



WATERSTONE ENVIRONMENTAL, LLC

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

LOGS

Fax

To: SUSAN HUGO	From: CLIF DAVENPORT
Fax: 510 337-9335	Date: 9/22/98
Phone:	Pages: 4
Re: Berkeley Farms: FINAL RISK	
MANAGEMENT PLAN	
CC: Karen Bellini	

Urgent
 For Review
 Please Comment
 Please Reply
 Please Recycle

-Comments:

HERE IS THE ABOVE DOCUMENT. Need your written approval ASAP

Thanks for your help

Clif



WATERSTONE ENVIRONMENTAL, LLC

Clifton W. Davenport, *Principal Geohydrologist*
2712 Rawson Street Oakland, CA 94619
510-533-6710 * Fax: 510-533-7501
E-Mail: cdavenport@msn.com

September 22, 1998

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

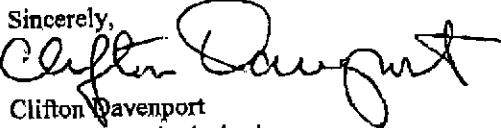
Dear Ms Hugo:

RE: TRANSMITTAL OF RISK MANAGEMENT PLAN (RMP), FORMER BERKELY FARMS PROPERTY, 4575 SAN PABLO AVENUE, EMERYVILLE, CALIFORNIA

Included herein is the above-referenced document, previously reviewed by ACDEH. Your comments and concerns on the draft document have been addressed. Our client will be starting development activities early in October. Therefore, receipt of your written approval of the RMP in the very near future is critical. If possible, we would like to receive such approval on or before September 25, 1998.

Ms. Karen Bellini of Harmon Management Corporation will be sending you a copy of the property development's site map in accordance with your verbal request for a "development map". The Health and Safety Plan, which will include the stormwater prevention plan you requested, is under development and will be completed prior to initiation of construction activities. The RBCA Tier 1 risk evaluation you requested will be completed prior to any occupancy of the planned building.

Thank you for your help in facilitating the development of the RMP. If you have any questions on this matter, please contact me at the numbers listed above.

Sincerely,

Clifton Davenport
Principal Geohydrologist

Cc: Karen Bellini

S:HMC\RMP COVER LETTER



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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 (USTs) 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 management

RISK MANAGEMENT PLAN
Berkeley Farms Property
Emeryville, CA

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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 governing how runoff from the site will be controlled during construction activities should also be developed and submitted to the ACDEH.

- 4- Due to the previous detection of gasoline, diesel and BTEX 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- 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.
- 6- 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.
- 7- 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

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