

SITE SCREENING FORM

DEPARTMENT OF TOXIC
SUBSTANCES CONTROL
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Site Name: Hickmott Cannery Site

Site Location: 6th and A Street, Antioch, California 94509

Calsites Identification 07200008 (if applicable)

Site Summary:

The Hickmott Cannery Site (site) consists of approximately 13.5 acres, divided by McElheny Road into one eastern parcel, approximately 5 acres and two western parcels approximately 3.5, and 5 acres. The site is located south of the Atchison Topeka and Santa Fe (AT& SF) Railroad tracks and north of Sixth Street. The area surrounding the site is primary residential to the west and south. The downtown district is also west of the site, approximately a mile away. East of the site is a riverfront industrial area, along the San Joaquin River, which includes the Fulton Shipyard. Underlying the Site is a layer of soft, compressible, marsh deposits (bay mud and peat).

In 1992, the site was sold to Antioch Diversified Development Associates (ADDA) from Antioch Cannery Development, Ltd. (ACD). In 1999, the Site was divided up by the County of Contra Costa, into three parcels and put up for sale in a Property Tax Sale. Thomas Trost purchased the two western parcels, while the eastern parcel title remained with ADDA. In 2001, Thomas Trost sold the two western parcels to Fruitful Farms, LLC.

The Site was owned and operated by Hickmott Foods, Inc. from 1905 to the early 1970's, canning fruits and vegetables such as tomatoes, peaches, apricots, and asparagus. During the canning operation, Hickmott Foods filled the low-lying portions of the property, east of the main plant with fruit and vegetable wastes (including tomato skins, peach pits, apricot pits and asparagus butts) and other areas were filled with gypsum board scraps from nearby manufacturing operations. Peach and apricot wastes were dumped primarily northeast of the cannery buildings. In the early 1980's, effluent ponds, for biological treatment of nonhazardous cannery wastewater, were constructed over a portion of the fill area. After the cannery operations closed, the site was approved by the city for redevelopment; in 1989, the city demolished the former cannery buildings, which consisted of a warehouse, cannery, and several process water storage and treatment ponds. The whole project was placed on hold until relatively recently.

The proposed redevelopment plan is for residential zoning, once the site contamination issues are addressed.

The project would include building 304 units (90 attached townhouses and 214 single family detached houses) called the Delta Cove Residential Project.

After the results of several investigations conducted, between 1971 and 1990, it was found that the fill consists of gypsum board scraps, junk fill (newspaper, glass, wood, rubber, scrap metal and wire) and decaying fruit and vegetable waste to depths down to 20 feet. Two underground storage tanks (UST) used during the cannery operation were leaking and contaminated surrounding soil and groundwater with hydrocarbons, including benzene, toluene, xylene, and ethylbenzene in isolated areas in low concentrations. Only benzene was above the Maximum Contaminant Levels (MCL).

One of the storage tanks was a concrete tank storing heating oil, located on the western half of the property and the other was a buried railroad car storing gasoline, located in the western-central portion of the property, adjacent the former cannery building. On the site, cyanide was detected in both shallow soil and groundwater. The USTs were removed under the oversight of the Contra Costa County. The county records do not discuss the volume of soil excavated, the disposal point of the soil, soil used for backfilling the excavation, or whether or not conformation sampling was conducted.

The disposal of fruit and vegetable wastes particularly peach and apricot pits, produces cyanide during the decomposition process and accumulates in the soil. Cyanide concentrations found in three soil samples from the fill area ranged from 0.4 to 5.64 ppm. In addition to cyanide accumulating in subsurface sediment, hydrogen sulfide and methane gases were detected in elevated concentrations and are typically associated with the decomposition of organic material. Metals detected in the groundwater included lead, barium, iron, and manganese and were found to be above the MCL across the entire Site.

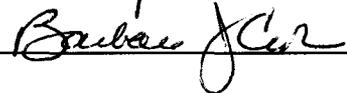
Additional Site characterization activities are in the process of being implemented. A consultant has been retained and an oversight agreement with the Central Valley Regional Water Quality Board (CVRWQB) was entered into on December 13, 2000. Currently, the parties are working out a work schedule for the additional sampling. All monitoring wells will be checked (seven all together), and groundwater sampling will occur for volatile organic compounds, total petroleum hydrocarbon, cyanide, hydrogen sulfide, and total dissolved salts. Soil contamination issues will also be addressed in the investigation. The CVRWQB is maintaining the lead in the remedial activities, but has agreed to cc DTSC on all correspondence, pertaining to the site. Currently, Dave Fowler, one of the principals of Fruitful Farms is conducting both a soil and groundwater evaluation at the Site, to determine the levels of the existing contamination and to decide on any future remedial action.

Status Recommendation: Referral to Regional Water Quality Control Board (REFRW)

Rationale/Supporting Documentation: Site is currently an active Central Valley Regional Water Quality Control Board site. David Stavarek of the SLIC unit is the Project Manager.

Prepared By: Xavier Bryant **Hours Spent:** 20

Unit Chief Approval:  **Date:** 9/4/02

Branch Chief Approval:  **Date:** 8/26/2002

California Environmental Protection Agency

Department of Toxic Substances Control

DRIVE-BY RECORD

Site Name: Hickmott Cannery SiteSite Location: 6th and A Street, Antioch, Ca 94509CalSites Identification #: 072000081. Status: Active _____ Different Company _____
Inactive 2. Setting: Residential Commercial
Industrial _____ Agricultural _____
Paved _____ Unpaved areas
Restricted Access _____ Unrestricted Access _____
Near RR Tracks Near Drainage
Vegetation grasses and shrubs
Topography low sumpy area
Visibility poor due to the overgrowth of the area

4. Waste Containment:

Pond _____ Pit Ditch _____
Drums _____ Tanks _____ Buckets _____
Trash can _____ Dumpster _____ Sacks _____
Piles _____ Scattered _____Stored On: Ground Pavement _____ Pallets _____

Waste Description:

Inert _____ Garbage Industrial _____
Solid Sludge _____ Liquid _____
Quantities, labelling, color, odors, etc. _____5. Distance to Surface Water: 1/2 mile from Suisan Bay

6. Distance to Food Processing/Packaging or Agricultural Production: N/A

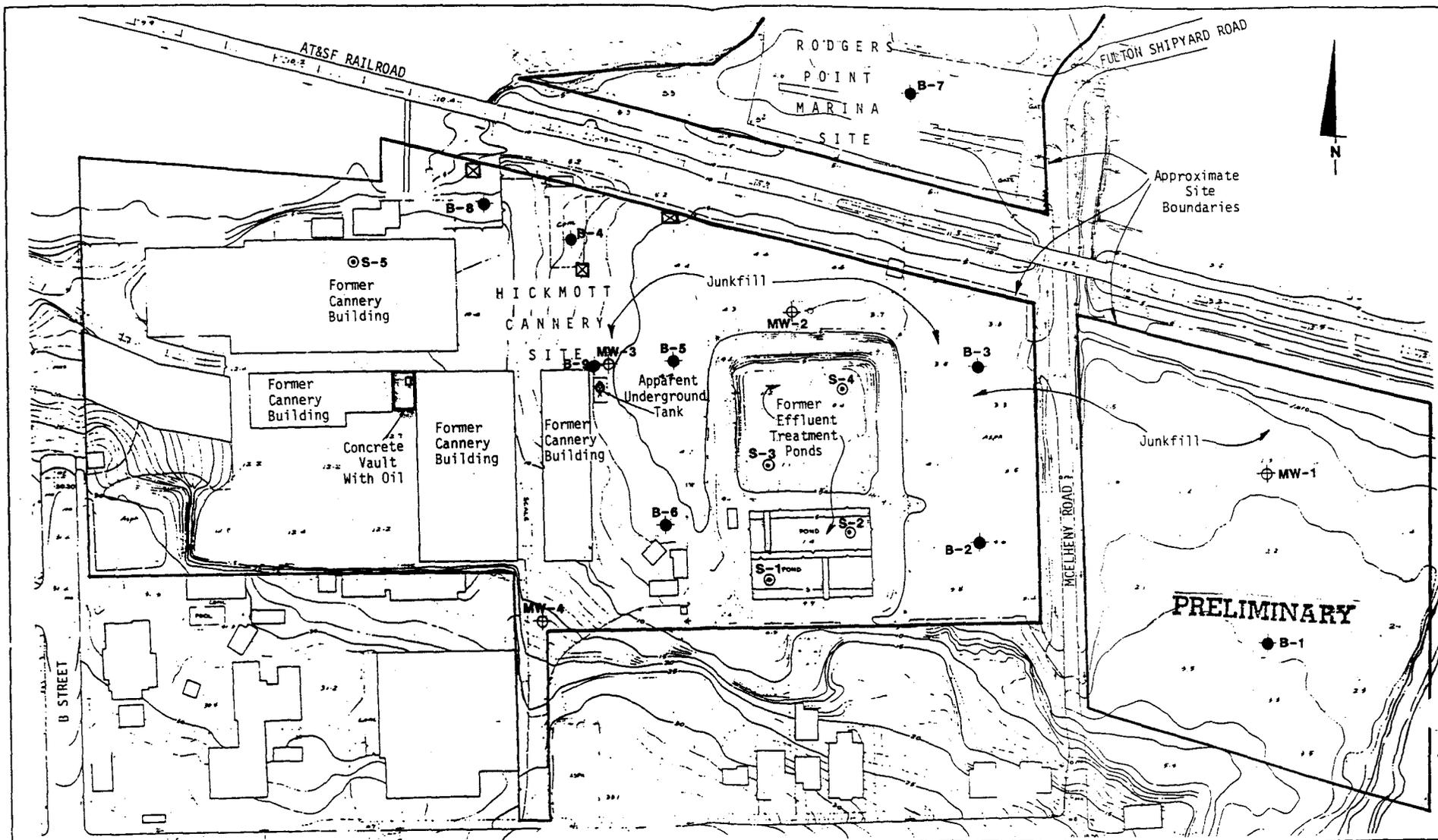
7. Proximity to Schools, Daycare Facility, Hospitals, Nursing Homes, Sensitive Environments or Ecosystems: two to three miles from Prospect Highschool

8. Estimated Number of People Working or Living in the Area: 5000

9. Include a Diagram of the Facility, Including Relevant Features and Labels. Attached

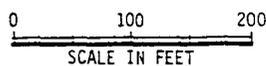
Comments and Descriptions: All the building on the site have been demolished

Name: Xavier Bryant
Date: June 5, 2001



LEGEND

- Soil Boring Location
- ⊙ Grab Sample Locations
- ⊕ Monitoring Well Location
- ⊠ Sump Locations



HLA Harding Lawson Associates
Engineers, Geologists
& Geophysicists

Site Plan
Hickmott Cannery
Antioch, California

DRAWN: KH JOB NUMBER: 4142,019.03 APPROVED: JSM DATE: 8/89 REVISIONS: DATE:

PRELIMINARY