10-328

EPA REGION IX SITE SCREENING/PRIORITIZATION CHECKLIST

This review checklist is to be used by individual site screening staff when reviewing sites which have been brought to the attention of EPA or the State. Each site is reviewed on the merits of the discovery documentation and additional information gathered during the screening process. The guiding principal in evaluating a given site is to use common sense in assessing the information and subsequently presenting the site and its known hazardous potential to the SST. All sections of this form are to be completed for both screens and prioritization.

1.0 GENERAL INSTRUCTIONS

Complete Section 1 for the site using readily available information and contacting appropriate individuals. A contact log (Attachment A) should be used to document information gained through correspondence, interviews, and telephone calls. Handwriting is acceptable if it is legible Attach extra pages if necessary.

1.1 Site Information

Site Name: Morris P. Kirk & Sons

Alias Name: Plywood Lumber & Sales Company

Site Street Address: 4050 Horton Street

City, County, State: Emeryville, Alameda County, California

EPA ID Number: CAC001136656

Site Screener: Sarah Stenehjem Date: February 22, 2002

Date of Discovery:

Discovery Vehicle:

[ ] County Referral
[ ] Citizen Petition
[ ] RCRA Referral
[ ] Site Discovery Project
[ ] State Referral
[X] State PA/SI Grant
[ ] Nonemergency Release Report
[ ] Lawsuit
[ ] Removal
[ ] Newspaper
[ ] Other

Is this site part of an NPL site? [ ] Yes [ ] No

CERCLIS Status:
[ ] NFA
[X] Not in CERCLIS
[ ] Discovery
[ ] SI
[ ] Other/Specify:
[ ] PA
[ ] ESI
[ ] Site Discovery Project Area:

State oversight role:
PA/SI Cooperative Agreement [x] Yes [ ] No [ ] Not applicable
Cooperative Agreement Number: V999252-03-1

EPA Project Officer: Jere Johnson

RCRA Status:
[ ] Generator
[ ] TSDF
[ ] Transporter
[X] Not listed in RCRIS

In a State Database(s)? [X] Yes [ ] No If yes, specify. HAZNET

CURRENT ACTIVITY: [X] Site Screening [ ] Site Prioritization

1.2 CERCLA Eligibility

If the answer to question 1 is "No", or if the answer to any question of 2 through 8 is "Yes", the site is ineligible for CERCLA evaluation and the decision at the bottom of this page is "No Further Action Under CERCLA". Any yes answers to questions 9 through 16 identifies sites that may not be appropriate for CERCLA evaluation without further justification. If a question cannot be answered, explain why in the Comments section below.

1. Has a release of hazardous substances, pollutants, or contaminants occurred?	[X] Yes	[ ] No
2. Does the release or threat of release consist only of crude oil or unaltered petroleum product?	[ ] Yes	[X] No
3. Is the site subject to corrective action under RCRA Subtitle C (hazardous waste treatment, storage, or disposal facility)?	[ ] Yes	[X] No
4. Does the release or threatened release fall under the jurisdiction of the Uranium Mill Tailings Radiation Control Act (UMTRCA)?	[ ] Yes	[X] No
5. Does the release or threatened release fall under the jurisdiction of the Atomic Energy Act (AEA)?	[ ] Yes	[X] No
6. Is the release or threatened release a result of a legal application of pesticides under Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)?	[ ] Yes	[X] No
7. Is the release or threatened release regulated under the Oil Pollution Act (OPA)?	[ ] Yes	[X] No
8. Is the release or threatened release permitted under the Nuclear Regulatory Commission (NRC)?	[ ] Yes	[X] No
9. Is the site a federal facility?	[ ] Yes	[X] No
10. Is the site outside of U.S. boundaries?	[ ] Yes	[X] No
11. Is the site outside of EPA, Region IX borders?	[ ] Yes	[X] No
12. Is the site within Native American Tribal lands?	[ ] Yes	[X] No
13. Is the site currently under the control and management of a state/local agency? If yes, which agencies?	[X] Yes	[ ] No
14. Is the site currently operating?	[x] Yes	[ ] No
15. Is the site address valid?	[X] Yes	[ ] No
16. Has the site been investigated under an alias?	[X] Yes	[ ] No

Comments:
1,13,14)In 12/90, a 1000-gallon UST was removed from the Site under the oversight of Alameda County Environmental Health Department (ACEHD). Soil samples taken at the time of tank removal indicated high levels of lead and petroleum products. Contaminated soils were excavated from the site in June 1994. The excavated areas were then backfilled with clean imported soil. Confirmation samples indicate that soils were removed to below U.S. EPA Region 9 residential Preliminary Remediation Goals
Currently, no hazardous substances are used or manufactured at PALS.
16) The Site has been investigated under Plywood & Lumber Sales, Weyerhaeuser, and Honeywell.

DECISION:
[ ] No Further Action Under CERCLA
[X] Go to Section 2

2.0 TECHNICAL INFORMATION

This section contains information about site's operational history and environmental sampling. Complete the following section by filling in the blanks or checking the appropriate boxes. If a question cannot be answered, explain why. If a drive-by is performed, complete Attachment B.

2.1 Operational History

1a. List present site owner(s) and operator(s). [Include dates of ownership]:

Plywood & Lumber Sales Company 1988 – current

1b. Are hazardous substances presently on site? [ ] Yes [X] No

If yes, how and where are substances stored and used?

2a. List historic site owner(s) and operator(s). [Include dates of ownership]:

Edward Wiard – Oakland Trotting Park 1871-1915
Morris P Kirk & Sons 1947 – 1973
W.J & Leona Ferris – Allied Metals 1973 – 1976
Dalzell Corporation 1976 – 1977
Forty Fifty Horton Partnership 1977 – 1985
Moyer Realty Company- Weyerhaeuser(?) 1985 – 1988
Plywood & Lumber Sales 1988 – current

2b. Were hazardous substances present on site in the past? [X] Yes [ ] No

If yes, how and where were substances stored and used? Describe past operations briefly.

Based on the Oakland Library Sanborn Maps prior to 1930, the Site operated as a mess hall and horse-washing facility for the Emeryville Horse Race Track originally called the Oakland Trotting Park. Land use between 1915-1947 cannot be identified at this time but is believed to have been unoccupied land. From 1947 to 1973, Morris P. Kirk and Sons operated a lead smelter company at the Site.

In 1988, Jeff Hunt purchased the property and began operations of Plywood & Lumber Sales. Mr. Hunt has limited information on the site's activities prior to his ownership, but was told by the property sellers that Weyerhaeuser used the site for paper recycling and related operations (1).

In December of 1990, a 1000-gallon underground gasoline storage tank (UST) was removed from the Site under the oversight of Alameda County Environmental Health Department (ACEHD). Soil samples taken at the time of tank removal indicated high levels of lead and petroleum products.

Pacific Lumber & Sales is located adjacent to Electro-Coatings, Inc. at 1401 Park Avenue. Electro Coatings is known to have soil and groundwater contamination at their site. In 1996, sampling found elevated levels of dissolved chromium and volatile organic compounds (VOC) in groundwater. The contaminants found are reflective of the adjacent Electro-Coatings Plume.

2.2 Contaminant (s):

List any hazardous substances, pollutants, or contaminants that have been identified at the site and indicate whether they have been quantified (e.g., by sampling).

	Suspected	Identified	Quantified	Comments
[ ] Ammonia	[ ]	[ ]	[ ]	
[ ] Arsenic	[ ]	[ ]	[ ]	
[ ] Asbestos	[ ]	[ ]	[ ]	
[ ] Beryllium	[ ]	[ ]	[ ]	
[X] Cadmium	[ ]	[ ]	[X]	
[ ] Carbon tetrachloride	[ ]	[ ]	[ ]	
[ ] Chloroform	[ ]	[ ]	[ ]	
[ ] Chromium (+3 or +6)	[ ]	[ ]	[ ]	
[ ] Copper	[ ]	[ ]	[ ]	
[ ] Cyanide	[ ]	[ ]	[ ]	
[ ] Dichloroethene,1,1-	[ ]	[ ]	[ ]	
[ ] Dioxin	[ ]	[ ]	[ ]	
[ ] Ethyl benzene	[ ]	[ ]	[ ]	
[X] Lead	[ ]	[ ]	[X]	
[ ] Mercury	[ ]	[ ]	[ ]	
[ ] Methylene chloride	[ ]	[ ]	[ ]	
[X] Nickel	[ ]	[ ]	[x]	
[ ] P-Dichlorobenzene	[ ]	[ ]	[ ]	
[ ] Pentachlorophenol	[ ]	[ ]	[ ]	
[ ] Phenol	[ ]	[ ]	[ ]	
[ ] Polychlorinated biphenyls (PCBs)	[ ]	[ ]	[ ]	
[X] Polyaromatic hydrocarbons (PAHs)	[ ]	[ ]	[x]	
[ ] Tetracleloroethylene	[ ]	[ ]	[ ]	
[X] Toluene	[ ]	[ ]	[X]	
[X] Trichloroethylene	[ ]	[ ]	[X]	
[ ] Vinyl chloride	[ ]	[ ]	[ ]	
[X] Xylene	[ ]	[ ]	[X]	
[X] Zinc	[ ]	[ ]	[X]	
[ ] Other chemicals (List)	[ ]	[ ]	[ ]	

Additional Comments:
Soil samples taken at the time of tank removal indicated high levels of lead and petroleum products.

2.3 Has a release as defined in CERCLA Section 101(22) occurred?

[x] Yes [ ] Suspected [ ] No

Identify the source(s) of the release or suspected release (e.g., drums, landfill, surface impoundment, waste pile, etc.): A leaking Underground Storage Tank (UST) was removed in December 1990.

2.4 Pathway(s) of contaminant migration:

[ ] Air [x] Groundwater [ ] Surface Water [x] Soil

Briefly describe any identified pathway: Soil was found to have high levels of lead and petroleum by-products. Soil has been excavated and confirmation samples indicate soil is below clean up levels. In 1996, SCI conducted additional sampling and found high levels of dissolved chromium and volatile organic compounds (VOC) in groundwater. The contaminants found are reflective of the adjacent Electro-Coatings Plume.

2.5 Sampling History

1. Has sampling been conducted? [x] Yes [ ] No
2. If environmental sampling has been conducted, use the Sampling Event Summary Table, Attachment C, to record the information.

2.6 Additional Information

Use this space to present additional information that may be used to support site screening decisions.

3.0 REMOVAL ASSESSMENT CRITERIA C NCP EVALUATION

Use the following criteria to determine if the site should be referred to EPA's Removal Section. If the answer to any question is yes, get EPA concurrence for the decision. If all answers are no, go to Section 4. If a question cannot be answered, explain why in the Comments section below.

1.	Is there actual or potential exposure to nearby populations, animals, or the food chain from hazardous substances, pollutants, or contaminants?	[ ] Yes	[X] No
2.	Is there actual or potential contamination of drinking supplies or sensitive ecosystems?	[ ] Yes	[X] No
3.	Are hazardous substances, pollutants, or contaminants in drums, barrels, tanks, or other bulk storage containers which may pose a threat of release?	[ ] Yes	[X] No
4.	Are there high levels of hazardous substances, pollutants, or contaminants is soils largely at or near the surface, which may migrate and affect populations or the environment?	[ ] Yes	[X] No
5.	Could weather conditions cause hazardous substances, pollutants, or contaminants to migrate or be released?	[ ] Yes	[X] No
6.	Is there a threat of fire or explosion?	[ ] Yes	[X] No
7.	Are there appropriate Federal or State response mechanisms to respond to the release or potential release?	[ ] Yes	[X] No
8.	Are there other situations or factors which may pose threats to public health, welfare, or the environment?	[ ] Yes	[X] No
9.	For the situation where there appears to be primarily a groundwater contamination problem, is there a near-surface source which can be removed?	[X] Yes	[ ] No

Comments: 2) The San Francisco Bay is within 2 miles of the Site. The City of Emeryville receives its drinking water source from the Sierra River, upstream from the Site.
9) There are existing wells on the property, which have been used for water treatment for the Electro-Coatings site since 1996. Treatment stopped in October 2000 after No Further Action was determined by the Regional Water Board for the Electro-Coatings site.

DECISION:

[ ] **Removal Assessment**

[ ] **Expanded Removal Assessment**

[X] **Not Appropriate For Removal Action**

4.0 OTHER INFLUENCING FACTORS

Assign a high, medium, or low priority category to each of the following factors and then use these factors to help make preliminary recommendations in Section 5. A high priority influence may indicate that a Preliminary Assessment should be conducted as a high priority without regard to other screening factors.

Other Influences	High	Medium	Low
1. Site remedial/ removal history	[ ] None	[ ] Some	[X] All wastes removed
2. Regulatory involvement	[ ] No involvement	[ ] Somewhat involved	[X] Other agency currently active
3. Environmental justice	[ ] Site is in low income/minority neighborhood		[X] Site is not in low income or minority neighborhood
4. Brownfields/ Redevelopment	[ ] Possible candidate		[X] Not a likely candidate
5. Political attention	[ ] Very visible/vocal	[X] Some involvement	[ ] None
6. Public attention	[ ] Very visible/vocal	[X] Some involvement	[ ] None
7. Remedial Costs	[ ] Likely very expensive or difficult		[X] Easy and relatively cheap

Comments:
The Alameda County Health Department is the acting lead on the Site. The Regional Water Board is lead agency on the adjacent Electro-Coating site, which is believed to be the source of the groundwater contamination at the Site.

OTHER INFLUENCING FACTORS CATEGORY:

HIGH MEDIUM LOW

5.0 SITE PRIORITIZATION WORKSHEET

Site Name: Morris P. Kirk & Sons
EPA ID Number: CAC001136656
Site Screen: X
Site Screener: Sarah Stenehjem
Date: February 19, 2002
Site Prioritization:

The following risk-based criteria should be used as a guideline to assist in the prioritization of pre-CERCLIS and CERCLIS sites. These guidelines can be used in various stages of assessment. When interpreting the information provided below, one should understand that conservative assumptions were made where information is lacking and the risk value is subjective.

Site screeners should complete this form by using the categories as guidelines. The "Notes" sections should be used to document assumptions made, data sources, or other information pertinent to determining risk prioritization. For benchmarks, use industrial/residential PRGs for soil, MCLs for groundwater, and NOAA standards for sediments.

5.1 HAZARDS IDENTIFICATION

Complete the sections below for the suspected contaminants of greatest concern. Use SCDMs as a reference for assigning hazardous substance risk category. Assign a Hazard Factor for each hazardous substance evaluated and then assign an Overall Hazard Factor Value combining the separate Hazard Factors. If only one hazardous substance is evaluated, the Overall Hazard Factor Value will be the same as the Hazard Factor for A. Create sections for Hazardous Substance C and D if necessary.

HAZARDOUS SUBSTANCE A: Trichloroethylene(TCE)

Estimate the risk associated with the hazard properties for this hazardous substance.

Hazard Property	HIGH	MEDIUM	LOW
Quantity	[ ] >10,000 lbs; or or 5 mil. gals; or or 25,000 yds^3	[ ] <10,000 lbs and $100 lbs; or <5 mil. gals and >50,000 gals; or <25,000 yds^3 and >250 yds^3	[x] <100 lbs. or 50,000 gals. or 250 yds^3
Toxicity	[ ] >10,000	[ ] <10,000 and >100	[x] <100
Mobility	[x] 1	[ ] <1 and >0.001	[ ] <0.001
Bioavailability	[ ] >1,000	[ ] <1,000 and >10	[ ] <10
Concentration (if known)	[x] >benchmark = 50 ug/L sample = 190 ug/L	[ ] near benchmark = sample =	[ ] low relative to benchmark = sample =
Level of Containment	[ ] None	[ ] Partial (explain below)	[x] Full (explain below)
Hazard Factor for A	HIGH	MEDIUM	LOW

HAZARDOUS SUBSTANCE B: Lead

Estimate the risk associated with the hazard properties for this hazardous substance.

Hazard Property	HIGH	MEDIUM	LOW
Quantity	[ ] >10,000 lbs; or or 5 mil. gals; or or 25,000 yds^3	[X] <10,000 lbs and $100 lbs; or <5 mil. gals and >50,000 gals; or <25,000 yds^3 and >250 yds^3	[ ] <100 lbs. or 50,000 gals. or 250 yds^3
Toxicity	[ ] >10,000	[X] <10,000 and >100	[ ] <100
Mobility	[ ] 1	[X] <1 and >0.001	[ ] <0.001
Bioavailability	[X] >1,000	[ ] <1,000 and >10	[ ] <10
Concentration (if known)	[ ] >benchmark = sample = _____	[ ] near benchmark = sample = _____	[X] low relative to benchmark = 400 mg/kg sample = <5 mg/kg
Level of Containment	[ ] None	[ ] Partial (explain below)	[X] Full (explain below)
Hazard Factor for B	HIGH	MEDIUM	LOW

Comments:
Confirmation samples indicate soil concentrations are below cleanup levels.

OVERALL HAZARD FACTOR VALUE: HIGH MEDIUM LOW

5.2 VULNERABILITY ANALYSIS

Assign a risk category to each of the following vulnerability factors. Assign an Overall Vulnerability Factor Value for the site based on the dominant vulnerability risk categories.

Vulnerability Factor	High	Medium	Low
1. Environmental Setting - Land use within 0.5 miles of the site	[X] Residential	[ ] Agricultural/ Commercial	[ ] Industrial
2. Sensitive Populations - Children, the elderly, or groups with poor health live:	[x] Within 0.25 miles of site		[ ] More than 0.25 miles from site
3. Population Density - Evaluate within 0.5 miles.	[ ] Dense	[x] Moderate	[ ] Sparse
4. Groundwater Use - Wells used for drinking water are located:	[ ] Within 0.5 miles of the site	[ ] 0.5 to 2 miles from site	[x] More than 2 miles from site
5. Groundwater Contamination - Evaluate groundwater contamination within 2 miles of the site.	[x] Known	[ ] Possible	[ ] Not likely
6. Surface Water Location - Distance to nearest surface water body. If used for drinking water or known to be contaminated, bump to next higher risk category.	[ ] Within 0.5 miles of the site	[x] 0.5 to 2 miles from site	[ ] More than 2 miles from site
7. Sensitive Habitats - Distance to nearest sensitive habitat. If known or projected contamination within habitat, bump to next higher risk category.	[ ] Within 0.5 miles of the site	[x] 0.5 to 2 miles from site	[ ] More than 2 miles from site
8. Soil/Air Contamination - Evaluate the potential for exposure to individuals from contaminated soil or air releases.	[ ] Documented or probable exposure	[ ] Potential for exposure	[x] Exposure not liksly
9. Sampling Data Confidence - Evaluate the quality of any data available for the site	[ ] No oversight; no QA/QC; no data	[ ] Regulatory oversight; EPA methods; partial or unknown QA/QC	[x] Regulatory oversight; EPA methods; QA/QC validation

Notes: The current operator, Pacific Lumber & Sales, is located adjacent to Electro-Coatings, Inc. at 1401 Park Avenue. Electro Coatings is known to have soil and groundwater contamination at their site. Two monitoring wells have been installed at 4050 Horton Street as part of Electro Coatings groundwater investigation. In 1996, SCI conducted additional sampling and found high levels of dissolved chromium and volatile organic compounds (VOC) in groundwater. The contaminants found are reflective of the Electro-Coatings Plume. The Regional Water Board issued a No Further Action letter to Electro-Coatings in October 2000. The Site is within 2 miles of the San Francisco Bay. The Emeryville drinking water source is from the Sierra River located upstream from the Site.

OVERALL VULNERABILITY FACTOR VALUE: HIGH MEDIUM LOW

5.3 PRIORITIZATION SCREENING RISK ANALYSIS

Assign a Site Priority Level based on the dominant risk categories given for the hazard and vulnerability factor values.

OTHER INFLUENCING FACTORS	HIGH	MEDIUM	LOW
HAZARD FACTOR VALUE	HIGH	MEDIUM	LOW
VULNERABILITY FACTOR VALUE	HIGH	MEDIUM	LOW

Additional Comments: _____

OVERALL SITE PRIORITY LEVEL: **HIGH** **MEDIUM** **LOW**

6.0 SITE RECOMMENDATION

Site Name: Morris P Kirk & Sons Site Screener: Sarah Stenehjem
EPA ID Number: Date: February 19, 2002

6.1. Further Site Assessment Warranted

[ ]

6.1.a Under DTSC Lead

Recommend further site investigation under DTSC lead.

6.1.b Under EPA Cooperative Agreement

High Priority [ ] Medium Priority [ ] Low Priority [ ]

Recommend further site investigation under the EPA cooperative agreement.

6.2. Recommended for Removal Assessment or Expanded Removal Assessment

[ ]
[ ]

Recommend referral to EPA's Removal Section.

6.3. Referral To DTSC'S Hazardous Waste Management Program (REFRC)

[ ]

Recommend REFRC for sites that can be remediated as a Corrective Action under H&S Code 25187.

6.4 Referral to Regional Water Quality Control Board (REFRW)

[ ]

Recommend REFRW for sites that fall under RWQCB authority and for which RWQCB is providing oversight of investigation/remediation.

6.5 Referral to another agency (REFOA)

[ ]

Recommend REFOA for sites where another agency (other than RWQCB) including DTSC is providing or has provided oversight. Name agency below.

6.6 No Action Under CERCLA

[x]

Recommend No Action for sites where documented contamination is not significant by EPA/DTSC standards and the presence of greater contamination is unlikely.

Comments: Confirmation samples indicate that the soil is below residential clean up levels.

EPA CONCURRENCE: _____ _____
signature date

Attachment A

SITE SCREENING CONTACT LOG

Site Name: Morris P. Kirk & Sons Site Screener: Sarah Stenehjem

Contact Name	Affiliation	Tele-phone Number	Date	Discussion
Mark Johnson	SFRWQCB	510-622-2493	12/6/01	Talked to Mark Johnson about the Electro-Coating Site and the No Further Action decision. He said all the wells outside of the immediate property were clean and only 3 wells at the Electro-Coatings site have levels slightly above MCLs and don't seem to pose a problem since the area is capped with pavement.

ATTACHMENT B

SITE SCREENING OBSERVATION RECORD

Site Name: Morris P Kirk & Sons
EPA ID Number: CAC001136656

Site Screener: Sarah Stenehjem
Date: December 7, 2001

1. **Status:** Active X Different Company Plywood Lumber & Sales
   Inactive

2. **Setting:** Residential X Commercial X
   Industrial X Agricultural
   Paved X Unpaved
   Restricted access X Unrestricted access
   Near RR tracks Near drainage

   Vegetation: sparse grass vegetation
   Topography: generally flat

3. **Visibility:** clear, good

4. **Waste Description/ Containment:** Pit, Ditch, Tanks, Buckets, Dumpster X, Sacks, Scattered, Other, Pond, Trash Can X, Drums, Piles

   Stored On: Asphalt X, Pallets, Concrete, Other, BareGround, Gravel

   Waste Type: Garbage X, Liquid, Sludge, Gas, Inert, Solid

   Describe quantities, labelling, colors, odors, etc.:

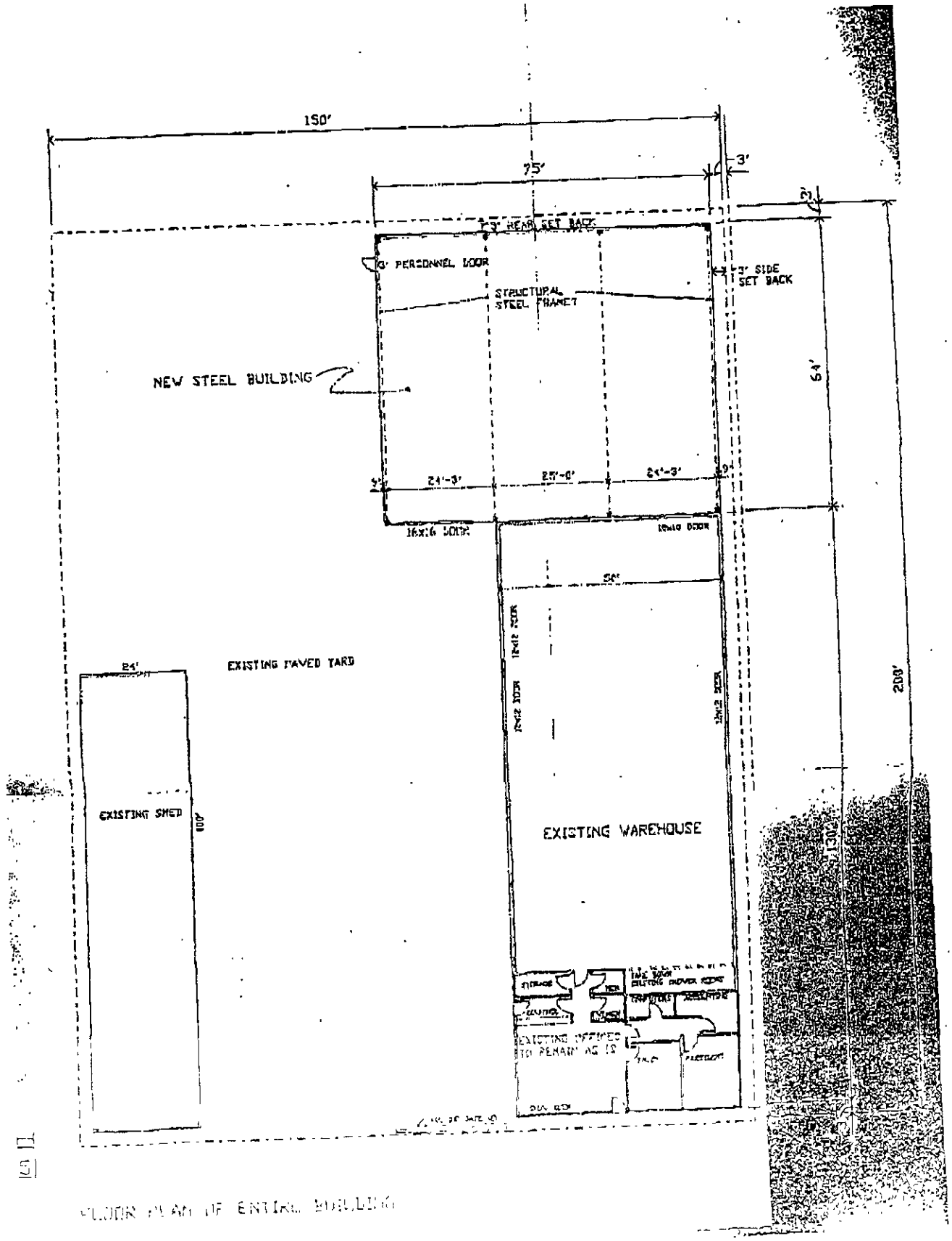
5. **Distance to surface water and sensitive environments or ecosystems:**
   No surface water or sensitive environments within 2 miles of the area.

6. **Proximity to residences, schools, daycare facilities, hospitals, nursing homes, etc.:**
   Dense residential homes within 1 mile from Site

7. **Estimated number of people living or working in the area:** <1000

8. **Distance to food processing/packaging or agricultural production:** ¼ mile

9. Additional Information:
   8) The Peete's Coffee Company is located around the corner from the Site. This building is used to package and ship the coffee.



SITE

FLOOR PLAN OF ENTIRE BUILDING

Attachment C

SITE SCREENING SAMPLING EVENT SUMMARY TABLE

Site Name: Morris P. Kirk **Site Screener:** Sarah Stenehjem

Date	Event	Media	Location	Depth	Method	Quality	Result	Benchmark
11/93	Soil sample	Soil	Boring 1	6 feet	EPA 3050 / 6010 / 7420	High	Lead = 761 mg/kg	400 mg/kg
6/94	Soil sample	Soil	At UST excavation depth (sample 12)	6 feet	EPA 3050 / 6010 / 7420	High	Lead = N/D	400 mg/kg
6/94	Soil sample	Soil	Sample 19	7 feet	Lead = EPA 3050 / 6010 / 7420 BTEX = EPA 8020	High	Lead = N/D Xylenes = 11 ug/kg	Lead = 400 mg/kg Xylenes=2100 mg/kg
6/94	Stockpile samples	Soil	Composite 1	stockpile	EPA 6010/7420	high	Lead = 390 mg/kg	Lead = 400 mg/kg

Key:
Date - Date sample was collected.
Event - Who did it and why?
Media - e.g., groundwater, soil, air, etc.
Sample Location - Physical location with respect to source (e.g., up-or downgradient).

Sample Depth - For soil, depth below ground surface sample was collected. For groundwater, depth of well screen.
Method - Analytical testing method used.

Data Quality - QA/QC level (high, medium, or low)
Result - Analytical results (parameter/value, units)
Benchmark - Risk-based benchmark for parameters in the same units as results. Identify which benchmark used (for soil use PRGs (industrial/residential) for water use MCLs). Sediments NOAA standards.

DTSC-02/02

Appendix A

Soil Sample Information

■ Subsurface Consultants, Inc.

Test Analysis	Sample Preparation Method	Analysis Method
Total Volatile Hydrocarbons	EPA 5030	EPA 8015 Mod.
Total Extractable Hydrocarbons	EPA 3550	EPA 8015 Mod.
Oil & Grease	EPA 3550	SMWW 17;5520 EF
BTEX	EPA 5030	EPA 8020
Total Lead	EPA 3050	EPA 6010/7420
TCLP Lead		EPA 1311/7420
STLC Lead		EPA 7420
Reactivity		SW-846, Sect 7.3,3.2,4.1
Corrosivity		EPA 150.1, EPA 1110
Ignitability		EPA 1010

Table 2
Heavy Metal Concentrations in Soil

Boring	Depth (feet)	Cadmium (mg/kg)[1]	Chromium (total) (mg/kg)	Lead (mg/kg)	Nickel (mg/kg)	Zinc (mg/kg)
Zac 1	6.0	0.34	28.1	61	46.6	179
Zac 2	6.0	<0.25	30.5	6.6	27.9	29.1
1	6.0	1.3	33.3	761	44.7	421
2	4.0	0.32	36.8	5	35.0	37
3	6.0	<0.25	33.1	5	30.6	171
4	4.0	<0.25	36.6	4	32.3	45
5	6.0	<0.25	36.0	3	28.5	30

Table 3
Volatile Organic Chemical Concentrations in Soil

Boring	Depth (feet)	1,2 DCA[2] (ug/kg)[3]	EPA 8010 Chemicals (mg/kg)
Zac 1	6.0	<50	ND[4]
Zac 2	6.0	2.2	ND
1	6.0	<250	ND
2	4.0	<10	ND
3	6.0	<250	ND
4	4.0	<5	ND
5	6.0	<25	ND

1 mg/kg = milligrams per kilogram
2 1,2-dichloroethane
3 micrograms per kilograms
4 not detected above the reporting limits

Table 1.
Petroleum Hydrocarbon Contaminant Concentrations in Soil

Sample	Depth (feet)	O & G (mg/kg)	TEH (mg/kg)	TVH (mg/kg)	Benzene (µg/kg)	Toluene (µg/kg)	Ethyl Benzene (µg/kg)	Total Xylenes (µg/kg)	Total Lead (mg/kg)	STLC Lead (µg/l)	TCLP Lead (µg/l)
Excavation Samples											
7	6	<50	<1	<1	<5	<5	<5	<5	<5	-	-
9*	7	<50	12	49	31	27	150	180	<5	-	-
10	7	<50	<1	<1	<5	<5	<5	<5	<5	-	-
11	6	<50	<1	<1	<5	<5	<5	<5	-	-	-
12	6	<50	<1	<1	<5	<5	<5	<5	-	-	-
13	7	<50	<1	<1	<5	<5	<5	<5	-	-	-
14	6	<50	<1	<1	<5	<5	<5	<5	-	-	-
15	6	<50	<1	<1	<5	<5	<5	<5	-	-	-
16	6	<50	<1	<1	<5	<5	<5	<5	-	-	-
17	6	<50	<1	<1	<5	<5	<5	<5	-	-	-
18	7.5	<50	<1	<1	85	<5	8	<5	-	-	-
19	7	<50	<1	<1	<5	<5	<5	11	-	-	-
20	6	<50	<1	<1	<5	<5	<5	<5	-	-	-
21	6	<50	<1	<1	<5	<5	<5	<5	-	-	-
26	7.5	<50	<1	<1	<5	<5	<5	<5	-	-	-
27	7.5	<50	<1	<1	<5	<5	<5	<5	-	-	-
28	9	50	<1	<1	44	<5	<5	<5	-	-	-
Stockpile Samples											
Composite 1		-	-	17	64	39	140	230	390	22,000	1,100
Composite 2		-	-	<1	<5	<5	<5	<5	24	-	-
5	6	-	-	-	-	-	-	-	<5	-	-
6	6	-	-	-	-	-	-	-	63	-	-
8	6	-	-	-	-	-	-	-	<5	-	-

O & G = Oil & Grease
TEH = Total Extractable Hydrocarbons, as kerosene
TVH = Total Volatile Hydrocarbons
mg/kg = Milligrams per kilogram
µg/kg = Micrograms per kilogram
Composite 1 = Composite of Samples 1, 2, 3 and 4
Composite 2 = Composite of Samples 22, 23, 24 and 25
* = Subsequently removed by supplemental excavation
STLC = Soluble Threshold Limit Concentration
TCLP = Toxicity Characteristic Leaching Potential

Information On Wells/Soil Borings Within Parcel 049 0617 016 02

Contents

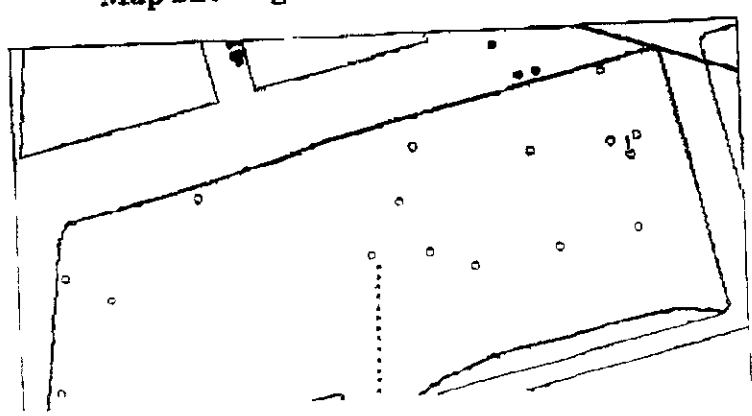
Property Information

PARCEL #:	049 0617 016 02
SITE NUMBERS:	4050 4050
SITE STREETS:	Horton St Horton St
ASSESSED VALUE:	576100
COUNTY LAND USE:	IND WAREHOUSE
LOT SQ. FT.:	30000
OWNER:	PLYWOOD & LUMBER SALES INC
MAIL ADDRESS:	4050 Horton St
CITY, STATE, ZIP:	Emeryville Ca 94608

Environmental Information

PROPERTY ALIAS:	Plywood Lumber & Sales
LEAD AGENCY:	ACDEH
LEAD AGENCY FILE NUMBER:	4256
FILE STATUS:	Ongoing with ground water monitoring

Map Showing Selected Parcel And Wells



Information On Wells/Soil Borings Within Parcel 049 0617 016 02

Wells/soil borings with sample data are numbered on the map. Label numbers are more easily read when zoomed in. Use well/soil boring name for official use.

Wells/Soil Borings With Sample Data Back To Top

Label Number	Well/Soil Boring Name	References
1	LF-32	None

Sample Data For Well/Soil Boring LF-32 Back To Top

Sample #	Sample Date	Contaminant	Cas Number	Quantity	Unit	Preliminary Remediation Goals
0296	2/27/96	BZ	71-43-2	-0.5	(ug/l)	Available
0394	3/11/94	BZ	71-43-2	-0.5	(ug/l)	Available
0394	3/11/94	TCE	79-01-6	2.5	(ug/l)	Available
0394	3/11/94	DCE12TOT		0.8	(ug/l)	Unavailable
0594	5/23/94	DCE12TOT		5	(ug/l)	Unavailable
0594	5/23/94	TCE	79-01-6	5	(ug/l)	Available
0596	5/1/96	DCE12TOT		87	(ug/l)	Unavailable
0596	5/1/96	TCE	79-01-6	74	(ug/l)	Available
0694	6/21/94	BZ	71-43-2	-0.5	(ug/l)	Available
1295	12/22/95	DCE12TOT		55	(ug/l)	Unavailable
1295	12/22/95	TCE	79-01-6	58	(ug/l)	Available

Preliminary Remediation Goals Back To Top

Contaminant	Cas Number	Preliminary Remediation Goals				Soil Screening Levels	
		Residual Soil (mg/kg)	Industrial Soil (mg/kg)	Ambient Air (ug/m^3)	Tap Water (ug/l)	DAF20 (mg/kg)	DAF1 (mg/kg)
Benzene	71-43-2	6.32E-01 (ca*)	1.37E+00 (ca*)	2.32E-01 (ca*)	3.86E-01 (ca*)	0.03	0.002

Trichloroethylene (TCE)	79-01-6	3.16E+00 (ca*)	7.01E+00 (ca*)	1.12E+00 (ca*)	1.64E+00 (ca*)	0.06	0.003

ca=Cancer PRG nc=Noncancer PRG sat=Soil Saturation max=Ceiling Limit
ca*=Cancer PRG where nc < 100X ca ca**=Cancer PRG where nc < 10X ca
mg/kg=milligrams/kilogram ug/m^3=micrograms/cubic meter ug/l=micrograms/liter

For help in interpreting the above PRG table and for the most recent updates, visit the EPA site on Region 9 Preliminary Remediation Goals.

Background Concentrations Of Metals (mg/kg) Back To Top

Sb	As	Ba	Be	Cd	Cr	Co	Cu	Pb	Hg	Mo	Ni	Se	Ag	Tl	Vn	Zn
5.5	19.1	323.6	1.0	2.7	99.6	22.2	69.4	16.1	0.4	7.4	119.8	5.6	1.8	27.1	74.3	106.1

Reference: "Protocol for Determinining Background Concentrations of Metals in Soil at Lawrence Berkeley National Laboratory", Lawrence Berkeley National Laboratory, University of California - Berkeley, CA, dated August 1995.

No references for the selected wells/soil borings with sample data

Disclaimer: This program compiles information on property sites within the City of Emeryville from various sources. Neither the inclusion of a site nor the exclusion of a site in this program is intended to make any representation of the actual environmental conditions on a particular site, but merely indicates the existence of certain records available to the City for dissemination. While the City of Emeryville has undertaken to input the information correctly, the City makes no guaranty of its accuracy nor has it independently verified the information. Please consult City staff for procedures on obtaining the most current information available. This program does not create any rights or liabilities, either procedurally or substantively, regarding the information presented or omitted and should not be relied upon for that purpose.

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SITE SCREENING FORM

Site Name: Morris P. Kirk & Sons

Site Location: 4050 Horton Street, Emeryville, Alameda County, CA

Site History:

Based on the Oakland Library Sanborn Maps prior to 1930, the Site operated as a mess hall and horse-washing facility for the Emeryville Horse Race Track originally called the Oakland Trotting Park. The Oakland Trotting Park operated from approximately 1871-1915 and was owned by Edward Wiard. The race track was located just east of the East Bay's first railroad track, Northern Railway, which was built in 1874. Land use between 1915-1947 cannot be identified at this time but is believed to have been unoccupied land. From 1947 to 1973, Morris P. Kirk and Sons operated a lead smelter company at the Site. The site owner list summarizes the information gathered at the Alameda County Recorders Office on past property ownership and associated dates of ownership.

Site owners:	Morris P. Kirk & Sons	1947 - 1973
	W.J & Leona Ferris – Allied Metals	1973 - 1976
	Dalzell Corporation	1976 - 1977
	Forty Fifty Horton Partnership	1977 - 1985
	Moyer Realty Company	1985 - 1988
	Plywood & Lumber Sales	1988 - current

In 1988, Jeff Hunt purchased the property and began operations of Plywood & Lumber Sales. Mr. Hunt has limited information on the site's activities prior to his ownership, but was told by the property sellers that Weyerhaeuser used the site for paper recycling and related operations (1).

Site Description:

The property is located on the corner of 40th and Horton Street in Emeryville, CA (Attachment 1). Plywood & Lumber Sales, Inc. (PALS) operates as a warehouse and sales facility for wood products. The property consists of two small buildings, one storage shed and one larger warehouse that also operates as a sales office. The property is generally paved and fenced with sparse vegetation.

In December of 1990, a 1000-gallon underground gasoline storage tank (UST) was removed from the Site under the oversight of Alameda County Environmental Health Department (ACEHD). Soil samples taken at the time of tank removal indicated high levels of lead and petroleum products. Subsurface Consultants, Inc. (SCI) was hired by Mr. Hunt to complete soil and groundwater remediation in 1993. Contaminated soils were excavated from the site in June 1994. The excavated areas were then backfilled with clean imported soil. Confirmation samples (Attachment 2) indicate that soils were removed to below California residential Preliminary Remediation Goals. Currently, no hazardous substances are used or manufactured at PALS.

PALS is located adjacent to Electro-Coatings, Inc. at 1401 Park Avenue. Electro Coatings is known to have soil and groundwater contamination at their site. Two monitoring wells have been installed at 4050 Horton Street as part of Electro Coatings groundwater investigation. In 1996, SCI conducted additional sampling and found high levels of dissolved chromium and volatile organic compounds (VOCs) in groundwater. The contaminants found are reflective of the Electro-Coatings Plume.

Status Recommendation:

Rationale/Supporting Documentation: _____

Prepared By: Sarah Stenehjem Hours Spent: 15

Unit Chief Approval: _____ Date: _____

Branch Chief Approval: _____ Date: _____

MapQuest: Maps

MAPQUEST.

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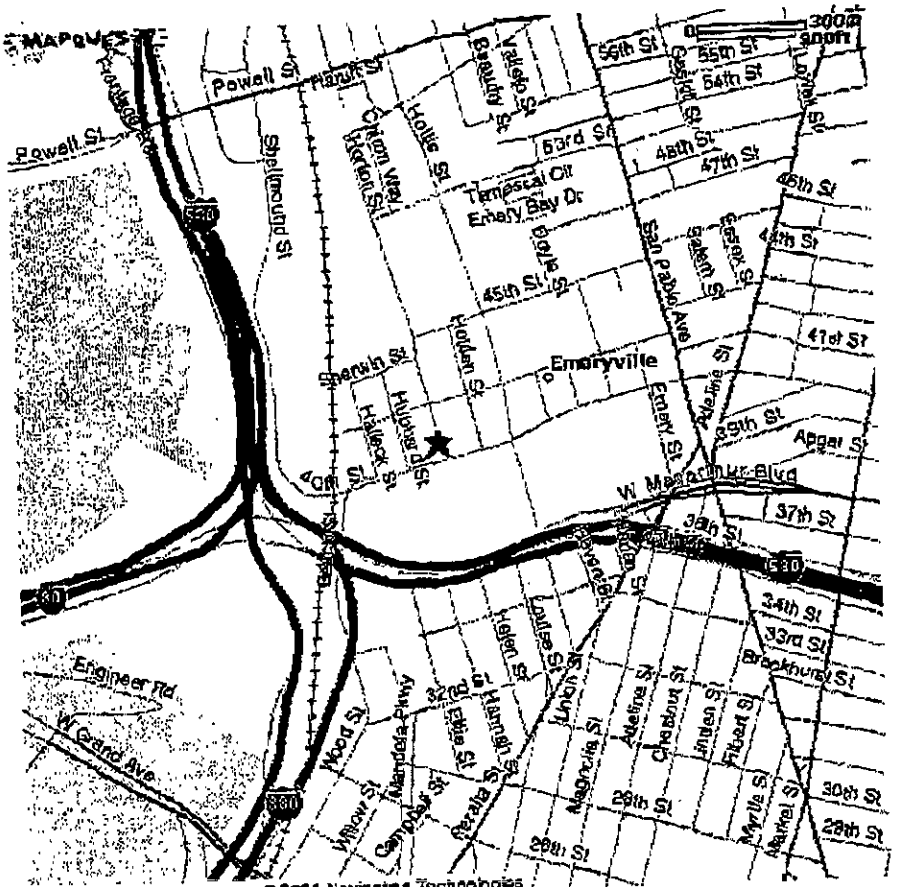
4050 Horton St
Emeryville, CA
94608-3510, US

Back



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NAVTECH ON BOARD

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FAX

To: Eva Chu
Company: Alameda County Health Services

Fax: 510.337.9335

Phone: Date: 5/19/03 10:18 AM

Re: 4050 Horton-Emeryville CC:

From: Michelle Hunter
e-mail mgh@rthicksconsult.com home page www.rthicksconsult.com

● Comments:

Eva:

I'm faxing this just in case the scanner fixit-guy doesn't make it.

Regards,
Michelle Hunter