



LETTER OF TRANSMITTAL

TMC ENVIRONMENTAL, INC.

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San Pablo, California 94806

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Date:	<u>12-2-94</u>	Project Number:	<u>130-150</u>	Total Number of Pages:	_____
To:	<u>Susan Hugo 567-6700</u>				
Company:	<u>Alameda County - HAZ MAT</u>				
From:	_____				

We are sending you: Attached Under separate cover via: _____

THE FOLLOWING: Up Gradient INVESTIGATION REPORT
Ground Water Investigation Work Plan -
Amendment No. 1

Subject: Rifkin Property

THESE ARE TRANSMITTED as checked below:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> For review and comment | <input type="checkbox"/> Reviewed as submitted |
| <input type="checkbox"/> For your use | <input type="checkbox"/> As requested | <input type="checkbox"/> Reviewed as noted |
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Remarks: _____

Copies to: Sam Arigala

**GROUND WATER INVESTIGATION
WORK PLAN
Amendment Number 1**

Rifkin Realty Properties Case
4525-4563 Horton Street
Emeryville, California

December 2, 1994


c/o Frank Satterwhite, Receiver
Receiver for Rifkin Property
3220 Monika Lane
Hayward, California 94541

Prepared For

Alameda County Health Care Services Agency
Department of Environmental Protection
Division of Hazardous Materials
1131 Harbor Bay Parkway
Alameda, California 94602

Prepared By

TMC ENVIRONMENTAL, INC.
13908 San Pablo Avenue, Suite 101
San Pablo, California 94806


Mark Youngkin, Vice President

Project Number 113093

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4525-4563 Horton Street, Emeryville California

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PLATES

PLATES ATTACHED TO END OF WORKPLAN

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PLATE 3	WELL CONSTRUCTION DIAGRAM

GROUND WATER INVESTIGATION WORK PLAN
Amendment Number 1
4525-4563 Horton Street, Emeryville California

A GENERAL SITE INFORMATION

Mr. Frank Satterwhite, Receiver for the subject property, has authorized TMC Environmental, Inc. (TMC) to submit an amendment to the previously submitted work plan for the installation of two additional monitoring wells.

1. SITE LOCATION

The subject property, called the "Site" in this workplan, is located at the following address:

4525-4563 Horton Street, City of Emeryville
County of Alameda, State of California
Assessor's Parcel No. 49-1041-005

2. SITE DESCRIPTION

The site is on Horton Street between 53rd and 45th Streets (see Plate 1, Site Vicinity Map), and is rectangular in configuration. The site is currently developed, with an existing two story, brick walled, commercial building (see Plate 2, Site Map). The building occupies the majority of the one acre property. The Site is bordered to the north by Chiron International Research Corporation, to the south by the Sherwin Williams Paint Company, to the east by Horton Street and Chiron, and to the west by railroad tracks and the foundation of a dismantled building on a vacant lot. Temescal Creek runs through a culvert beneath the building. The remainder of the site is paved for parking or is landscaped. Public utilities service the general area. Land use of the surrounding area is commercial and industrial.

3. PROPERTY OWNER

The property owners for this site are:

Harvey M. Rifkin, Trustee of the Harvey M. Rifkin Living Trust Dated March 11, 1987,
Robert Rifkin, Harvey Rifkin, as Trustee of the Estate of Beatrice L. Rifkin, deceased,
Robert Kantor and Sandra Kantor

c/o Mr. Frank Satterwhite, Receiver
3220 Monika Lane
Hayward, California 94541

4. CONSULTANT OF RECORD

The consultant of record for this workplan is:

TMC Environmental Inc.
13908 San Pablo Avenue, Suite 101, San Pablo, California 94806

Mr. Tom Edwards, president or Mr. Mark Youngkin, vice president can be reached at (510) 232-8366.

5. LEAD IMPLEMENTING AGENCY

The lead implementing agency with jurisdiction over this site is:

County of Alameda Health Care Services Agency
Department of Environmental Health, Division of Hazardous Materials
80 Swan Way, Room 200, Oakland, California

The officer overseeing this case is Ms. Susan Hugo, who can be reached at (510) 271-4320.

B PROPOSED SCOPE OF ADDITIONAL WORK

Ground water contamination from the up-gradient Sherwin Williams Company plant is known to be impacting the ground water of the Rifkin Property. Additional ground water monitoring wells are needed to investigate for the magnitude of arsenic, volatile organic compounds, semi-volatile organic compounds, petroleum fuel, and pesticide contamination of the ground water originating from the Sherwin Williams Company Plant. Two additional wells are proposed along the southern boundary of the Rifkin Property. Recent sampling on the Sherwin Williams Company Plant indicates high concentrations of soil and water contamination near the boundary with the Rifkin Property.

Upon the authorization of Receiver, TMC is proposing two additional monitoring wells to investigate for the up gradient degree of contamination in the ground water at the site. The target chemicals for these two monitoring wells will be total petroleum hydrocarbons, full scan (EPA method 8015 modified), volatile and semi-volatile organic compounds (EPA methods 8240/624 and 8270/625), priority pollutant metals, and pesticides & PCB's (EPA method 8080/608). The objectives of this investigation are as follows:

- To investigate for the degree of contamination in the ground water at the up-gradient margin of the site

- To determine the ground water gradient at the southern part of the Rifkin Property
- To recommend investigation or remedial actions based on the results of work performed.

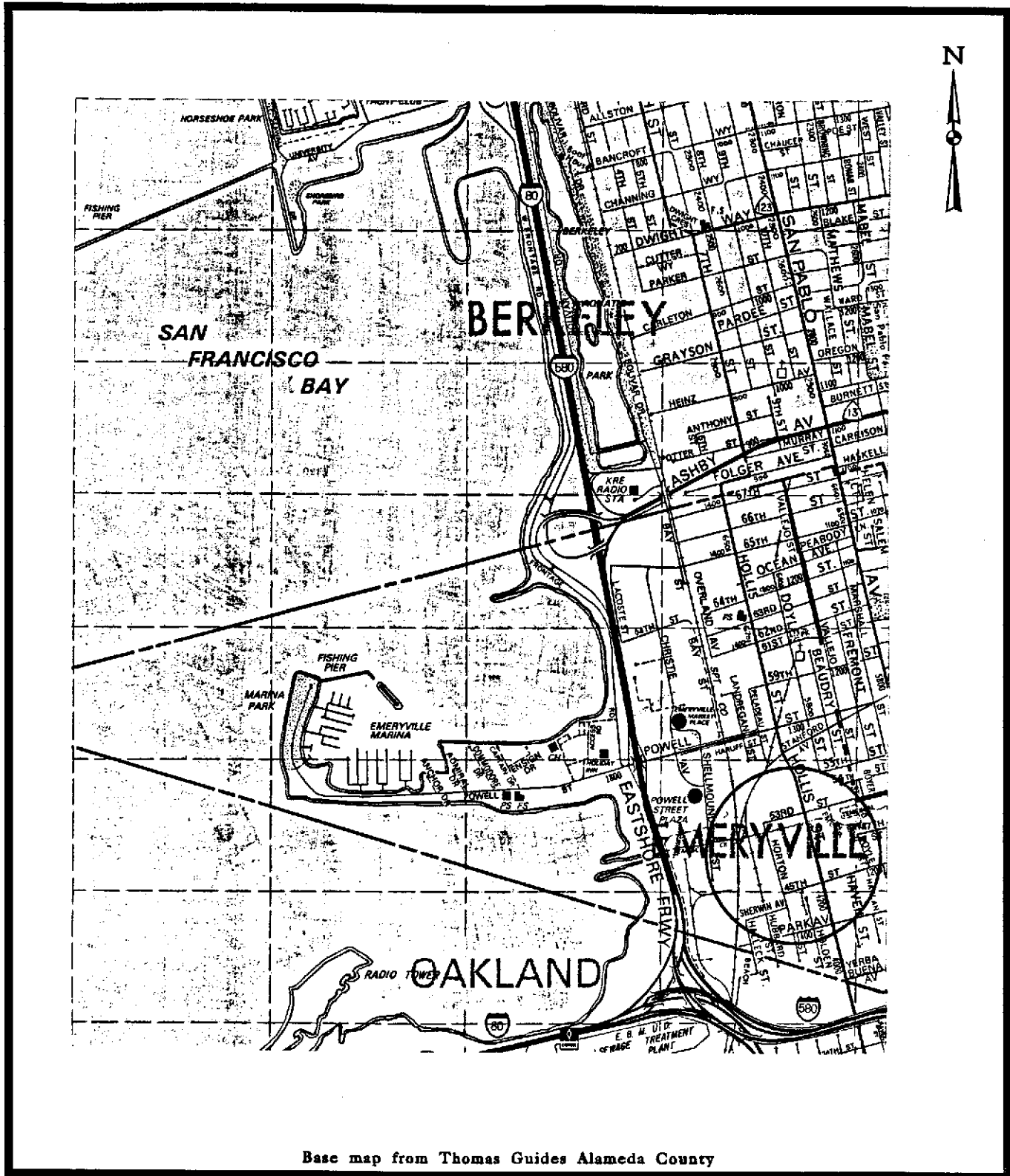
The scope of the work includes:

- The installation of two new ground water monitoring wells. The development and sampling of the wells. Groundwater gradient data will be obtained using the newly installed Sherwin-Williams monitoring wells in conjunction with the proposed wells. Purge water will be disposed of by H & H Ship Service of San Francisco, CA. Soil samples will be recovered from each well at five foot intervals for the laboratory analyses of the target contaminants.
- Write a technical report explaining the methods and findings of the investigation.

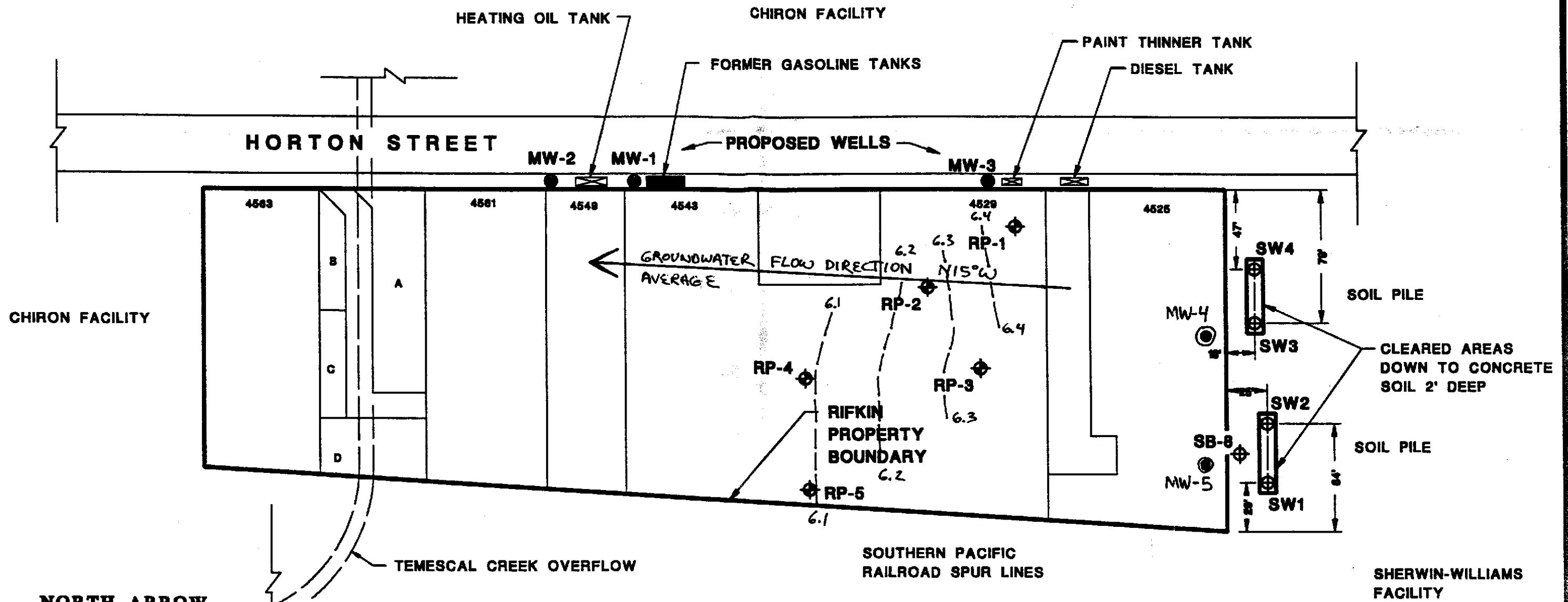
The tasks completed during this investigation agree with the guidelines of the State enforcing agency, the San Francisco Bay Regional Water Quality Control Board. The responsible party and/or owner of this property has sole responsibility for complying with all Federal, State and local environmental regulations.

C RECENT GROUND WATER GRADIENT DATA

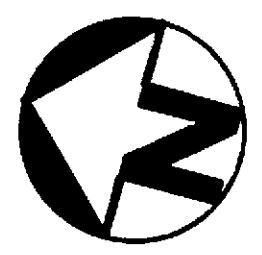
Sherwin Williams Company's consultant Levine Fricke installed five new ground water monitoring wells on the Rifkin Property. New groundwater gradient data from these wells is shown on plate 2, Site Map. The down gradient direction varies from north 2 degrees west to north 27 degrees west. The average down gradient direction is north 15 degrees west. The horizontal gradient varies from 0.003 to 0.004 ft/ft. The average measured horizontal gradient is 0.003 ft/ft.



<p>SITE VICINITY MAP</p> <p>Rifkin Property Emeryville, California</p> <p>Project No. 1-150 August 1994</p>	<p>PLATE</p> <p>1</p>
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NORTH ARROW

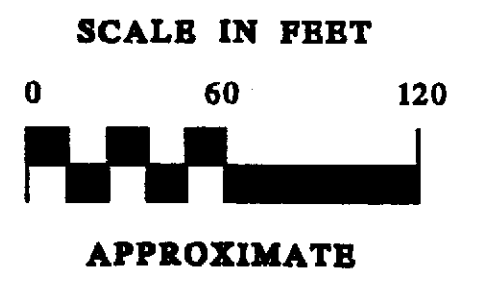


APPROXIMATE

HORIZONTAL GRADIENT: Wells RP1, RP2, RP3 = N27°W @ 0.004 ft/ft
 Wells RP2, RP3, RP4 = N2°W @ 0.003 ft/ft
 Wells RP3, RP4, RP5 = N16°W @ 0.003 ft/ft
 Average = N15°W @ 0.003 ft/ft

EXPLANATION OF MAP SYMBOLS

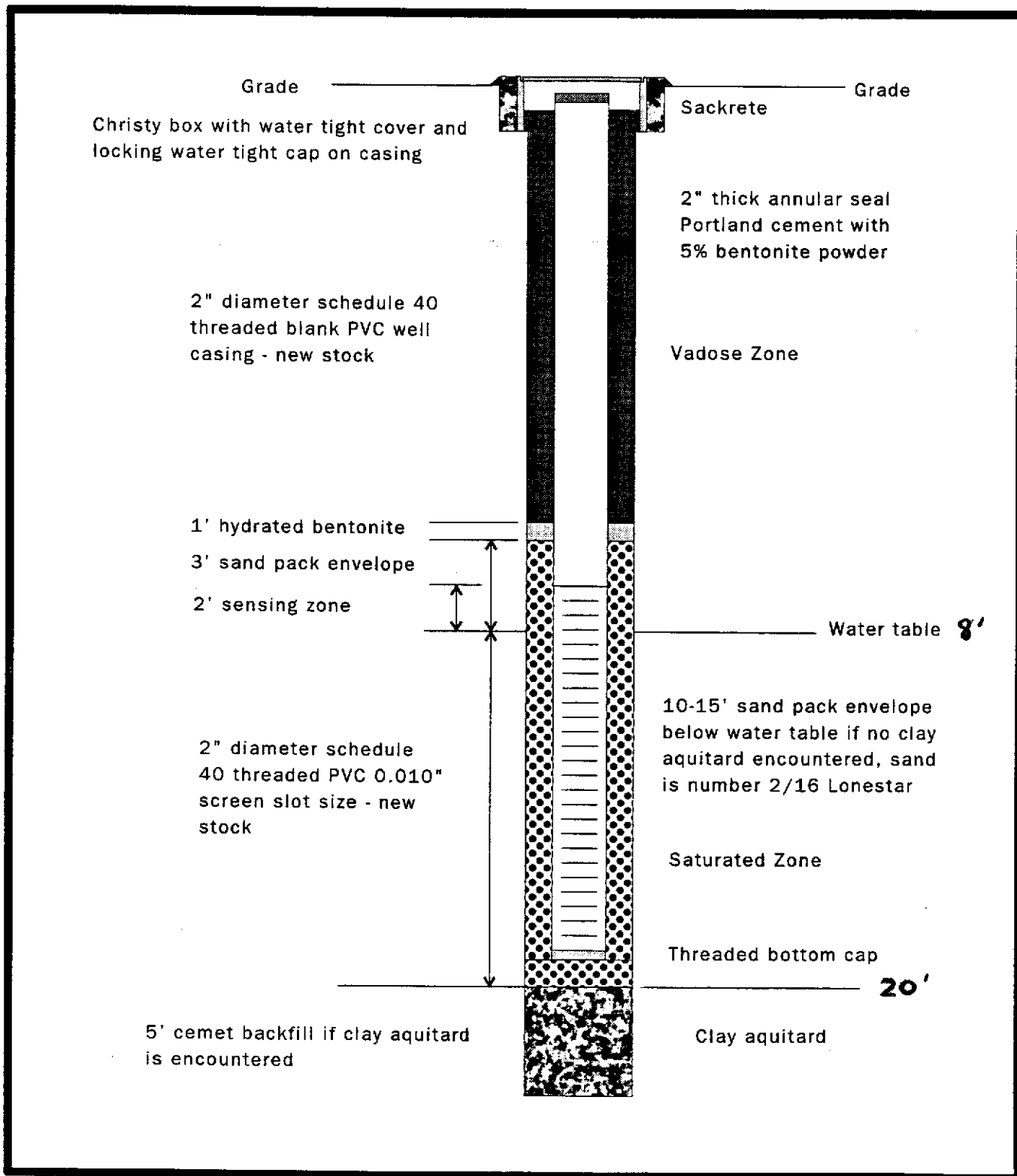
- EXPLORATORY SOIL BORING
- MONITORING WELL 1994 LEVINE FRICKE
- PROPOSED MONITORING WELL
- UNDERGROUND TANKS REMOVED IN 1993
- FORMER GASOLINE TANKS REMOVED IN 1988



TMC ENVIRONMENTAL, INC.
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SITE MAP
RIFKIN PROPERTY
EMERYVILLE, CALIFORNIA
 DATE OF DRAWING: AUGUST, 1994 JOB NO. 113093

PLATE
2



Well Construction Diagram
Sketch map - not to scale

Rifkin Property
Emeryville, California

PLATE
3