

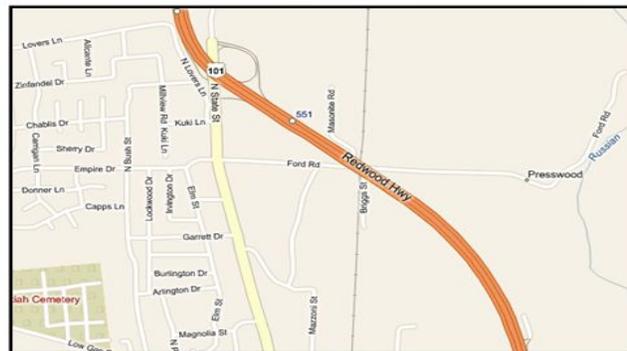
EXECUTIVE OFFICER'S SUMMARY REPORT
9:00 a.m., April 29, 2010
Ukiah Valley Conference Center
200 South School Street
Ukiah, CA 95482

ITEM: 9

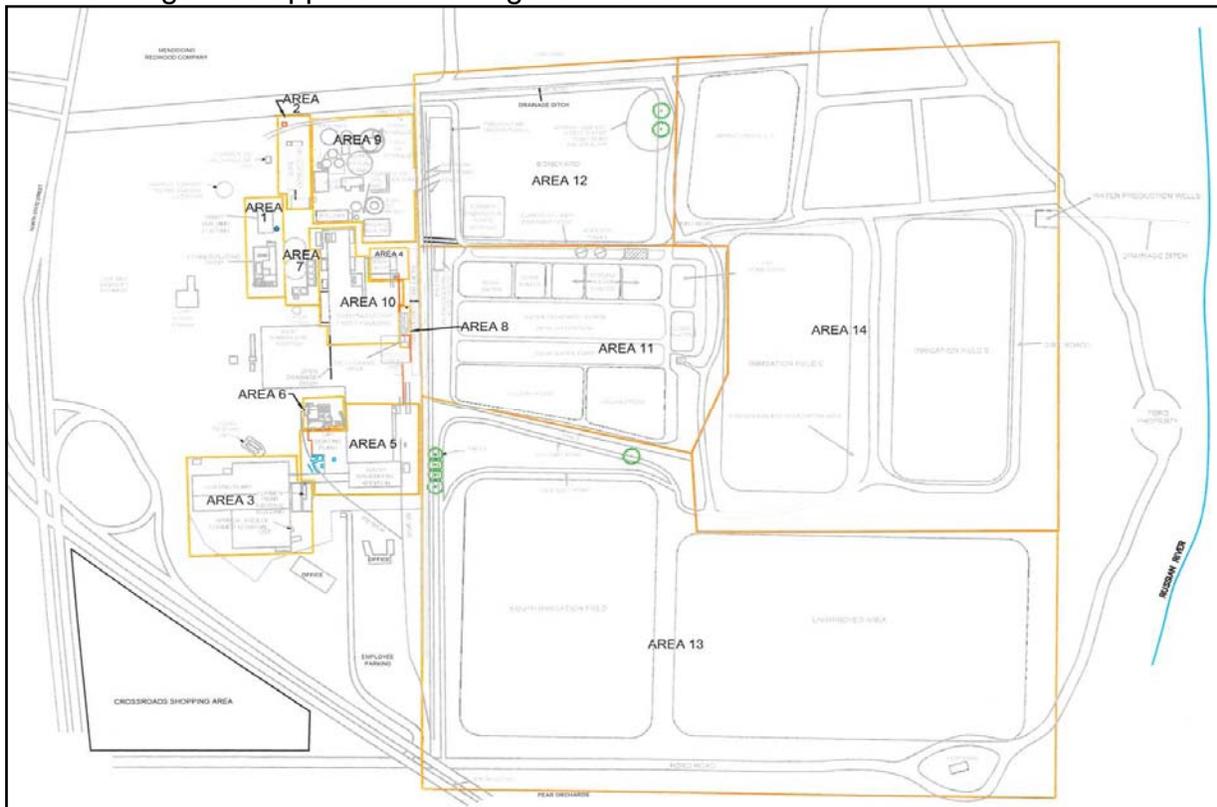
SUBJECT: Update on investigation and cleanup of **Masonite Corporation** site in Ukiah

The former Masonite site in Ukiah, California was a manufacturing plant for pressed board products, including siding, door facing, and indoor paneling. Prior to the 1950s the site was used for agriculture. Construction on the Masonite manufacturing facility was begun in 1948 and the facility was operational between the 1950s and 2001. After the manufacturing facility was closed in 2001, equipment and were been sold or removed. Portions of the site are now owned by four property owners.

Site Location: The former Masonite site includes approximately 280 acres and is located northeast of Ukiah to the east of Highway 101 and to the west of the Russian River. The site is bisected by railroad tracks that run north-south. The manufacturing facility is located to the west of the tracks and the stormwater ponds and agricultural fields are located between the railroad tracks and the Russian River. The site is located at 300 Ford Road in Ukiah.



Site Investigation: In the manufacturing process, wood chips were heated, slurried, and mixed with formaldehyde resins, petrolatum waxes and starches, pressed into products, and dried. The dried products were sprayed with coatings, such as linseed oil and water-based paints. Prior to 1989, some of the presses were plated on-site, a process that used acids and chromium. Various maintenance operations on equipment and vehicles were performed at the site. There were underground and above ground storage tanks for process materials and fuel. There were two teepee burners and five boilers. The ash from the teepee burners and boilers was largely used as cover at an off-site landfill, although some of the ash was applied to the fields on the east and south sides of the site. Prior to stormwater controls in the early 1970s, surface runoff from the site drained to the fields east of the railroad tracks and from there to the Russian River. Several wastewater and stormwater ponds and a boiler ash drying pond were constructed in 1970s. Masonite had a NPDES permit to discharge treated water from the ponds to the Russian River or to the adjacent fields, although after the late 1980s the discharge was applied to the irrigation fields.



The site investigation has been guided by the historical uses of the site, the type of operations at the facility, various agency reports, interviews with former employees, and numerous site investigations. For purposes of site investigation, the site was subdivided into 14 areas of concern. Additional focused and site-wide investigations also have been conducted.

Based on the site history, the type of operations at the facility, and various site investigations, the primary contaminants of concern are petroleum hydrocarbons, volatile organic compounds, and metals (such as chromium).

Status of Investigation:

- Many buildings and equipment have been removed. When the foundations are excavated additional investigation will be required.
- The large aboveground fuel storage tank and the associated piping is still under investigation.
- There is a groundwater plume containing low levels of volatile organic hydrocarbons that originates near one of the buildings on the west portion of the site and runs to the southeast.
- The former stormwater ponds were bioremediated under a General WDR in 2009. Once the levels of petroleum hydrocarbons were reduced, much of the treated pond contents were removed to a licensed off-site landfill. Some of the contents remain and will be removed in 2010. The pond liners have been sampled for characterization.

Current Issues:

- In March 2009, the Mendocino County Board of Supervisors requested that oversight of the site be transferred to the Calif. Department of Toxic Substances Control. DTSC declined to become lead agency.
- Recently, one of the new property owners proposed to develop an 80 acre portion of the site for a commercial mall. A measure on the November 2009 ballot that would have allowed commercial and residential development of the site, which is zoned for industrial use, was defeated.
- On March 2, 2010, the Mendocino County Board of Supervisors discussed the former Masonite facility, the status of the cleanup, and the oversight role of the County. The Board of Supervisors considered whether there was legal authority for the County to provide oversight, require additional testing and bill the responsible party for the costs. Regional Water Board made a presentation to the Board of Supervisors.

PRELIMINARY STAFF
RECOMMENDATION:

Informational Item Only