminary Roadway Design\05 Delivered Documents\7583.14 letter ROF, enviro review.docx

Area	COPC	Depth	Description of Impact	Notes	Rpt. Date	Soil ESLs - mg/kg	GW ESLs (comm/ind) - ug/L	Road	S/GW	Stn No.	If Soil, d	Exp. Vol.	Recommended Actions
1	benzene	unk	Detections in gw in Jan/Feb 2017 > WQO; no close mw's to determine extent. Wells in that area were not tested for benzene prior to their destruction.	WP to install shallow borings to determine lateral extent of benzene in gw. Soil was nd.	Oct-17	Comm/Ind ESL = 1 Const wkr ESL = 24	MCL priority = 1.0 Human Health Risk Based = 1.5E-1						No action necessary.
1	Chromium	11.5 ft	Total Cr in gw reported at 140 ug/L; soil 46-63 mg/kg	Reported concentrations attributed to large amount of sediment in sample; no breakout by species. One hex Cr sample in 2005 was ND. Sampling was done in this area for VOCs in 2017, but no data on pH or metals.	URS 2000		MCL priority = 50	B	GW	13+00 - 14+00			GW encountered should be considered impacted prior to testing.
1	pH		No information										
1	TPHd	5 ft	293 mg/kg at 5'; ND at 10.5'; gw ND	below ESL; rec no further work.	Apr-17	Const wkr ESL = 880	Human Health Risk Based = 150						No action necessary.
2	Metals	13 ft	Barium (total = 61 ug/L; diss 59 ug/L)	The most comprehensive look at metals at the site seems to be this phase of work, which comprised one boring per area.	URS 2000		MCL priority = 1000						No action necessary.
3	pH	20 ft	Very high (11.3) in one hydropunch sample (FP-6) while the nearby MUF-BG-03 was fairly low (~5.7)	Not in our current area of concern. Well MUF-A03-06 can be low pH (<6).	LACO 2012 SCS GMR 2006			A	GW	9+00 - 12+00			GW encountered should be considered impacted prior to testing.
3	VOCs	20 ft	Highest conc in well A03-06 (3.3 TCA, 4.8 1,1 DCE).	While the result for 1,1 DCE is <MCL, historically those numbers varied, so there's a reasonable chance that gw encountered in this area may be above the MCL.	LACO 2012		TCA MCL = 200 1,1 DCE MCL = 6	A	GW	9+00 - 12+00			GW encountered should be considered impacted prior to testing.
4	PCBs	<2 ft	Planned over-ex to depth of 2' bgs in approx. 10x5 area (planning for excavation of up to 10 CY) around sample from boring A4-3-1' of material with conc >1 mg/kg.	Planning on 5 confirmation samples (sidewall and floor). WP has not been approved so higher sampling density (esp at floor) may be required. This SAP as presented could leave some behind.	Oct-17	Comm/Ind ESL = 1 Const wkr ESL = 5.6	MCL priority = 0.50 Human Health Risk Based = 1.9E-3						No action necessary.
4	VOCs	1-10 ft	ND from borings		Apr-17								No action necessary.
DDR property	dioxin	0-5 ft	Conc were well below commercial CHSSL of 19 ng/kg; left in place.	This area is outside defined areas and not likely to be encountered during proposed work.	Jan-09	Comm/Ind ESL = 2.2E-5 Const wkr ESL = 1.5E-4	MCL priority = 3.0E-5 Human Health Risk Based = 5.0E-8						No action necessary.
5/6	PCE	4 ft bgs	Source zone. 32 ug/kg in soil in SB-14. Well A06-05, 2004, 9.1 ug/l. Last sampled in 2006, ND<1.0. horizontal extent determined by hydropunch - 1.9-6.5 ug/l	There may or may not be a secondary source. Source area for plume in Area 13	2006	Comm/Ind ESL = 2.7 Const wkr ESL = 33	MCL priority = 0.50 Human Health Risk Based = 6.0E-2	A	GW	17+00 - 19+00			GW encountered should be considered impacted prior to testing.
6	Metals	11 ft	total and dissolved Ba and Zn, below MCL; trivalent Cr detected < MCL; dissolved ND.		URS 2000								No action necessary.
6	TPHd	gen. 3-5 ft 9-12 to S	MW A06-06, 6900 ug/l between phases of over-ex. Following excavation, one boring in center of source area was 75 ug/L.	Completed over-ex in 2006/2007 after demo of main production facility. Side wall and floor samples ND.	Oct-08		MCL priority = 150 Human Health Risk Based = 150						No action necessary.
7	TPHmo	<5 ft	concentrations up to 1880 mg/kg at 1' down to ~30 at 5'	Received NFA as extent of impact is shallow and "no gw was encountered at these shallow depths."	Apr-17	Comm/Ind ESL = 140,000 Const wkr ESL = 32,000	MCL priority = 150 Human Health Risk Based = 150	B	S	13+00	<2 ft		Material left in place is <ESL and not expected to lie within area of disturbance.
9	Metals	1-10 ft	Generally within background concentrations; lead 54.7 mg/kg at A9-4-2'.		Apr-17	Lead ESL const. worker = 160							No action necessary.
9	Metals / Dioxin	---	Bricks from in and around the firebox were tested in multiple layers. Barium, lead, and zinc were at either leachability limits for hazardous waste designation.	The material was treated as hazardous waste during demolition of the boilers and there is not expected to be any residuum remaining on-site. Ash generated during boiler operations was tested for dioxins and metals and approved for land application in Area 12. Dioxins in Area 12 were later re-evaluated and are discussed below.	2007								No action necessary.
9	PCBs	1-10 ft	Area 9 PCBs were nd.		Apr-17								No action necessary.
9	PAH	8-12 ft	Consultant used a compilation method to look at all the carcinogenic PAHs together as a BaP equivalent (analogous to dioxin Teqs) and used statistics to say the total was below CalEPA residential human health screening levels. Since we have a defined exposure scenario, we compared individual exceedances to the ESL described to the right to evaluate the risk for specific areas.	PAHs were detected around the 425k AST. Only portions in the southern and SW quadrants of the footprint of the tank and containment ring were over-exed (as of 10/11). This evaluation indicates that the PAHs listed to the right remain in the area to the north of the tank hold adjacent to the transmission pipeline in concentrations exceeding ESL. NFA granted to releases related to the tanks in 2012.	West, May 2012	ESL exceedances for PAH compounds. In both soil and gw unless otherwise indicated: acenathphlene (soil); benzo(a) anthracene; benzo(b)fluoranthene; benzo(k)fluoranthene (gw); benzo(a) pyrene; benzo(g,h,i)perylene (gw); chrysene (s); dibenzo(a,h)anthracene (gw); indeno(1,2,3-cd)pyrene; naphthalene (gw); phenanthrene.		A	S, GW	27+00 - 28+00	<8 ft	None expected	PAH concentrations reported above ESL at 8.5 ft. Should assume that shallower soil is also above ESL. It should also be assumed that gw encountered is impacted. **However, this location is expected to receive fill and no soil excavation is anticipated.**
9	No. 6 fuel oil	8-12 ft	Sheen was noted in sample near pipeline in 2007; near by samples in Aug/2011 had up to 1500 in soil and 17,000 in gw	The laboratory analyte TPHd as proxy for the fuel oil was detected around the 425k AST. Only portions in the southern and SW quadrants of the footprint of the tank and containment ring were over-exed (as of 10/11). This evaluation indicates that product remains in the area to the north of the tank hold adjacent to the transmission pipeline in concentrations exceeding ESL. NFA granted to releases related to the tanks in 2012.	West, May 2012	TPHd: Comm/Ind ESL = 1,100 Const wkr ESL = 880 TPHmo: Const wkr ESL = 32,000	MCL priority = 150 Human Health Risk Based = 150	A	S, GW	28+00 - 30+00	<8 ft	None expected	Likely to encounter soil impacted by fuel oil at or around ESL above 8 ft. **However, this location is expected to receive fill and no soil excavation is anticipated.**
9	VOCs	1-10 ft	Six VOCs listed in the data tables with no indication how they came up with this list; all nd	Very little analysis to date; TPHd/mo and BTEX were rarely reported in the West MWs.	West, May 2012								No action necessary.
10													No action necessary.
12	dioxin	0-5 ft	Highest conc of dioxins in this area were over-excavated in two events after conc in sidewall samples from first event were too high.	This area is outside defined areas and not likely to be encountered during proposed work.	Jan-10								No action necessary.
Reinhart spill	TPHg	10 ft	The Reinhart spill (2004) occurred outside the work area. They appeared to have removed the COCs to the extent practicable, impacted gw left the immediate vicinity through a gravel lens. Masonite wells in area 3, 5, and 6 were monitored and we nd. There is a slight chance of encountering impacted gw in the southernmost cross road. Granted NFA status in 2007.										No action necessary.

Potential for groundwater impacts only
Impacted soil possible, but likely below ESL for construction worker scenario
Likely soil and/or groundwater impacted above ESL for construction worker scenario
No action necessary

Note 1: NFA - No Further Action
Note 2: Previous studies based their evaluation of the risk of leaving impacted soil on-site on older versions of RWQCB Environmental Screening Levels in place at the time and used the more generic Industrial/Commercial exposure scenario. This assessment of the data used the Feb. 2016 version with the Construction Worker scenario more appropriate to the planned work.
Note 3: Volume calculations were based on LACO's Preliminary Road Design dated 4/5/18. Changes to road alignment may result in changes to the expected volume of impacted soil.
Note 4: In general, groundwater encountered should be containerized and analyzed for impact prior to appropriate disposal. As groundwater is typically greater than 6 ft below ground surface during the dry season, the project should not expect to encounter groundwater except during deeper excavations, such as for some utility trenches, or unless construction continues into the wet season.
Note 5: Unless otherwise indicated, reports referenced above were produced by SCS Engineers.



DETAIL
1"=100'

0' 125' 250'
SCALE: 1"=250'

NOTE
1. FORMER MASONITE BUILDING LOCATIONS AND DESCRIPTIONS FROM HISTORICAL AERIAL IMAGERY AND SITE PLAN BY SCS ENGINEERS, DATED 11/28/05

DRAWN	DJC
CHECK	CSM
APPROVED	CJW
DATE	4/11/2018
JOB NUMBER	7583.14
SHEET	1

LIBERTY: PRELIMINARY ROADWAY DESIGN
ENVIRONMENTAL REVIEW OF LOCATIONS OF IMPACTS WITH PLANNED MASONITE ROADWAY

FRIENDS OF LIBERTY, LLC
1307 MASONITE ROAD, UKIAH, CA 95482

NO.	HISTORY / REVISION	BY	CHK.	DATE

LACO
EUREKA • UKIAH • SANTA ROSA
1-800-515-5054 www.lacoassociates.com

APPENDIX 1

Soil and Groundwater Management Plan (SCS Engineers 2006)

Environmental Consultants

3645 Westwind Boulevard
Santa Rosa, CA 95403-1067

PH 707 546-9461
FAX 707 544-5769
www.scsengineers.com

SCS ENGINEERS

Revised Soil and Groundwater Management Plan

Former Masonite Facility
300 Ford Road
Ukiah, California
(APNs 170-170-05, -04;
170-190,-04, -05,-06, -09, -14, &-15)

File Number 01203377.01

Prepared by:

SCS Engineers
3645 Westwind Boulevard
Santa Rosa, California 95403

Submitted to:

Mr. Craig Hunt
North Coast Regional Water Quality Control Board
5550 Skylane Blvd., Suite A
Santa Rosa, CA 95403

August 21, 2006

LIMITATIONS/DISCLAIMER

This Revised Soil and Groundwater Management Plan has been prepared for Masonite Corporation with specific application to soil clean up and groundwater sampling for the property located at 300 Ford Road, Ukiah, California (the "Property"). This report has been prepared in accordance with the care and skill generally exercised by reputable professionals, under similar circumstances, in this or similar localities. The conclusions contained herein are based on analytical data, and points of exploration. The nature and extent of subsurface conditions may and likely do vary between borings and/or points of exploration. No other warranty, either expressed or implied, is made as to the professional conclusions presented herein.

Access to the property and the surrounding area was limited by buildings, roadways, underground and above-ground utilities and other miscellaneous site and site vicinity features. Therefore, the field exploration and points of subsurface observation were somewhat restricted.

Changes in site use and conditions may occur due to man-made changes or variations in rainfall, temperature, water usage, or other factors. Additional information which was not available to the consultant at the time of this assessment or changes which may occur on the site or in the surrounding area may result in modification to the site that would impact the summary presented herein. This report is not a legal opinion.

We trust that this Revised Soil and Groundwater Management Plan provides the information required at this time. Please contact the undersigned at (707) 546-9461 if you have any questions or comments regarding this submittal.

Linda Taverner
Vice President

Aug 21, 2006
Date

Stephen Knuttel PG 7674
CA registration fees paid through 07/31/07

21. AUG, 2006
Date

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LIST OF ATTACHMENTS

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LIST OF ACRONYMS

AS	=	Analytical Sciences
BTEX	=	benzene, toluene, ethylbenzene, total xylenes
bgs	=	below ground surface
cis-1,2-DCE	=	cis-1,2-dichloroethene
Cl	=	chloride
COC	=	Chemicals of Concern
1,1-DCA	=	1,1-dichloroethane
1,1-DCE	=	1,1-dichloroethene
HVOCs	=	halogenated volatile organic compounds
IP	=	International Paper
Ipb	=	isopropylbenzene
MCLs	=	Maximum Contaminant Levels
mg/kg	=	milligrams per kilogram
MNA	=	monitored natural attenuation
NA	=	not analyzed
Naph	=	naphthalene
NAPL	=	non aqueous phase liquid
n-Bb	=	n-butylbenzene
NCRWQCB	=	North Coast Regional Water Quality Control Board
ND	=	non-detect
n-Pb	=	n-propylbenzene
ORP	=	oxidation reduction potential
PAHs	=	poly aromatic hydrocarbons
PCE	=	tetrachloroethene
p-It	=	p-isopropyltoluene
RDL	=	Report Detection Limit
sec-Bb	=	sec-butylbenzene
SPH	=	separate phase hydrocarbons
SRS	=	Sensitive Receptor Survey
SVOCs	=	Semi-volatile Organic Compounds
TCA	=	1,1,1-trichloroethane
TCE	=	trichloroethene
1,2,4-Tmb	=	1,2,4-trimethylbenzene
1,3,5-Tmb	=	1,3,5-trimethylbenzene
TPH-d	=	total petroleum hydrocarbons in the diesel range
TPH-g	=	total petroleum hydrocarbons in the gasoline range
TPH-mo	=	total petroleum hydrocarbons in the motor oil range
TPH-fo	=	total petroleum hydrocarbons in the fuel oil range
trans-1,2-DCE	=	trans-1,2dichloroethene
Φg/L	=	micrograms per liter
UN/DOT	=	United Nations/Department of Transportation
UST	=	underground storage tank
VOCs	=	Volatile Organic Compounds
WQOs	=	Water Quality Objectives

INTRODUCTION

SCS Engineers (SCS) is pleased to present this Revised Soil and Groundwater Management Plan (Revised S&GWMP) for the Former Masonite Site at 300 Ford Road in Ukiah, California in response to comments from the North Coast Regional Water Quality Control Board (NCRWQCB) dated February 1, 2006 (NCRWQCB, 2006a), March 8, 2006 (NCRWQCB, 2006b), June 9, 2006 (NCRWQCB, 2006c) and August 16, 2006 (NCRWQCB, 2006d). This Revised S&GWMP is based on findings from prior investigations by URS Corporation (URS, 2000, 2002, 2003), the Results of Remedial Site Investigation Activities (SCS, 2004c), and subsequent investigations (SCS, 2004a though 2004d, 2005a through 2005f, 2006a through 2006d; URS, 2004). This Revised S&GWMP also includes data from the investigative soil removal actions conducted between May 1 and 5, 2006 (SCS, 2006d). The site is located as shown on Figure 1; general site features are as shown on Figure 2.

SITE DESCRIPTION

The site is located at 300 Ford Road in Ukiah, California (Figure 1). The site lies northeast of the intersection of U.S. Highway 101 and North State Street approximately 1.5 miles north of the center of the town of Ukiah; the site originally included approximately 282 acres which is divided into the main plant site (approximately 68 acres), and several other areas to the east (approximately 214 acres). In April of 2003, approximately 166 acres of land east of the railroad tracks was sold. An additional approximately 48 acres to the north east of the railroad tracks (Appendix A) is currently being sold and a separate request for closure is in process. This Revised S&GWMP will apply only to the Main Plant Site.

The Northwestern Pacific Railroad right-of-way bounds the site property on the east, agricultural and commercial property on the north and south, and commercial property and Highway 101 right-of-way to the west and southwest. East of the facility, across the Russian River, there is a mixture of agricultural, residential, and undeveloped land that rises sharply toward the crest of the Mayacamas Mountains. The topography of the site and off-site areas is nearly flat from the western edge of the main plant parcel to the bank of the Russian River where it drops approximately 50 feet to the river (Figure 2). Groundwater flow across the site is generally to the east towards the Russian River.

SITE HISTORY

Construction of the facility began in 1948 on land formerly used for agriculture. Most of the facility was constructed between 1948 and 1956. Major site improvements completed between 1956 and the present include the warehouse additions on the west and south sides of the site, the new coating plant, the #4 boiler, the molded press line, and the process water recycling system including the wastewater treatment ponds. Other improvements include upgrades to the

production process and systems installed to prevent waste and reduce air emissions from the plant.

The facility primarily produced hardboard and softboard products including siding, door facing, various styles of indoor wall and ceiling paneling.

The Molded Door Facing line was shut down permanently in 2000; the Exterior Siding and Softboard lines were shutdown in June 2001; and all softboard processing ceased in December 2001. No operations have occurred since that time. Subsequently, an auction was held and some equipment and buildings have been sold and removed. As discussed above, most of the land to the east of the railroad tracks was sold in 2003; the plant is scheduled for demolition in 2006.

After the facility was closed in 2001, investigations for environmental concerns were undertaken by URS and SCS. A historical summary of the Masonite facility and adjacent properties can be found in previous reports (SCS, 2003, 2004a, 2004b, 2004c, 2004d, 2005a, 2005b, 2005c 2005d, 2005e, 2005f, 2006a, 2006b, and 2006c; URS, 2000, 2002, 2003, and 2004). To facilitate these environmental investigations, the Masonite site was divided into 14 Areas of Concern that include both the Main Plant Site and the areas to the east. Of these 14 Areas, the NCRWQCB has previously agreed with SCS and URS recommendations for no further environmental assessment in Areas 1, 2, 4, 7, 8, 9, 10, 11, 12, and 14 (NCRWQCB, 2005a, 2005b). Impacted soils have been removed from accessible locations within Area 6 (Figure 3, Table 1) and no further environmental remedial actions are feasible prior to site demolition. Remaining environmental concerns on the Main Plan Site within Areas 3, 5, 6, and offsite within Area 13 are associated with the documented impact to groundwater by halogenated volatile organic compounds (HVOCs) in the southern section of the main plant facility extending offsite to the east with groundwater flow (Figure 4) toward the Hop Barn Area (Figure 5). Additional groundwater assessment and monitoring is proposed (see below).

On August 25, 2004 at approximately 8:00 AM, a Rinehart tanker truck with an estimated 9,000-gallons of unleaded gasoline, rolled off the northbound Highway 101 off-ramp to North State Street in Ukiah, California and onto a paved section of the Main Plant Site adjacent to the 101 Freeway off ramp (Figure 2). Approximately 4,500-gallons of gasoline were released onto California Department of Transportation, Masonite and North Coast Railroad Authority properties. Identified impacted soils associated with this release were excavated and removed from the site by APEX Envirotech, Inc. (APEX, 2005a). Subsequent to these remedial actions, APEX installed six monitoring wells (MW-1 through MW-6, referred to in this report as APEX-MW-1 through APEX-MW-6) to investigate groundwater conditions in the main area of the spill (APEX, 2005b). Apex has been monitoring these wells since their installation (APEX, 2005c, 2005d, 2005e, and 2006).

SOIL AND GROUNDWATER MANAGEMENT PLAN

FOR SITE DEMOLITION ACTIVITIES

This Revised Soil and Ground Water Management Plan (Revised S&GWMP) has been developed for site decommissioning of the 68 acre portion of the former Masonite facility Main Plant Site which is west of the Northwest Pacific Railroad Tracks (APNs 170-170-04, 170-170-05, 170-190-04, 170-190-05, 170-190-06, 170-190-09, 170-190-14, and 170-190-15; the Project). This Revised S&GWMP and available information cited in this report and to be furnished to the buyer by Masonite, addresses known and unknown soil and groundwater issues including the documented HVOC impact to groundwater in the southern section of the Main Plan Site, the documented TPH-d impact to groundwater at the Main Plant Site east of Area 6, and the sidewall soils from the remediation of Area 6 near MUF-A06-06 which will be excavated more easily when the building is demolished. The Revised S&GWMP will be implemented by an eventual purchaser of the Main Plant Site who would undertake responsibility for the Soil and Groundwater Management Plan in coordination with Masonite's ongoing environmental work at the site pursuant to its RAP prepared for the Main Plant Site, and/or who may also submit a new S&GWMP for approval by the NCRWQCB.

Chemicals of Concern

Chemicals of Concern (COC) present at the Site include petroleum hydrocarbons and chlorinated organic compounds. The term petroleum hydrocarbons refer to total petroleum hydrocarbons as diesel (TPH-d), as motor oil (TPH-mo) as fuel oil (TPH-fo) and as gasoline (TPH-g), as well as related compounds such as benzene, toluene, ethylbenzene and xylene (BTEX). The term chlorinated organic compounds refer to HVOCs, specifically 1,1,1-Trichloroethane (TCA), Trichloroethene (TCE) and Tetrachloroethene (PCE). These compounds have been detected in groundwater at the site in Areas 3, 5, and 6, and extend offsite in Area 13 from Areas 3 and 5 (Figure 2 and 3).

Other COCs which have been previously tested for at the site, but not detected in significant quantities, are metals and semi-volatile organic compounds (SVOCs) including PAHs.

Regulatory Oversight Agencies

The demolition of the site for redevelopment will require the removal of the remaining structures and ancillary equipment, and regrading of the site. Agencies responsible for the oversight and or permitting regarding environmental issues at the Site are as follows:

North Coast Regional Water Quality Control Board (NCRWQCB)

The NCRWQCB is the primary oversight agency for soil and groundwater issues. The NCRWQCB will review work plans, soil management plans, groundwater monitoring,

fieldwork, and reports and requests for closure, in this case, no further action. The NCRWQCB contact is Craig Hunt at (707) 570-3767.

If a soil or groundwater environmental impact is identified that is not identified as a known condition in this Revised S&GWMP, the NCRWQCB is to be contacted during the same work day.

Mendocino County Division of Environmental Health (MCDEH)

The MCDEH is the secondary oversight agency for environmental issues associated with impacted soils. MCDEH will coordinate with the NCRWQCB review Work Plans and Health and Safety Plans, oversee fieldwork, and review reports related to soil management/disposal. The contact at the MCDEH is Pete Lowman at (707) 463-4466.

Prior to the commencement of work, contractors involved with grading and soil management activities should contact the MCDEH to provide them with information such as a business and contractor licenses, HAZWOPER certificates, and proof of liability and workers compensation insurance. The MCDEH may be present to observe confirmation sampling if required.

Notification Procedures

If impacted soil and groundwater are encountered during demolition activities the contractor shall immediately notify the proper agencies as defined above. At least five days notice will be given to the NCRWQCB prior to the start of any demolition activities, impacted soil removal in Area 6, or groundwater monitoring events.

Demolition and Construction Activities

The Project will entail the demolition of existing structures and removal of building footings and substructures to anticipated depths between one and 20 feet below ground surface (bgs). Areas of Concern have previously been identified and tested at the site (Figure 2). Information about these Areas of Concern can be found in available documentation (see Reference Cited) which will be provided by Masonite to the eventual buyer of the property. Impacted soils and groundwater will be encountered in the southwest corner of the remediated portion of Area 6 near MUF-A06-A06 (Figure 3). The soils in Area 6 will be excavated by or under the control of Masonite to the extent necessary to achieve the remedial goals defined in the RAP after the building demolition in this area is completed. No other areas of soil impacts are known. Groundwater will likely enter the deeper excavations. The southern portion of the Main Plant Site is also located in an area known to be impacted by HVOCs. It may be anticipated that groundwater impacted by one or more of these constituents may be encountered in the course of the Project. Therefore, appropriate handling of potentially impacted materials (soils and extracted groundwater) is addressed in this Revised S&GWMP.

If soil and/or groundwater extracted during the Project appear to be impacted based on visual or other indications as defined in this document, it is likely that the impacts will be due to one or more of the following chemical constituents known to be present in the subsurface of the Project vicinity:

- Gasoline range petroleum hydrocarbons (TPH-g);
- Diesel range petroleum hydrocarbons (TPH-d);
- Motor oil range petroleum hydrocarbons (TPH-mo);
- Total recoverable (heavier range) petroleum hydrocarbons (TRPH);
- The aromatic hydrocarbons benzene, toluene, ethylbenzene, and xylene (BTEX);
- Halogenated volatile organic compounds (HVOCs)

The plan consists of the following conceptual steps:

1. Permitting and Underground Service Alert (USA) marking;
2. Removal of surface structures;
3. Removal subsurface structures (e.g. footings, foundations, piping, etc);
4. Sampling of soils that appear impacted before excavation to document the possible impact;
5. Stockpiling of soils generated during demolition or construction that appear to be impacted pending confirmation of the nature of the impact;
6. Extraction of groundwater (if encountered and it is necessary to dewater) from subsurface excavations;
7. Storage of extracted groundwater pending analysis and agency approval of disposal or reuse options;
8. Sampling soil stockpile(s) for determination reuse and/or disposal, as appropriate;
9. Disposal or reuse of impacted soil and extracted groundwater, as appropriate;
10. Preparation and submittal of report of activities after completion of the redevelopment activities.

Soil Stockpiling and Sampling Activities

All known, accessible impacted soil has been excavated and disposed off site at the time of the preparation of this Revised S&GWMP. It is assumed that, with the few exceptions noted in this document, soils can be assumed to be free of impacts unless obvious indications of potential impacts are noted. If soils are encountered during demolition or construction activities that have obvious indications of potential impacts (as described below), the soils will be screened for potential COCs based on available documentation (see references cited) provided by Masonite from the site assessment phase. During demolition and construction activities, soils will be screened by visual and olfactory methods by an on-site engineer or geologist that is experienced in soil contamination investigations, and where appropriate, by a photo ionization detector (PID). Only material encountered that is stained, odorous, or suspected by the on-site engineer or geologist of being impacted by COCs will be sampled prior to excavation and stockpiled for analysis during demolition or construction activities. All such potentially impacted soils shall be stockpiled on 10-mil plastic sheeting. Stockpiles shall be bermed to prevent run-on and run-off of surface waters and shall be covered with 10-mil plastic sheeting at the close of each workday,

during inclement weather. Plastic sheeting covering the stockpile shall be appropriately weighted and tied down.

Soil samples will be collected from the stockpile prior to disposal of the soil at an appropriate treatment or disposal facility. The reuse of impacted soil or treatment of soils for reuse is not proposed. If a situation arises where it is desired to treat or reuse impacted soils onsite, a workplan will be submitted to the RWQCB for review and approval. Stockpiled soil may be reused on-site with agency approval based on the result of analytical testing. Soil samples will be collected in brass or stainless steel sample liners, sealed with Teflon® sheeting, capped with plastic end caps, labeled with a unique identification number and stored under refrigerated conditions pending transport to a State of California certified laboratory. Samples will be transported under Chain-of-Custody documentation to the chosen laboratory. Characterization samples from the stockpile(s) will be four to one (4:1) composites per 100 cubic yards or as required by the accepting facility, unless otherwise directed by a regulatory agency. Compositing will be performed at the laboratory.

Given the Site use history, the most likely contaminants to be encountered are TPH. Therefore, most samples of potentially impacted soil will be analyzed for TPH-g by EPA Method 8020 and TPH-d by EPA Method 3510/8015M. Selected discrete soil samples collected within Areas 3, 5, 6, and 13 may be analyzed for VOCs by EPA Method 8260B (full scan) or the HVOCs listed by EPA Method 8010 if the on-site engineer or geologist has documented or observable evidence to indicate that an impact to soil may be present due to these COCs. Analyses for other COCs may be conducted if the Site use history for an area indicates other potential concerns (such as polychlorinated biphenyls or metals). The suite of analyses to be conducted will be approved by NCRWQCB and Mendocino County.

Any area that is over excavated will be discussed with the NCRWQCB and Mendocino County prior to excavation to establish target concentration for clean-up goals, the extent that soil shall be removed, and number of confirmation soil samples.

Groundwater Storage and Sampling Activities

Groundwater conditions at the Site vary seasonally and from location to location. Depth to groundwater varies form 6 to 19 feet bgs. Therefore, it should be anticipated that subsurface demolition/excavation deeper than six feet will likely require dewatering to facilitate construction activities. Standard construction activities should be employed to facilitate groundwater removal. For instance, the floor of the excavation might be sloped to facilitate groundwater collection. Collection points (sumps) might be established along the excavation bottoms for collection and extraction of groundwater. The location and number of collection points shall be determined based upon the quantities of groundwater entering the excavation and at the discretion of the construction, engineering or environmental consultant, as directed by property owner, unless otherwise directed by an on site NCRWQCB or Mendocino County representative. Intrinsically safe pumps and chemical resistant hoses shall be used to extract and transport groundwater from the excavation. Groundwater extracted from any excavation will be

containerized in transportable tanks in designated holding areas, or handled as otherwise proposed by the contractor and approved by the appropriate agencies, pending characterization for use in dust suppression activities, recycling, or disposal, as appropriate, upon receipt of NCRWQCB approval.

Water samples will be collected from holding tanks using a dedicated disposable bailer and the sample will be decanted into appropriate laboratory supplied containers. The samples will be labeled with a unique identification number, placed in an ice chest, kept cool, and transported under chain-of-custody documentation to a State of California certified laboratory for analytical testing. Extracted groundwater will not be reused for on-site dust control or disposed prior to receipt of agency approval.

Water samples will be analyzed for TPH-g by EPA Method 8020, TPH-d by EPA Method 3510/8015M. Selected groundwater samples collected within Areas 3, 5, 6, and 13 may be analyzed for VOCs by EPA Method 8260B (full scan) or HVOCs by EPA Method 8010

Utility Line Trenches Intersecting Groundwater

SCS recommends that any future utility trenches, which are or may be located within the known or suspected impacted groundwater plume area, have trench plugs (grout cutoff plugs) placed in the each trench upgradient and downgradient of anticipated impacted areas. The trench plugs shall be constructed to minimize horizontal flow of vapor and/or impacted groundwater along the trench. The recommended construction technique of the trench plugs, designed by a construction engineering company and will be submitted to the NCRWQCB for approval prior to installation.

Groundwater Monitoring Wells

A summary of all existing Main Plant Site and off-Site monitoring wells is presented in Table 2. If an existing monitoring well within the area scheduled to be demolished and/or graded needs to be destroyed prior to demolition and grading activities, a work plan will be prepared and submitted to the NCRWQCB and Mendocino County for approval. The work plan will include the proposed new location of the monitoring wells and the schedule for reinstallation or a justification will be provided as to why the well is no longer needed. The well will not be reinstalled if the NCRWQCB approves this justification or recommendation.

Health and Safety Plan

Each Site contractor will prepare a Site Specific Health and Safety Plan prior to the start of demolition or construction activities. The health and safety plan will describe the training requirements, specific personal protective equipment (PPE), and monitoring equipment that will be used during demolition activities. The purpose of the plan is to protect the health and safety

of the construction workers and general public from exposure to potential impacted materials at the Site.

Contractor personnel will have appropriate training and certification for their responsibilities, whether handling potentially impacted materials (soil or groundwater) or for general construction tasks. Contractors will be responsible for their own health and safety plan and PPE for their on-site personnel.

CLOSURE

Closure Report

After completion of the demolition activities and the removal of soils from Area 6, a closure report documenting the soil and groundwater handling, characterization, and disposal/reuse activities will be prepared. The report will be submitted to the NCRWQCB and Mendocino County for approval.

If impacted soil or groundwater is encountered during the construction activities, a separate closure report will be prepared to document the activities associated with these events. At least five days notice will be given to the NCRWQCB prior to the start of any demolition activities, impacted soil removal in Area 6, or groundwater monitoring events.

Ongoing Groundwater Monitoring

Groundwater monitoring will continue at the former Masonite facility until residual chemical levels do not exceed Maximum Contaminant Levels (MCLs) or Water Quality Objectives (WQOs) or a demonstration can be made that these objectives will likely be reached through monitored natural attenuation ("MNA" – as described in the Remedial Action Plan) within an acceptable timeframe. Based on the analytical data collected to date, SCS and Masonite are proposing that if analytical data over the next year demonstrate a declining trend in the concentrations of COCs and/or that it can be demonstrated that natural attenuation is occurring, that site closure should be granted. If an impact continues to be detected in the Sawyer property irrigation well, SCS recommends this well be decommissioned or an activated carbon filtration system be installed on the well.

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APEX, 2005b. Installation of Direct Push Soil Borings and Groundwater Monitoring Wells Results Report, Rinehart Tanker Spill, 300 Ford Road, Ukiah, Mendocino County, California, Cleanup and Abatement Order #R1-2004-0079, January, 18.

APEX, 2005c. First Quarter 2005 Groundwater Monitoring Report, Rinehart Tanker Spill, 300 Ford Road, Ukiah, Mendocino County, California, Cleanup and Abatement Order #R1-2004-0079, May, 27.

APEX, 2005d. Second Quarter 2005 Groundwater Monitoring Report, Rinehart Tanker Spill, 300 Ford Road, Ukiah, Mendocino County, California, Cleanup and Abatement Order #R1-2004-0079, June, 18.

APEX, 2005e. Third Quarter 2005 Groundwater Monitoring Report, Rinehart Tanker Spill, 300 Ford Road, Ukiah, Mendocino County, California, Cleanup and Abatement Order #R1-2004-0079, October, 18.

APEX, 2006. Fourth Quarter 2005 Groundwater Monitoring Report, Rinehart Tanker Spill, 300 Ford Road, Ukiah, Mendocino County, California, Cleanup and Abatement Order #R1-2004-0079, January, 23.

NCRWQCB, 2005a. Response to November 2004 and January 2005 submittals, April 5.

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NCRWQCB, 2006b. Comments on the Remedial Action Plan for Site Closure, March 8.

NCRWQCB, 2006c. Comments on the Revised Remedial Action Plan for Site Closure and Results of 1st Quarter 2006 Monitoring and Sampling Event, June 6.

NCRWQCB, 2006d. Comments on the Soil and Groundwater Management Plan dated July 7, 2006, e-mail correspondence to Lanahan & Reilley LLP, August 16.

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SCS, 2004c. Results of Remedial Site Investigation Activities, Former Masonite Facility at 300 Ford Road, Ukiah, CA, July 23.

SCS, 2004d Response to NCRWQCB comments or Results of Remedial Site Investigation Activities (September 29, 2004 meeting), Former Masonite Facility at 300 Ford Road, Ukiah, CA, November 5.

SCS, 2005a. Results of 1st Semi-annual Groundwater Monitoring and Sampling Event, with Sensitive Site Receptor Survey and Work Plan for Additional Subsurface Investigation at 300 Ford Road, Ukiah, CA, January 12.

SCS, 2005b. Results of 2005 1st Semi-Annual Groundwater Monitoring and Sampling Event, Former Masonite Facility 300 Ford Road, Ukiah, CA, June 23

SCS, 2005c. Results of Additional Site Investigation Activities, 300 Ford Road, Ukiah, CA, August 17.

SCS, 2005d. Results of 2005 2nd Semi-Annual Groundwater Monitoring and Sampling Event, Former Masonite Facility 300 Ford Road, Ukiah, CA, October 26.

SCS, 2005e. Response to NCRWQCB comments on the Results of Remedial Site Investigation Activities, Masonite Facility at 300 Ford Road, Ukiah, CA, November 5.

SCS, 2005f. Results of the Supplemental 2005 Groundwater Monitoring and Sampling Event and Request for Site Closure, Former Masonite Facility at 300 Ford Road, Ukiah, CA, December 7.

SCS, 2006a. Remedial Action Plan for Site Closure, Former Masonite Facility 300 Ford Road, Ukiah California (APN 170-190-006), February 20.

SCS, 2006b. Request for No Further Action Letter - APN 170-190-010; and Request for No Further Investigation or Remedial Actions - Northern Half APN 170-190-006 (Area 12), Former Ancillary Properties, Masonite Facility, Ukiah California, February 23.

SCS, 2006c. Monitoring Well Decommissioning – Former Masonite Facility 300 Ford Road, Ukiah California (APN 170-190-006), March 21.

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DISTRIBUTION LIST

Mr. James Rabe
Masonite Corporation
1955 Powis Road
West Chicago, IL 60185

Rose Murphy
Masonite Corporation
1 North Dale Mabry Highway, Suite 950
Tampa, FL 33609

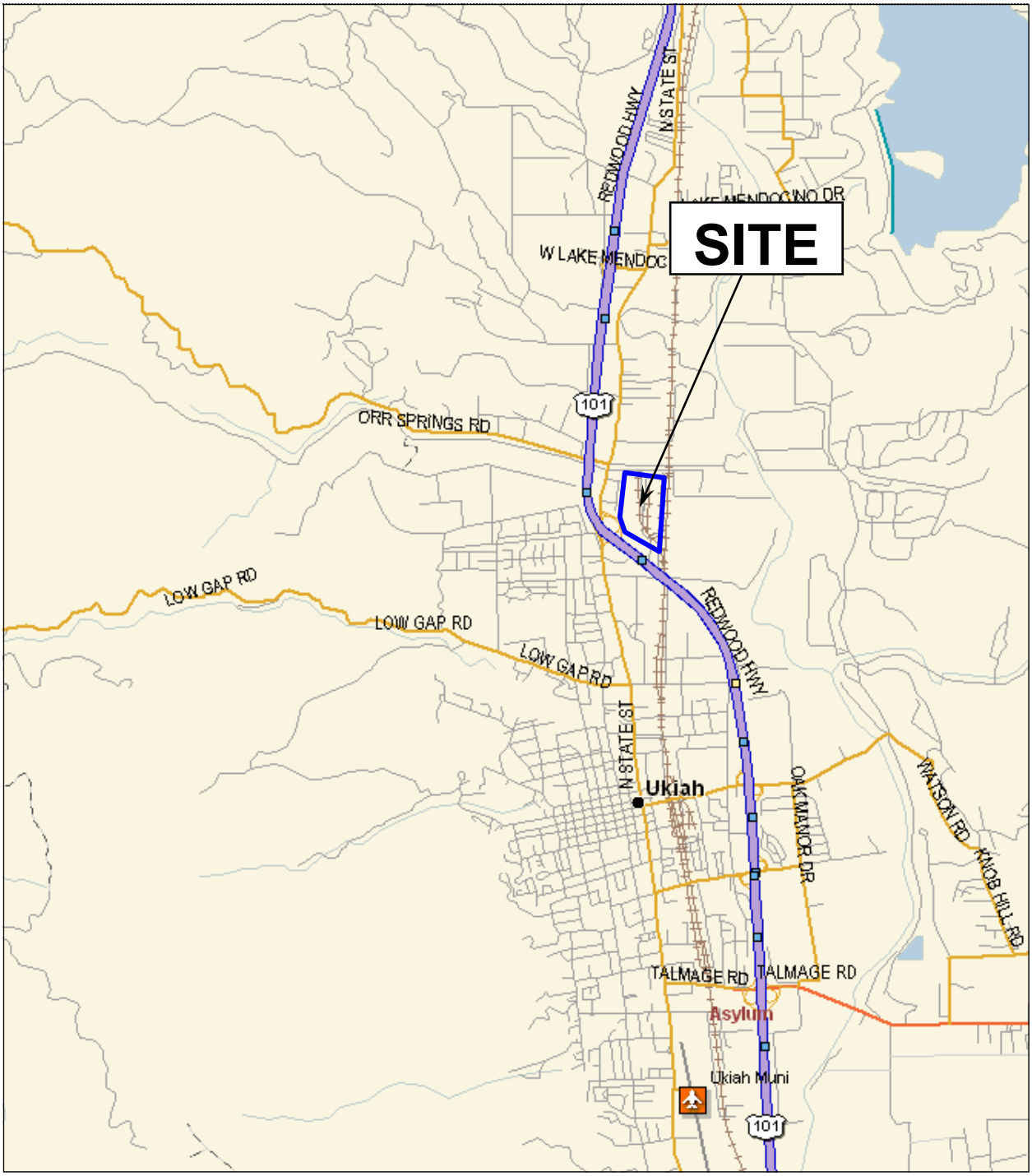
Mr. Thomas C. Richardson
International Paper
6400 Poplar Avenue
Memphis, TN 38197

Mr. J. Tyler Griffith
URS Corporation
1501 4th Avenue, Suite 1400
Seattle, WA 98101-1616

Mr. Dan Thomas
Moreno & Company
P.O. Box 748
Ukiah, CA 95482

Kasey L. Jones
Apex Envirotech, Inc.
11244 Pyrites Way
Gold River, California 95670

Mr. Scott Steever
Lanahan & Reilley
600 Bicentennial Way, Suite 300
Santa Rosa, California 95403



Source of Base Map: DeLorme 2006®

N

SCS ENGINEERS ENVIRONMENTAL CONSULTANTS 3645 WESTWIND BOULEVARD SANTA ROSA, CA 95403 PH. (707) 546—9461 FAX (707) 544—5769	SITE LOCATION MAP FORMER MASONITE FACILITY 300 FORD ROAD UKIAH, CALIFORNIA	APPROX. SCALE (MILES) 0 .5 1 FIGURE: 1

PROJ. NO: 01203377.00	TAKEN BY:	FILE: 3377.00 SiteLoc
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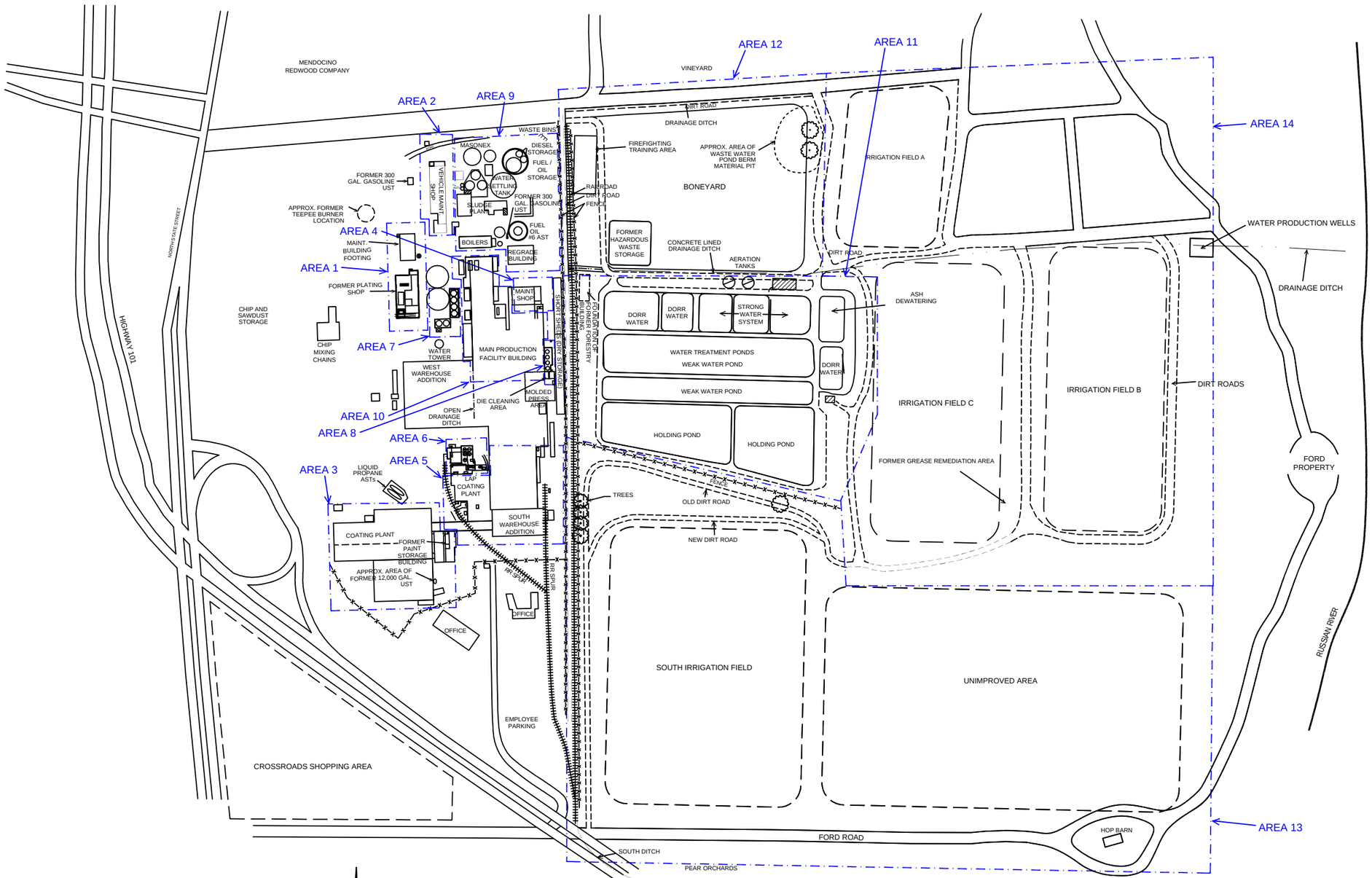
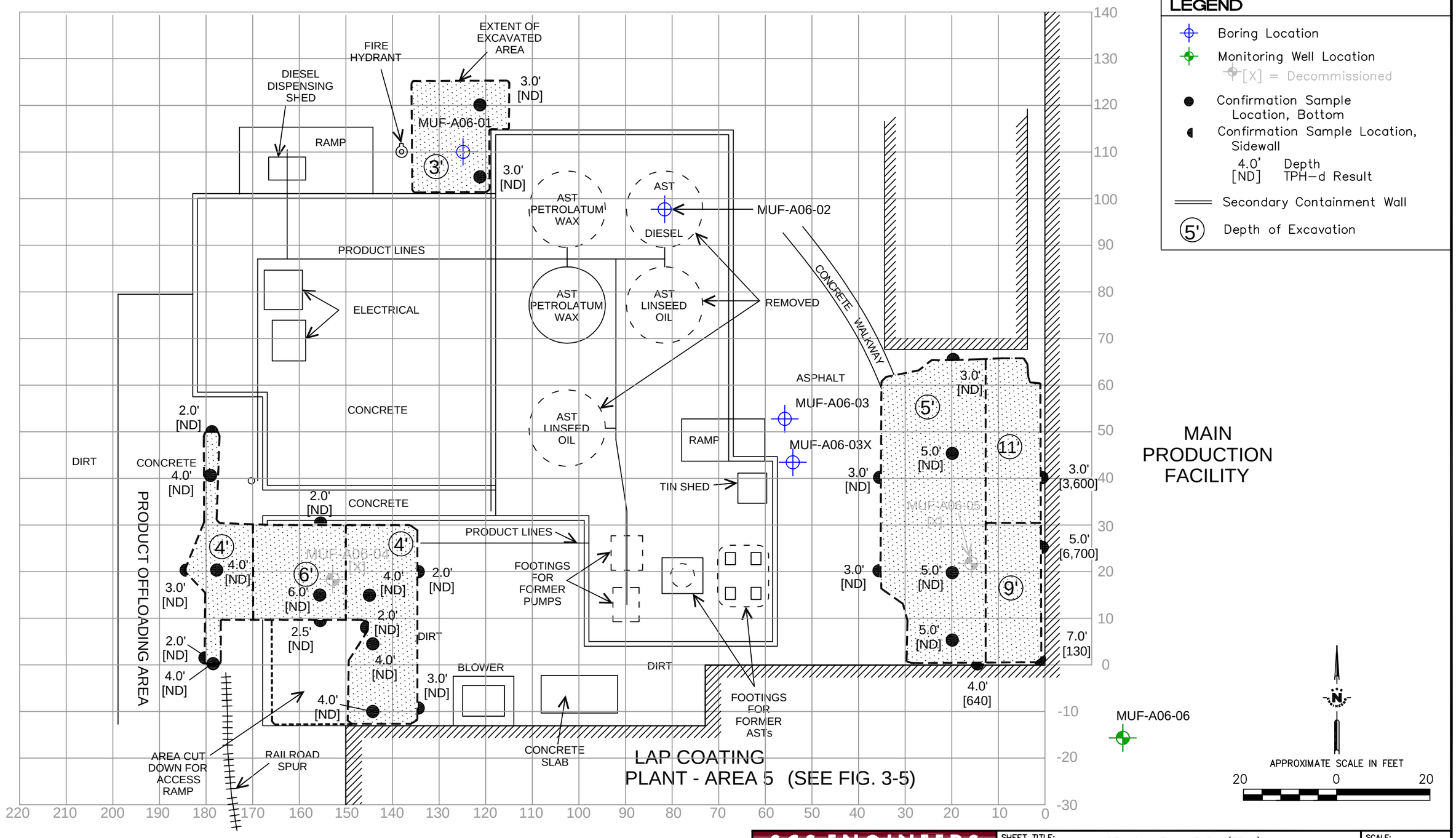
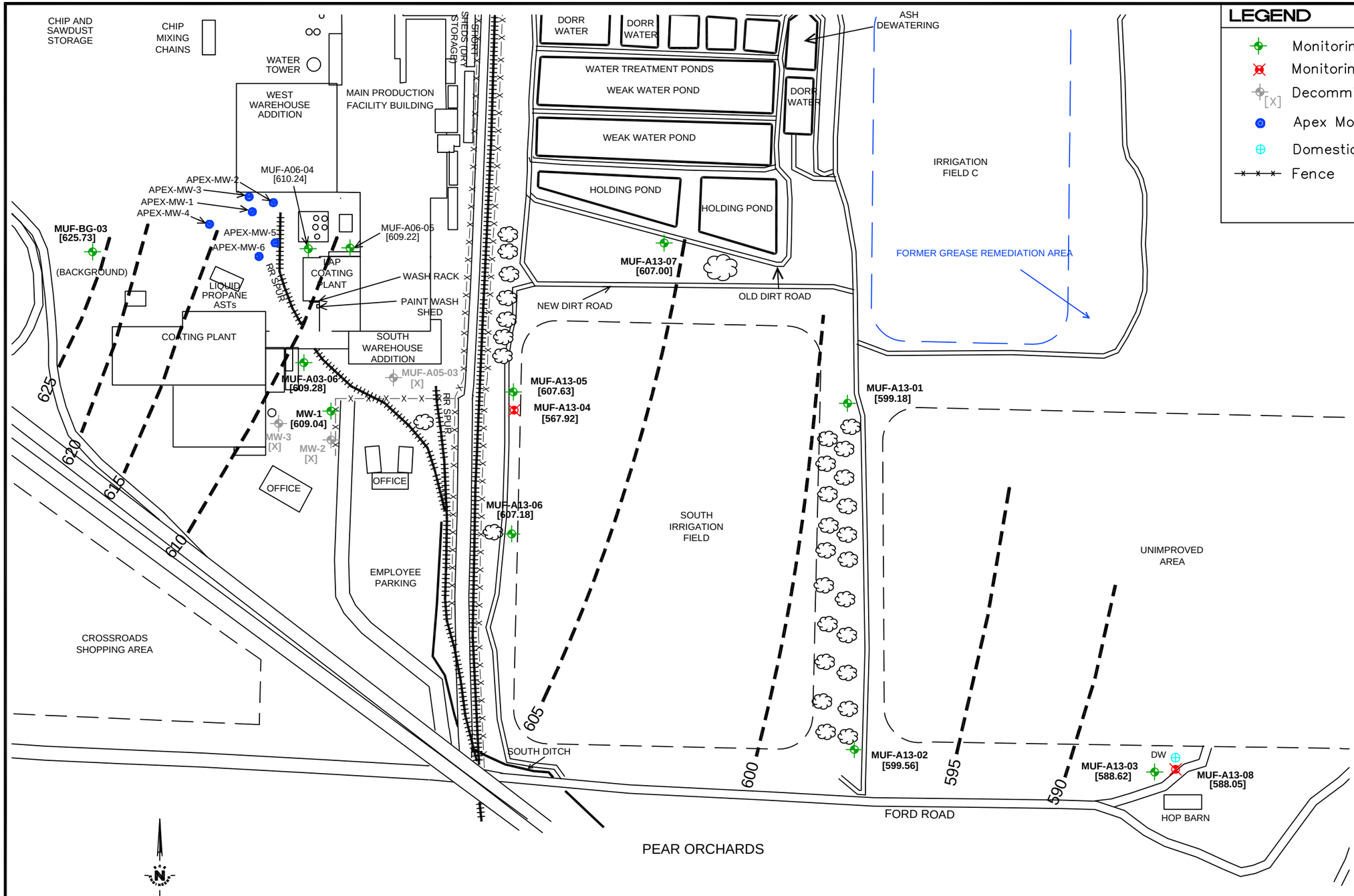


SCS ENGINEERS		SHEET TITLE: SITE PLAN WITH AREAS OF CONCERN	SCALE: 1" = 500'
ENVIRONMENTAL CONSULTANTS 3645 WESTWIND BOULEVARD SANTA ROSA, CALIFORNIA 95403 PH. (707) 546-9461 FAX. (707) 544-5769		PROJECT TITLE: FORMER MASONITE FACILITY 300 FORD ROAD UKIAH, CALIFORNIA	FIGURE NO.: 2
PROJ. NO.: 3377.01	DWN. BY: AJH	ACAD FILE: 3377.01-SP.2-3541	
DATE: 11/28/05	CHK. BY:	APP. BY: SK	



SCS ENGINEERS ENVIRONMENTAL CONSULTANTS 3645 WESTWIND BOULEVARD SANTA ROSA, CALIFORNIA 95403 PH. (707) 546–9461 FAX. (707) 544–5769	SHEET TITLE: AREA 6 – TANK FARM (TF–1) WITH SOIL REMOVAL AREAS AND CONFIRMATION SOIL SAMPLE LOCATIONS	SCALE: 1" = 20'
PROJ. NO.: 3377.01 / DWN. BY: AJH / ACAD FILE: 3377.01–AREA6_TF–1–3611 DATE: 5/10/06 / CHK. BY: / APP. BY: SK	PROJECT TITLE: FORMER MASONITE FACILITY 300 FORD ROAD UKIAH, CALIFORNIA	FIGURE NO.: 3



LEGEND

- Monitoring Well Location (Shallow)
- Monitoring Well Location (Deep)
- [X] Decommissioned Monitoring Well
- Apex Monitoring Well
- Domestic Well
- Fence

GROUNDWATER FLOW LEGEND

Estimated Groundwater Flow Direction → (A)

Equipotential Line (Interval = 5 ft)

Identifier Tag	Date	Est. Flow Direction	Gradient Slope
(A)	6/3/04	Easterly	i = 0.006
(B)	9/15/04	Easterly	i = 0.007
(C)	3/23/05	Easterly	i = 0.008
(D)	8/30/05	Easterly	i = 0.004
(E)	11/21/05	Easterly	i = 0.004
(F)	2/20/05	Easterly	i = 0.004

SCS ENGINEERS
ENVIRONMENTAL CONSULTANTS
3645 WESTWIND BOULEVARD
SANTA ROSA, CALIFORNIA 95403
PH. (707) 546-9461 FAX. (707) 544-5769

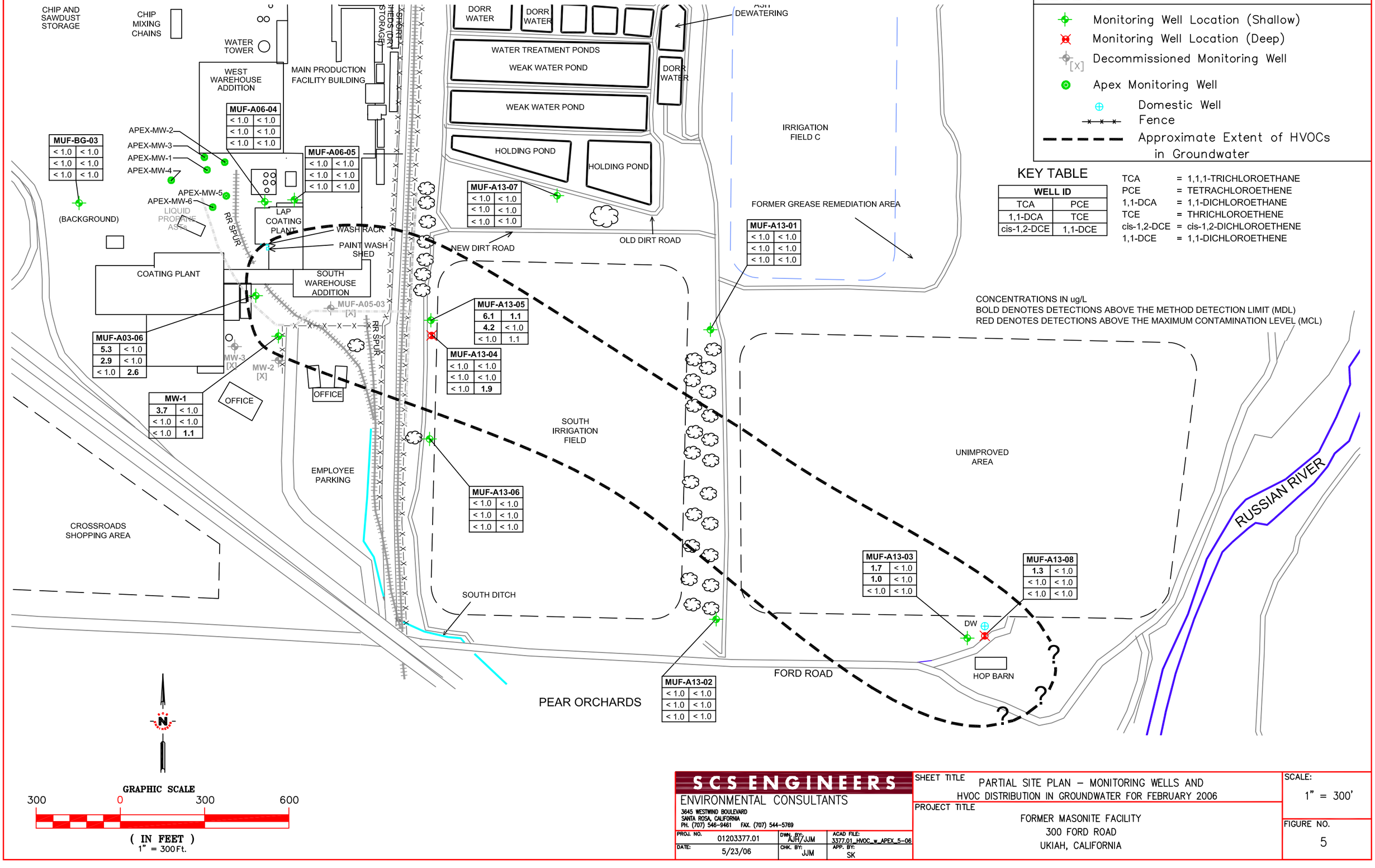
PROJ. NO.:	DWN. BY:	ACAD FILE:
3377.01	AJH	3377.01-GW.F4r1-3650
DATE: 8/21/06	CHK. BY:	APP. BY: SK

SHEET TITLE: PARTIAL SITE PLAN – GROUNDWATER ELEVATION WITH FLOW DIRECTION AND GRADIENT FOR FEBRUARY 2006

PROJECT TITLE: FORMER MASONITE FACILITY, 300 FORD ROAD, UKIAH, CALIFORNIA

SCALE: 1" = 300'

FIGURE NO.: 4



SCS ENGINEERS
ENVIRONMENTAL CONSULTANTS
3645 WESTWIND BOULEVARD
SANTA ROSA, CALIFORNIA
PH. (707) 546-9461 FAX. (707) 544-5769

PROJ. NO. 01203377.01	DWN. BY: AJH/JJM	ACAD FILE: 3377.01_HVOC_w_APEX_5-06
DATE: 5/23/06	CHK. BY: JJM	APP. BY: SK

SHEET TITLE
PARTIAL SITE PLAN – MONITORING WELLS AND HVOC DISTRIBUTION IN GROUNDWATER FOR FEBRUARY 2006

PROJECT TITLE
FORMER MASONITE FACILITY
300 FORD ROAD
UKIAH, CALIFORNIA

SCALE:
1" = 300'

FIGURE NO.
5

Tables

Table 1: Summary of Analytical Results for Remaining Soil in Area 6
Former Masonite Facility
300 Ford Road, Ukiah, California

Sample ID	Date	TPH-d	TPH-mo	TCA	TCE	PCE	B	T	E	X	1,2,4-Tmb	1,3,5-Tmb	Ipb	sec-Bb	n-Pb	n-Bb	p-It	Naph
Soil Samples		----mg/kg----		----µg/kg----														
A06-N105, 120W @ 3.0'	05/01/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N120, 120W @ 3.0'	05/01/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MUF-A06-01 @ 6.0'	04/02/04	<1.0	<10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MUF-A06-01 @ 11.0'	04/02/04	<1.0	<10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MUF-A06-02 @ 4.5'	04/02/04	<1.0	15	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MUF-A06-02 @ 8.0'	04/02/04	<1.0	<10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MUF-A06-03 @ 11.0'	04/02/04	1.9	<10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-S10, W135 @ 3.0'	05/04/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-S10, W145 @ 4.0'	05/04/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N0, W178 @ 4.0'	05/03/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N0, W180 @ 2.0'	05/03/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N5, W145 @ 4.0'	05/04/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N10, W145 @ 2.0'	05/01/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N10, W155 @ 2.5'	05/04/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N15, W145 @ 4.0'	05/03/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N15, W155 @ 6.0'	05/03/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N20, W135 @ 2.0'	05/05/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N20, W178 @ 4.0'	05/03/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N20, W183 @ 2.0'	05/05/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N28, W155 @ 2.0'	05/01/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N40, W178 @ 4.0'	05/03/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N50, W178 @ 2.0'	05/03/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MUF-A06-04 @ 10.5'	04/02/04	<1.0	<10	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2

Table 1: Summary of Analytical Results for Remaining Soil in Area 6
Former Masonite Facility
300 Ford Road, Ukiah, California

Sample ID	Date	TPH-d	TPH-mo	TCA	TCE	PCE	B	T	E	X	1,2,4-Tmb	1,3,5-Tmb	Ipb	sec-Bb	n-Pb	n-Bb	p-It	Naph
Soil Samples		----mg/kg----		----µg/kg----														
A06-N0, W0 @ 7.0'	05/01/06	**130**	<50	<3.5	<3.5	**4.2**	<3.5	<3.5	<3.5	<3.5	<3.5	<3.5	<3.5	<3.5	<3.5	<3.5	<3.5	**6.6**
A06-N0, W15 @ 4.0'	05/01/06	**640**	<50	<200	<200	<200	<200	<200	<200	<200	**430**	<200	<200	**250**	<200	**530**	**380**	<200
A06-N5, W20 @ 5.0'	05/01/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N20, W20 @ 5.0'	05/01/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N20, W35 @ 3.0'	05/04/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N25, W0 @ 5.0'	05/01/06	**6700**	<50	<200	<200	<200	<200	**200**	**1100**	**1700**	**2200**	**390**	**280**	**220**	**800**	<200	<200	**49000**
A06-N40, W0 @ 3.0'	05/05/06	**3600**	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N40, W35 @ 3.0'	05/04/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N45, W20 @ 5.0'	05/04/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
A06-N65, W20 @ 3.0'	05/04/06	<5.0	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MUF-A06-05 @ 10.5'	04/02/04	<1.0	<10	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2
MUF-A06-06 @ 6.0'	05/03/06	<5.0	<50	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2
MUF-A06-06 @ 11.0'	05/03/06	**1300**	<100	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16
MUF-A06-06 @ 16.0'	05/03/06	<5.0	<50	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2

Sample results in grey are under building structure and will be excavted under this RAP after demolition.

Table 2: Summary of Monitoring Well As-Built Information
Former Masonite Facility
300 Ford Road, Ukiah, California

Point ID	TOC Elev.	Ground Elev.	Riser Length	Hole Dia.	Casing ID	Annular Backfill	Well Seal Type	Top of Seal	Base of Seal	Filter pack	Top of Screen	Base of Screen	Length of Screen	Screen Slot	Casing Bottom Depth	Casing Type
MUF-A03-06	612.81	613.2	-0.39	8	2	Grout	Bentonite	5	7	#2/12 Sand	8.5	18.5	10	0.01	18.5	PVC
MUF-A06-06	615.16	615.6	-0.44	8	2	Grout	Bentonite	2	4	#2/12 Sand	5.1	15.1	10	0.02	15.3	PVC
MUF-A13-01	607.64	607.84	-0.2	8	2	Grout	Bentonite	2	4	#2/16 Sand	5	20	15	0.01	20	PVC
MUF-A13-02	605.63	606.01	-0.38	8	2	Grout	Bentonite	2	4	#2/12 Sand	5.3	20.3	15	0.01	20.3	PVC
MUF-A13-03	605.45	605.86	-0.41	8	2	Grout	Bentonite	2	9	#2/12 Sand	10.3	25.3	15	0.01	25.3	PVC
MUF-A13-04	609.32	609.75	-0.43	8	2	Grout	Bentonite	46	53	#2/12 Sand	54.3	64.3	10	0.01	64.8	PVC
MUF-A13-05	609.48	609.68	-0.2	8	2	Grout	Bentonite	2	4	#2/12 Sand	4.7	14.7	10	0.02	14.7	PVC
MUF-A13-06	609.03	609.79	-0.76	8	2	Grout	Bentonite	2	4	#2/12 Sand	5.6	15.6	10	0.02	15.6	PVC
MUF-A13-07	612.9	610.7	2.2	8	2	Grout	Bentonite	2.5	4	#2/12 Sand	5	20	15	0.02	20	PVC
MUF-A13-08	605.41	605.96	-0.55	8	2	Grout	Bentonite	48	53	#2/12 Sand	55.5	65.5	10	0.02	66	PVC
MUF-BG-03	628.08	628.41	-0.33	8	2	Grout	Bentonite	6	8	#2/12 Sand	10.5	25.5	15	0.01	25.5	PVC
MW- 1	612.37	612.65	-0.28	10	4	Grout	Bentonite	unk.	unk.	unk.	5	22.9	17.9	unk.	23	PVC
APEX-MW-1	615.51	615.74	-0.23	8	2	Grout	Bentonite	3	4	#3 Sand	5	20	15	0.02	20	PVC
APEX-MW-2	616.13	616.51	-0.38	8	2	Grout	Bentonite	3	4	#3 Sand	5	20	15	0.02	20	PVC
APEX-MW-3	615.04	615.51	-0.47	8	2	Grout	Bentonite	3	4	#3 Sand	5	20	15	0.02	20	PVC
APEX-MW-4	619.28	619.57	-0.29	8	2	Grout	Bentonite	3	4	#3 Sand	5	20	15	0.02	20	PVC
APEX-MW-5	615.33	615.61	-0.28	8	2	Grout	Bentonite	3	4	#3 Sand	5	20	15	0.02	20	PVC
APEX-MW-6	616.41	616.77	-0.36	8	2	Grout	Bentonite	3	4	#3 Sand	5	20	15	0.02	20	PVC

Appendix A:
Potentially Interested Parties
for Site Closure

MASONITE NEIGHBORING PARCELS BY MENDOCINO COUNTY APN

	MENDOCINO COUNTY APN NUMBER	OWNER FIRST NAME	OWNER LAST NAME	STREET NUMBER	STREET NAME	CITY	STATE	ZIP CODE	MAILING ADDRESS IF DIFFERENT THAN APN
170-150	170-150-01	Richard & Beatrice	Neese	2175	State	Ukiah	CA	95482	2011 Hulda Dr. Ukiah, Ca 95482
	170-150-02	Henry	Erickson	69	Kunzler Ranch Road	Ukiah	CA	95482	
	170-150-09	Kunzler Ranch				Ukiah	CA	95482	100 Quail Drive, Ukiah, CA 95482
	170-150-10	Richard & Beatrice	Neese	2175	State	Ukiah	CA	95482	2011 Hulda Dr. Ukiah, Ca 95482
	170-150-11	Phillip & Lynette	Rose	455	Kunzler Ranch Road	Ukiah	CA	95482	11202 Burris Lane, Potter Valley, CA 95469
	170-150-12	Phillip & Lynette	Rose	455	Kunzler Ranch Road	Ukiah	CA	95482	11202 Burris Lane, Potter Valley, CA 95469
	170-150-14	Phillip & Lynette	Rose	455	Kunzler Ranch Road	Ukiah	CA	95482	11202 Burris Lane, Potter Valley, CA 95469
	170-150-15	Erickson	Henry	2151	N. State Street	Ukiah	CA	95482	
	170-150-16	Phillip & Lynette	Rose	455	Kunzler Ranch Road	Ukiah	CA	95482	11202 Burris Lane, Potter Valley, CA 95469
170-160	170-160-03	Kunzler Ranch		500	Hollow Tree Road	Ukiah	CA	95482	100 Quail Drive, Ukiah, CA 95482
170-180	170-180-06	Granite Construction Company		900	Ford Road	Ukiah	CA	95482	PO BOX 50085 Watsonville CA 95077
	170-180-08								
	170-180-09	Patrick H.	Ford	810	Ford Road	Ukiah	CA	95482	
	170-180-11								
	170-180-12								
170-210	170-210-01	Moreno & Company		401	Ford Road	Ukiah	CA	95482	PO BOX 1028, Ukiah, CA 95482
	170-210-05	Charles A & Nancy J.	Sawyer	address given					1305 Rafello Drive, Ukiah, CA 95482
170-190	170-190-10	Henry	Erickson	1401	N. State Street	Ukiah	CA	95482	2151 N. State Street, Ukiah, CA 95482
	170-190-11	Henry	Erickson	1351	N. State Street	Ukiah	CA	95482	2151 N. State Street, Ukiah, CA 95482
	170-190-17	USA Gasoline Corporation		1301	N. State Street	Ukiah	CA	95482	905 Rancho Coejo Blvd, Newbury Park, CA 91320
	170-190-18	Henry	Erickson	250	N. State Street	Ukiah	CA	95482	2151 N. State Street, Ukiah, CA 95482
	170-190-19	Pan Pacific Retail Properties		1315	N. State Street	Ukiah	CA	95482	PO Box 131075, Carlsbad, CA 92013
170-050	170-050-01	Walter L. & Kathleen	McMain	1980	N State Street	Ukiah	CA	95482	84511 Old Wagon Road, Potter Valley, CA 95469
	170-050-02	Mendocino Redwood Company				Ukiah	CA	95482	PO BOX 996, Ukiah, CA 95482
	170-050-03	North State Street Properties		1960	N. State Street	Ukiah	CA	95482	1870 N. State Street, Ukiah, CA 95482
	170-050-04	Mayfield Investment Company		1920	N. State Street	Ukiah	CA	95482	1870 N. State Street, Ukiah, CA 95482
	170-050-05	Mayfield Investment Company		1900	N. State Street	Ukiah	CA	95482	1870 N. State Street, Ukiah, CA 95482
	170-050-11	Mayfield Investment Company		1870	N. State Street	Ukiah	CA	95482	1870 N. State Street, Ukiah, CA 95482
	170-050-12	Paul & Joyce	Kobetz	1850	N. State Street	Ukiah	CA	95482	
	170-050-13	AJPJ LLC.		1800	N. State Street	Ukiah	CA	95482	1720 N. State Street, Ukiah
	170-050-16	*No Listing found for this APN Number*							

MASONITE NEIGHBORING PARCELS BY MENDOCINO COUNTY APN

	MENDOCINO COUNTY APN NUMBER	OWNER FIRST NAME	OWNER LAST NAME	STREET NUMBER	STREET NAME	CITY	STATE	ZIP CODE	MAILING ADDRESS IF DIFFERENT THAN APN
170-100	170-100-02	Jim	Blankenship	141	Lover's Lane	Ukiah	CA	95482	1700 Lover's Lane, Ukiah, CA 95482
	170-100-10	Huntstonefield Investments Inc.		1650	Lover's Lane	Ukiah	CA	95482	500 C Pinoleville Road, Ukiah, CA 95482
	170-100-16	AJPJ LLC.		1720	N. State Street	Ukiah	CA	95482	

MASONITE OTHER INTERESTED PARTIES

FIRST NAME	LAST NAME	STREET NUMBER	STREET NAME	CITY	STATE	ZIP CODE	COMPANY NAME
Earl D.	James	1870	Ogden Drive	Burlingame, CA		94010	Erler & Kalinowski, Inc.

GRAPHIC SCALE

600 0 600 1200

(IN FEET)

1" = 600Ft.

LEGEND

APPROXIMATE PARCEL LINE OF:

- FORMER MASONITE SITE
- MASONITE ANCILLARY PROPERTIES
- MASONITE OFF-SITE PROPERTIES
- OTHER VICINITY PARCELS (OWNED BY OTHER PARTIES)

SOURCE OF BASE: WAC 2/2/2002 AERIAL; PARCEL LAYER: HUMBOLDT COUNTY ASSESSOR'S MAPS, BOOK 170, PAGES 17, 18, 19 & 20.

SCS ENGINEERS

ENVIRONMENTAL CONSULTANTS

3645 WESTWIND BOULEVARD
SANTA ROSA, CALIFORNIA
PH. (707) 545-9461 FAX. (707) 544-5769

PROJ. NO.	DWN. BY:	ACAD FILE:
1203377.00	JJM	3377.00_NEW_SECS_6-06
DATE:	CHK. BY:	APP. BY:
6/13/06	SK	S. KNUTTEL

SHEET TITLE: PARCEL MAP – VICINITY; INFORMED PARTIES

PROJECT TITLE: FORMER MASONITE FACILITY
300 FORD ROAD
UKIAH, CALIFORNIA

SCALE: 1" = 600'

APPENDIX: D

FIGURE NO. 1