

# Erler & Kalinowski, Inc.

2070

Consulting Engineers and Scientists

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*5/12/00 called Earl James  
subject to Juan Arreguin*

## FACSIMILE TRANSMISSION COVER SHEET

FROM: Earl James

PROJECT: South Bayfront

DATE: 20 April 2000

PROJECT NO: 970003.00

TO: Ted Park

TO: Susan Hugo

FIRM: DTSC

FIRM: Alameda County

FAX NUMBER: 510-540-3819

FAX NUMBER: 510-337-9335

TO: Michael Biddle

TO: Ron Gerber

FIRM: City of Emeryville

FIRM: City of Emeryville

FAX NUMBER: 510-658-8095

FAX NUMBER: 510-658-8095

TO: Juan Arregun

FIRM: City of Emeryville

FAX NUMBER: 510-658-8095

NUMBER OF PAGES TRANSMITTED, INCLUDING COVER SHEET: 8

Report

As Requested

Letter

For Approval

Memorandum

For Review and Comment

Other, as described below

For Information and Coordination

DESCRIPTION:

Memo describing responses to public questions regarding potential health concerns

REMARKS:

Please call with any comments

*If there are questions, please contact me directly at (650) 655-4942.*

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18 April 2000

Barbara J. Cook, P.E.  
Chief, Site Mitigation Branch  
California Environmental Protection Agency  
Department of Toxic Substances Control  
700 Heinz Avenue, Suite 200  
Berkeley, California 94710

Ms. Susan Hugo  
Alameda County Health Agency  
Division of Environmental Protection  
Department of Environmental Health  
1131 Harbor Bay Parkway, Rm. 250  
Alameda, California 94502-6577

Subject: Workplan for Removal of Newly Discovered Underground Storage Tank  
Former Shellmound Ventures I Parcel  
South Bayfront Project Area  
Emeryville, California  
(EKI 970003.28)

Dear Ms. Cook and Ms. Hugo:

On behalf of the City of Emeryville Redevelopment Agency (the "Agency"), Erler & Kalinowski, Inc. ("EKI") has prepared this workplan for the planned removal of an underground storage tank discovered during construction activities on the former Shellmound Ventures I parcel in the South Bayfront Project Area ("Project Area") in Emeryville, California. The Alameda County Health Agency, Division of Environmental Protection ("ACDEH") is also being notified of this finding and the intent to remove the tank. The newly discovered underground storage tank will be removed in accordance with ACDEH requirements. The screening and removal of soils potentially impacted by releases from the tank or from other sources will be conducted in accordance with the procedures described in the Draft Risk Management Plan ("Draft RMP", EKI, April 2000) prepared for the South Bayfront Project Area.

**Removal of Underground Storage Tank**

The removal of the underground storage tank will be conducted by a contractor retained by the Agency. The work will be conducted in accordance with the guidelines of the

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ACDEH. Before commencing the tank removal, the contractor for the Agency will submit the following:

- 1      Underground Tank Closure Plan
- 2      Site Safety Plan
- 3      Facility Plot Plan
- 4      Contractor's Hazardous Materials License
- 5      Contractor's Workers Compensation Insurance Certificate

Included separately from these documents will be a completed State of California, State Water Resources Control Board, Underground Storage Tank Permit Application Forms A and B and a check for the Underground Storage Tank Fee Deposit. ✓

#### **Excavation of Stained Soils**

If soil is encountered during the excavation activities that is visibly stained, discolored, shiny, or oily or has a noticeable solvent-like, hydrocarbon, or sulfide odor, a sample of the visibly contaminated or odorous soil will be collected and analyzed, at a minimum, for:

- H<sub>2</sub>S using an appropriately calibrated field instrument,
- VOCs by EPA Method 8260,
- Dibenzofuran, fluorene, naphthalene, and phenanthrene by EPA Method 8270, and,
- TPH-d and TPH-mo (extractables) by EPA Method 8015m.

Additional analyses may be performed if there is evidence that non-volatile COCs may be present that could present a potential health risk through direct contact by subsurface workers. Determination of whether non-volatile COCs may be present would be based on field observation and professional judgment of a licensed environmental professional. Additional analyses may include the following:

- PCBs/Pesticides by EPA Method 8080,
- Non-volatile SVOCs by EPA Method 8270, and

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- metals listed in Table 4 by EPA Method 7000.

The results of the field or laboratory analyses will be used to identify which COCs are present in the visibly contaminated or odorous soil. If soil screening goals or remedial goals in Table 4 of the Draft RMP are exceeded for the South of Temescal Creek Area where the soils are present, then the soil will be excavated until:

- analysis of confirmation soil samples for relevant COCs indicates that soil screening and remedial goals (Table 4) are met, or
- the excavation reaches the top of the groundwater table, approximately 6 feet bgs. If upon reaching the groundwater table, volatile COCs remain at concentrations above soil screening goals for that Future Use Area, then additional risk management measures (such as vapor barriers) may be necessary and must be evaluated.

Confirmation samples will be collected from in-place soils at the limits of excavation as follows:

- Sidewall samples will be collected from freshly exposed soil approximately one-half of the excavation depth at an interval of approximately one sample per 100 to 150 linear feet of sidewall excavation face. A single sidewall confirmation sample will consist of four discrete samples that will be collected in brass or stainless steel liners and composited in the laboratory to result in a single composite analysis.
- If a sidewall face is less than 50 linear feet, a discrete sample will be collected. The discrete sidewall samples will be collected from freshly exposed soil approximately one-half of the excavation depth.
- Bottom confirmation samples will be collected from excavation bottoms at discrete locations on approximately 50-foot centers for areas greater than approximately 2,500 square feet. Excavation bottom samples will not be composited.
- A minimum of one bottom sample and one sidewall sample per excavation face will be collected from each excavation.

Excavated soils that are visibly stained, discolored, shiny, or oily or have a noticeable solvent-like, hydrocarbon, or sulfide odor will be segregated and stockpiled on-site for characterization prior to reuse on-site or off-site disposal. Each such stockpile will have one layer of 10-mil visqueen on the bottom and one layer of 10-mil visqueen as a

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covering at all times except for when material is being handled. The top covering will be adequately secured so that all surface areas are covered. Berms will be constructed around the stockpile area to contain precipitation runoff.

Excavated soil will be (a) transported offsite for disposal at an appropriately permitted facility or (b) relocated within the Project Area provided that the following conditions are met. If soil is to be relocated within the Project Area, then one representative soil sample will be collected per 50 cubic yards of stockpiled soil for volumes of stockpiled soil less than 200 cubic yards; otherwise, one representative soil sample will be collected per 200 cubic yards of stockpiled soil or fraction thereof. The analytical results will be compared with the soil screening goals and remedial goals presented in Table 4 of the Draft RMP.

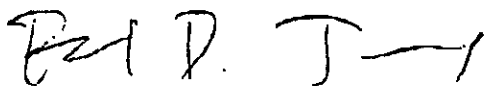
If concentrations of volatile COCs in samples of stockpiled soil are above the soil screening goals for a future urban resident but below the soil screening goals for a retail/commercial worker, then the stockpiled soil may be used anywhere in the Project Area south of Temescal Creek. The procedures for documenting soils that are relocated in the Project Area are described in Section 4.7.4 of the Draft RMP. If concentrations of volatile COCs in samples of stockpiled soil are above the soil screening goals for a future retail/commercial worker, then the stockpiled soil must be disposed offsite in an appropriately permitted or otherwise authorized facility.

If concentrations of non-volatile COCs in samples of stockpiled soil are above the remedial goals in Table 4 of the Draft RMP for the area from which they were excavated, then the stockpiled soils must be transported offsite for disposal at an appropriately permitted facility or the procedures described in Section 4.7.4 of the Draft RMP for relocating soils between the two areas must be followed.

Please call if you have any questions.

Very truly yours,

ERLER & KALINOWSKI, INC.



Earl D. James, R.G.  
Project Manager

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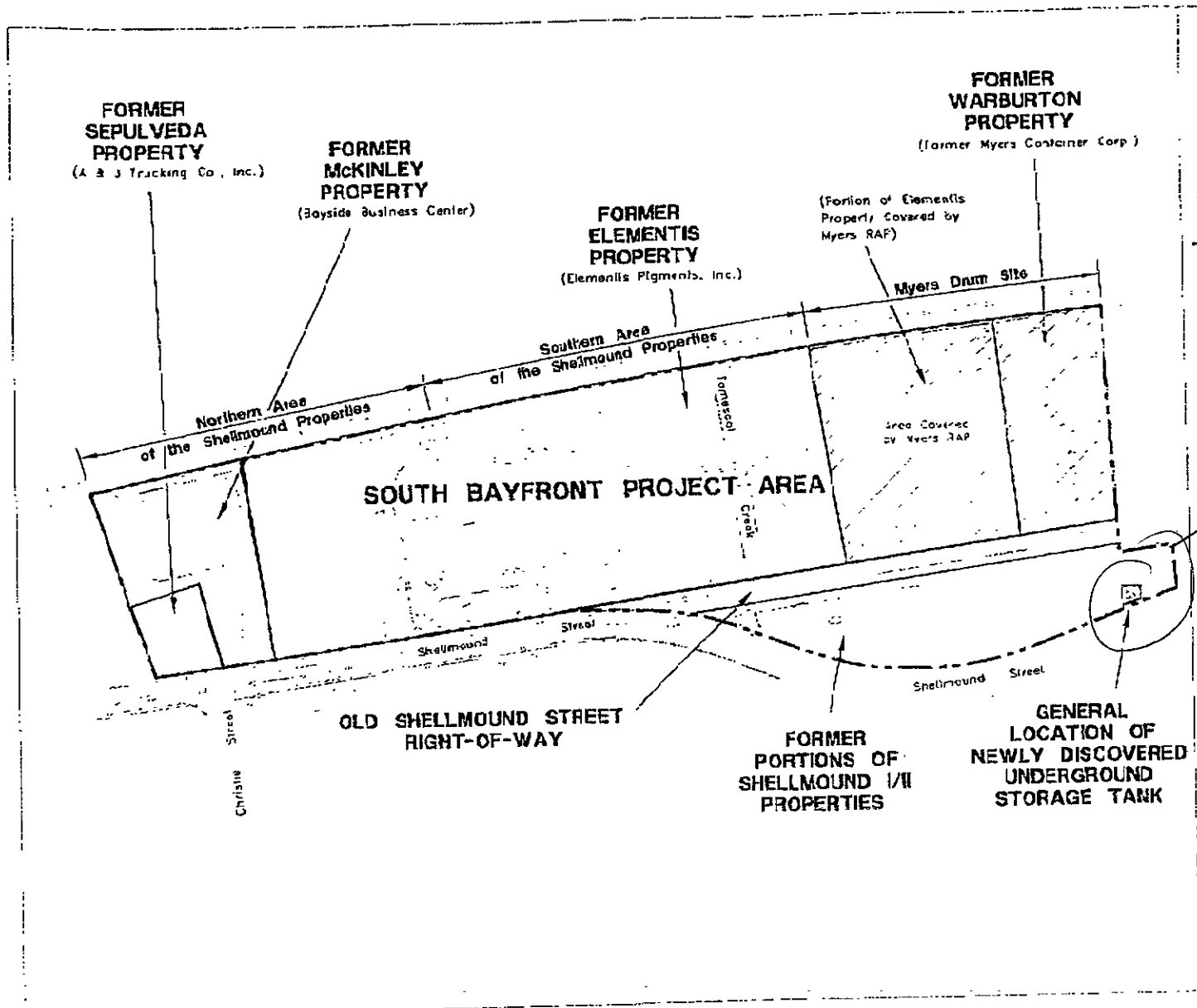
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cc: Ted Park - Department of Toxic Substances Control  
Michael Biddle, Esq. - City of Emeryville Redevelopment Agency  
Ron Gerber - City of Emeryville Redevelopment Agency  
Robert Doty, Esq. - Beveridge & Diamond - ?  
Eric Hohmann - Madison Marquette - ?  
Ed Krasnove, Esq. - Huprich & Krasnove - ?  
Pat Shanks, Esq. - McCutchen, Doyle, Brown & Enersen - ?  
Anne Gates, P.E. - Environ - ?



**LEGEND**

- - - Railroad Tracks
- - - South Bayfront Project Area



- Notes:
- 1. All locations are approximate
  - 2. Base map from Mark Thomas & Co., September 1992

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Site Plan

South Bayfront Properties  
 Emeryville, CA  
 April 2000  
 EKI 870003-00  
 Figure 1

