



WATERSTONE ENVIRONMENTAL, LLC

2712 Rawson St * Oakland, CA 94619
510/533-6710 * Fax: 510/533-7501

LOP 6/5/98

Fax

To: SUSAN HUGO **From:** CLIF DAVENPORT

Fax: 510 337-9335 **Date:** 9/15

Phone: **Pages:** 3

Re: Berkeley Farms: RISK **CC:** Karen Bellini
MANAGEMENT PLAN

- Urgent For Review Please Comment Please Reply Please Recycle

Comments:

AS WE DISCUSSED, HERE IS THE ABOVE DOCUMENT. Can you review and let me know if its adequate before the end of the day today? Would be very helpful to my client

Thanks for your help

Phone # is 510 533-6710

Clif

*9/15/98
talked to Cliff D.
re: RMP / comments*

*9/21/98
talked to Cliff D.
re: comments*



WATERSTONE ENVIRONMENTAL, LLC
2712 Rawson St * Oakland, CA 94619
510/533-8710 * Fax: 510/533-7501

RISK MANAGEMENT PLAN

For the former Berkeley Farms property at
4575 San Pablo Avenue
Emeryville, CA

Introduction

The above-referenced property ("Site") is located west of San Pablo Avenue between 45th and 47th Streets in Emeryville, California. Berkeley Farms from the early 1980's through mid-1998 used the site as a truck repair and parking facility. A service station was operated by several entities on the southern portion of the property from the early-mid 1960s through 1985. A building on the northern portion of the property has been used for various activities related to automotive repair since at least 1966, when Firestone removed four underground storage tanks from the northeast portion of the property. Berkeley Farms has conducted remedial activities, including soil removal and groundwater evacuation at two locations on the property: immediately north of the existing building where a former waste oil storage tank was located; and, near the southern edge of the property where the former service station USTs were located. The Alameda County Department of Environmental Health (ACDEH) issued a July 16, 1998 letter stating that no further excavation of soil associated with the former waste oil tank and former fuel tanks appears to be warranted at the Site. However, groundwater investigation and monitoring must be conducted beneath and downgradient of the Site.

August 1998 groundwater concentrations of various chemical types beneath and adjacent to the former waste oil and fuel tank areas respectively include: diesel (14,000 and 81,000 ug/l); gasoline (<5.0 and 27,000 ug/l); benzene (<0.5 and 2,200 ug/l); toluene (120 and 910 ug/l); ethylbenzene (460 and 1,700 ug/l); and total xylenes (730 and 2,700 ug/l). In order to address ACDEH concerns regarding property sale and redevelopment, this Risk Management Plan (RMP) has been prepared. A legal description of the Property is included with this document.

Risk Management

- 1- This document should be recorded in the Real Property Records of Alameda and a copy of this RMP should be provided to the City of Emeryville Planning/Building Department for their records.
- 2- Care should be taken to not create a vertical conduit between shallow (<20-25 feet) and deeper (>30 feet deep) groundwater.
- 3- If excess soils are generated during construction activities, a soil management plan governing sampling of those soils to determine disposal or reuse options should be developed and submitted to the ACDEH. If contaminated or potentially contaminated soils are encountered during construction, the soils should be stockpiled separately and tested for disposal options. If it becomes necessary to evacuate any groundwater during construction activities, a groundwater

RISK MANAGEMENT PLAN
Berkeley Farms Property
Emeryville, CA

Page 2

- management plan should also be submitted to the ACDEH; the plan should include storage of the groundwater in temporary containers and its analysis for disposal options. A stormwater *prevention plan* ~~management plan~~ governing how runoff from the site will be controlled during ~~storm events~~ *construction activities* should also be developed and submitted to the ACDEH.
- 4- Due to the previous detection of gasoline, BTEX and various metals in shallow soils or groundwater, as a precaution, construction workers who may handle soils in this area during construction activities should take appropriate precautions. A health and safety plan should be prepared that requires Level D protection for all workers as per Occupational Health and Safety Administration (OSHA) rules (29CFR 1910.120), as amended. Level D protection should include appropriate gloves, work clothes, boots and hard hat, if required. In addition, dusk masks and watering of soils to minimize dust generation during construction activities will further reduce the potential for ingestion or inhalation of the chemicals of concern. In the unlikely event that groundwater is encountered during construction activities, direct contact with the groundwater should be avoided.
- 5- Threshold exposure values have been developed for several of the chemicals of concern. While not expected to occur at the site, potential health effects recognized by the USEPA associated with acute exposure to these compounds include: dizziness, headache, fatigue (gasoline, benzene, ethylbenzene, xylenes); central nervous system depression (diesel, BTEX); and, irritation of the eyes, nose, throat and/or skin (diesel, BTEX). Recognized potential chronic health effects associated with exposure to these compounds may include: potential carcinogen and possible blood effects (gasoline, benzene); liver damage (BTEX); and, male reproductive system damage or developmental toxin (xylenes and toluene, respectively).
- 6- Any impacted soils not overlain by concrete or asphalt (i.e. landscaped areas) should be covered as part of Site development with a minimum cover of 18 inches of clean topsoil.
- 7- Due to the presence of elevated concentrations of volatile compounds in Site groundwater, a Risk Based Corrective Action (RBCA) Tier 1 or equivalent risk evaluation should be conducted to ensure that concentrations of such compounds in indoor air are below exposure guidelines.
- 8- Notifications in changes in Land Use for this property should be sent to:

Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

A:\HMC\RMP4\KFC