

1/9/01

Ravi's concern = H&S; source; not moving (preferential pathways)

DRAFT OUTLINE
RISK MANAGEMENT PLAN ADDENDUM FOR RYERSON PROPERTY

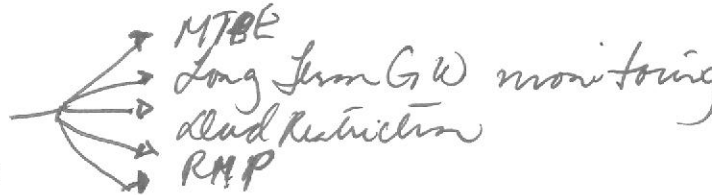
Objective: To apply the same risk management measures developed for the southern half of the block (Lowenberg/Ryerson Paved Lot) to the northern half of the block (Ryerson).

Rationale: The environmental impact from the former refinery may extend onto the Ryerson property and both properties are being developed by Simeon.

INTRODUCTION

SITE BACKGROUND

Historical Use
Former Ryerson Tank
VOCs in Groundwater



SIMEON'S PLANNED REDEVELOPMENT

CONSTRUCTION RISK MANAGEMENT

Boundaries of Areas A and B

Follow Existing Risk Management Plan Requirements

- Construction workers contacting soil must be health-and-safety trained
- Implement dust control, decontamination, and storm water pollution control procedures
- Cap Area A soil or test to show it is acceptable for unrestricted access
- Area B soil acceptable for unrestricted access, unless visibly stained or odorous; stained or odorous soil can be moved to Area A
- Destroy existing wells in accordance with ACPWA standards
- If piles used, pre-drill or use cone-shaped tip

POST-CONSTRUCTION RISK MANAGEMENT

Follow Existing Risk Management Plan Requirements

- Cap Area A (concrete, asphalt, or 3 feet of clean fill)
- Inspect cap every 2 years
- Follow construction risk management protocols during future subsurface work
- Prohibit groundwater use
- Monitor groundwater (wells proposed for 64th and Hollis site also provide downgradient coverage for Ryerson tank; no additional monitoring proposed)

Long-term Compliance (deed restriction)

- If allowed by County, Deed restriction for Ryerson property can refer to existing RMP and addendum on file at ACDEH offices
- Deed restrictions will run with the land, even if parcels are combined

TABLE 1
PETROLEUM HYDROCARBONS, BTEX, and MTBE IN GROUNDWATER
1465 65th STREET, EMERYVILLE, CALIFORNIA

SAMPLE ID	DATE SAMPLED	Petroleum Hydrocarbons		Benzene ($\mu\text{g/L}$)	Toluene ($\mu\text{g/L}$)	EB ($\mu\text{g/L}$)	Xylenes ($\mu\text{g/L}$)	MTBE ($\mu\text{g/L}$)
		as Gasoline ($\mu\text{g/L}$)	as Diesel ($\mu\text{g/L}$)					
<i>Former Underground Storage Tank Area</i>								
Excavation Water	3/16/93	NA	850	<0.3	<0.3	<0.3	<0.9	NA
RMW-1	8/11/93	NA	<50	<0.5	<0.5	<0.5	<0.5	NA
	11/24/93	57	NA	<0.5	<0.5	<0.5	<0.5	NA
	3/24/95	<50	210	<0.5	<0.5	<0.5	<0.5	NA
	3/24/1995 (dupl.)	<50	97	<0.5	<0.5	<0.5	<0.5	NA
	12/7/00	68	<50	<0.5	<0.5	<0.5	<0.5	<2.0
RMW-2	8/11/93	NA	<50	1.3	<0.5	<0.5	0.59	NA
	11/24/93	50	NA	<0.5	<0.5	<0.5	<0.5	NA
	3/24/95	<50	150	<0.5	<0.5	<0.5	<0.5	NA
	12/7/00	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0
RMW-3	8/11/93	NA (1)	NA	NA	NA	NA	NA	NA
	11/24/93	NA (1)	NA	NA	NA	NA	NA	NA
	3/27/95	11,000	97,000	<10	<10	<10	<10	NA
	12/7/00	710	23,000	<0.5	<0.5	<0.5	2.5	<2.0

Notes:

Petroleum hydrocarbons was run with a silica gel cleanup.

EB = ethylbenzene

MTBE = methyl tertiary butyl ether

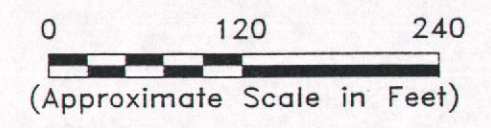
"<" indicates the compound was not detected above the laboratory limit stated.

NA = not analyzed

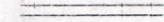

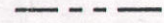











(1) Sample was not collected, but floating product was observed.

1/9/01
D.D.

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LEGEND

-  Railroad Tracks
-  Approximate Property Boundary
-  Subject Property Boundary
-  Historical Site Features (1911 Sanborn Map)
-  Existing Monitoring Well Installed by EKI, 1995
-  Shallow Soil Boring Installed by EKI, 1995
-  Monitoring Well Installed by Others
-  Destroyed Monitoring Well
-  Soil and Grab Groundwater Sampling Location Collected by Others
-  Soil/Grab Groundwater Sampling Location Collected by EKI, July 1995
-  Grab Groundwater Sampling Location Collected by EKI, 1999
-  Area-A
-  Area-B
-  Area-C

Notes:

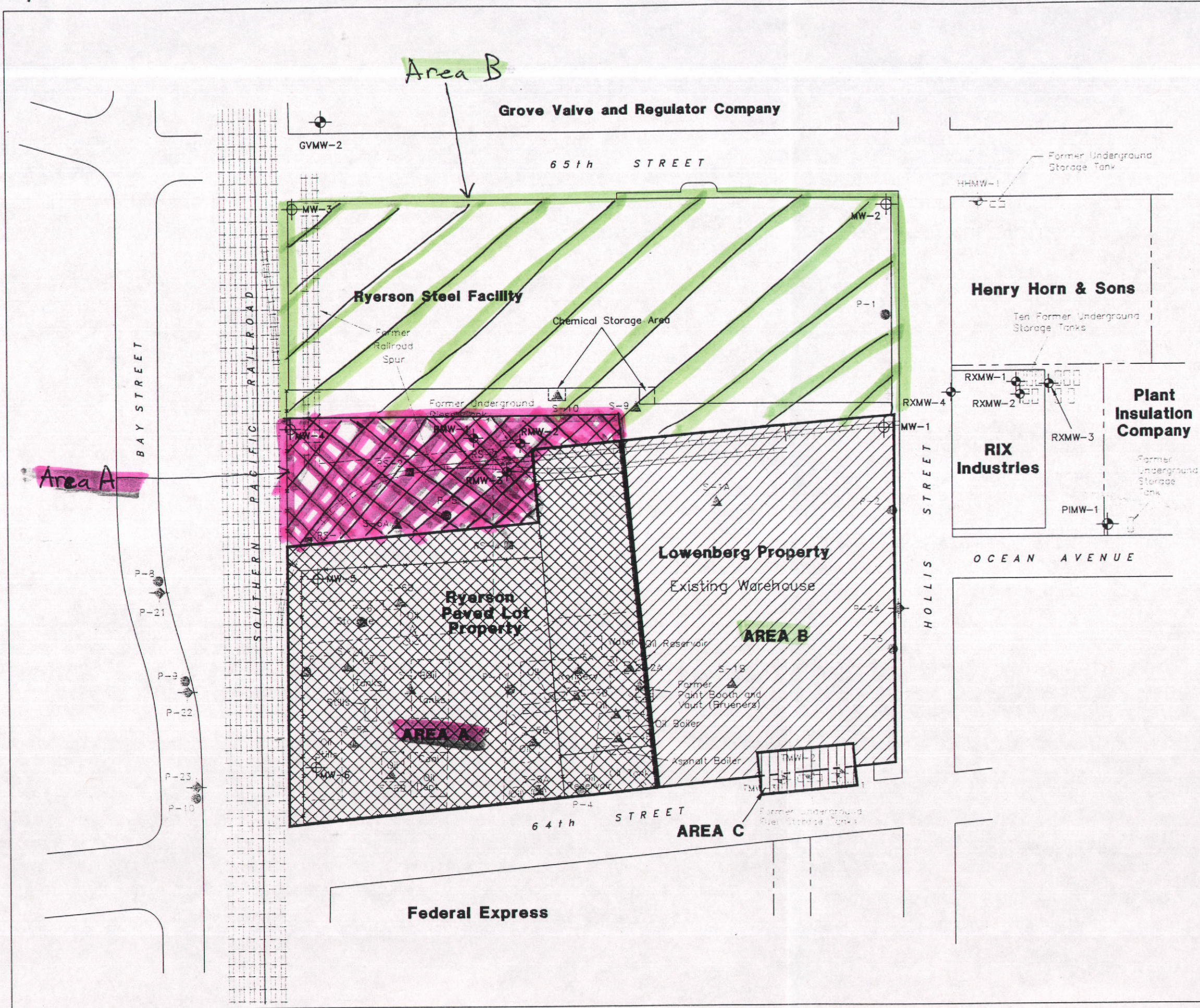
1. All locations are approximate.
2. Basemap taken from Sanborn maps dated 1911 and 1967.

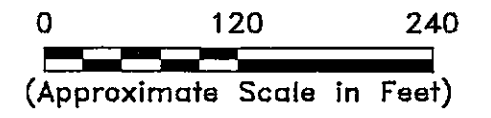
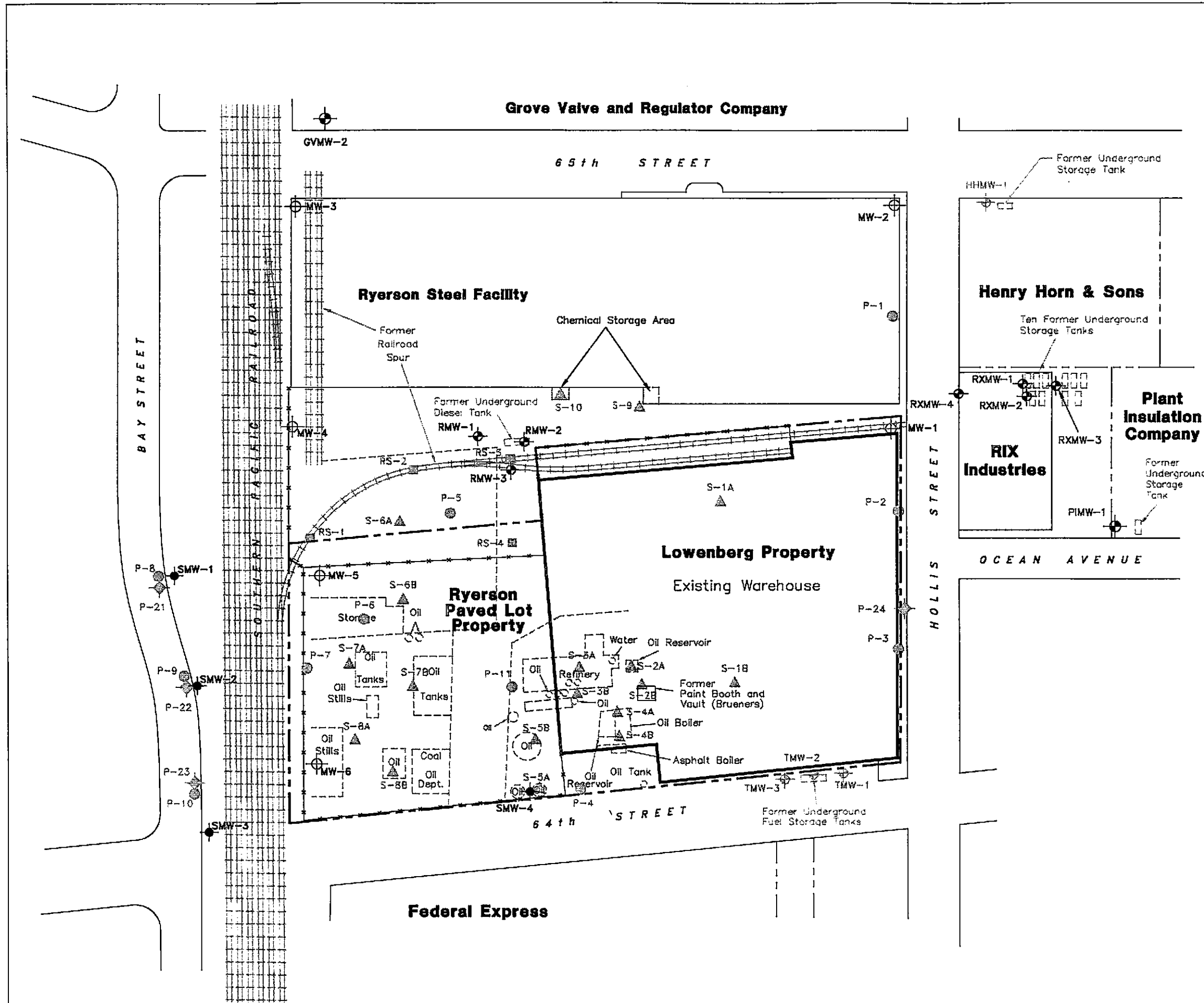
Erler & Kalinowski, Inc.

Soil Management Areas for Earthwork Activities

64th Street Properties
Emeryville, CA
August 1999
EKI 990016.01

Figure 4





LEGEND

- Railroad Tracks
- Approximate Property Boundary
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- Destroyed Monitoring Well
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- Grab Groundwater Sampling Location Collected by EKI, 1999
- Proposed Location of Perimeter Monitoring Well

Notes:

1. All locations are approximate.
2. Basemap taken from Sanborn maps dated 1911 and 1967.

Erler & Kalinowski, Inc.

Proposed Locations of Perimeter Monitoring Wells

64th Street Properties
 Emeryville, CA
 August 1999
 EKI 990016.01
 Figure 10