

January 25, 1996

LF-3436.00-02

Mr. Sum Arigala
California Regional Water Quality Control Board
2101 Webster Street, Suite 500
Oakland, California 94612

Subject: Proposed Remediation on Rifkin Property
Emeryville, California

Dear Larry:

We are submitting, on behalf of Sherwin-Williams, a proposed option to address remediation of soil and groundwater on a portion of the Rifkin property. Please recall that this option was discussed with you and Susan Hugo (Alameda County) in our meeting of October 19, 1995 at the Sherwin-Williams plant.

We would like to discuss this option with you in our meeting scheduled for February 1, 1996. In the meantime if you have any questions please do not hesitate to call the undersigned or Dave Gustafson or Larry Mencin of Sherwin-Williams.

Sincerely,

Mark D. Knox

Mark D. Knox, P.E.
Principal Engineer

cc: Dave Gustafson, S-W
Allen Danzig, S-W
Larry Mencin, S-W
Ed Sangster, McKenna and Cuneo
Ravi Arulanantham, RWQCB
-Susan Hugo, Alameda County

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Proposed Slurry Wall on the Rifkin Property w/ Full Containment of Arsenic Plume (Sherwin-Williams' Preferred Option)

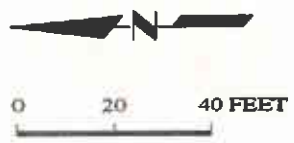
Sherwin-Williams and others have investigated soil and ground-water in the southern part of the Rifkin property and have identified the extent of contamination that has impacted Rifkin. Figure 2 attached delineates the concentrations of arsenic in shallow ground-water on Rifkin based on recent sampling conducted on January 9 and 10, 1996.

Arsenic appears to be the most mobile contaminant and the contaminant of greatest concern. Transport of arsenic through ground-water is also the most mobile pathway, however, despite the likelihood that the arsenic releases occurred 50 years or more in the past, the arsenic has not migrated (above drinking water action levels) more than approximately 150 feet north of the Sherwin-Williams/Rifkin property boundary (Figure 2).

Sherwin-Williams has proposed remedial measures on a portion of the Rifkin property to cost effectively mitigate human and environmental exposure from impacted soils and ground-water. Remedial measures will be coordinated with future development plans that are anticipated for the property. Figure 1 attached presents the proposed remedial measures for Rifkin coordinated with the pile locations for a possible building to be installed 5 to 15 years in the future. The remedial measures proposed by Sherwin-Williams were previously discussed with the RWQCB in a meeting on October 19, 1995. The following summarizes the key aspects of implementing this remediation.

- 1) Demolition of the existing building on the Rifkin Property is assumed to be completed sometime in 1996 by the property owner, the anticipated purchase of the property.
- 2) Slurry wall to be installed as shown in Figure 1.
- 3) The north/south leg of slurry wall will be installed approximately 25 feet east into Horton Street (subject to approval by the City of Emeryville).

- 4) The east/west leg of slurry wall will be constructed approximately 190 feet to the north of the Rifkin/Sherwin-Williams property line. The final location of this leg will be coordinated with the new owner.
- 5) The entire slurry wall will be constructed of cement-bentonite so that the strength is equal to or greater than existing soils. The wall is expected to be about 3 feet wide and 25 to 30 feet deep; construction is estimated to generate approximately 1400 yds of soil which is assumed to be disposed at a Class II landfill.
- 6) At least two pumping wells will be installed within this slurry wall cell to extract the affected ground water. The water will be routed for treatment through existing piping back to the ground-water treatment system on the Sherwin-Williams property.
- 7) The Rifkin property at the south end is anticipated to be used as a surface parking lot for the next 5 to 15 years (or more) which is compatible with a slurry wall below.
- 8) Estimated capital costs for Option 1 is \$350,000 which includes slurry wall installation, 2 extraction wells, misc. controls and extraction piping, and non-hazardous disposal of waste soils at a Class II landfill (estimated to be \$105,000) from the slurry trench excavation. The 20 year present worth of the incremental costs for operating the extraction wells on Rifkin and treating the water in Sherwin-Williams treatment plant is \$150,000. Therefore the overall estimated present worth of this option is \$500,000.



EXPLANATION	
	Existing slurry wall
	Proposed slurry wall on RIFKIN
	Proposed Extraction Well

Source: FLAD & Associates
Building 13/14
Conceptual Foundation Plan
14 August, 1995

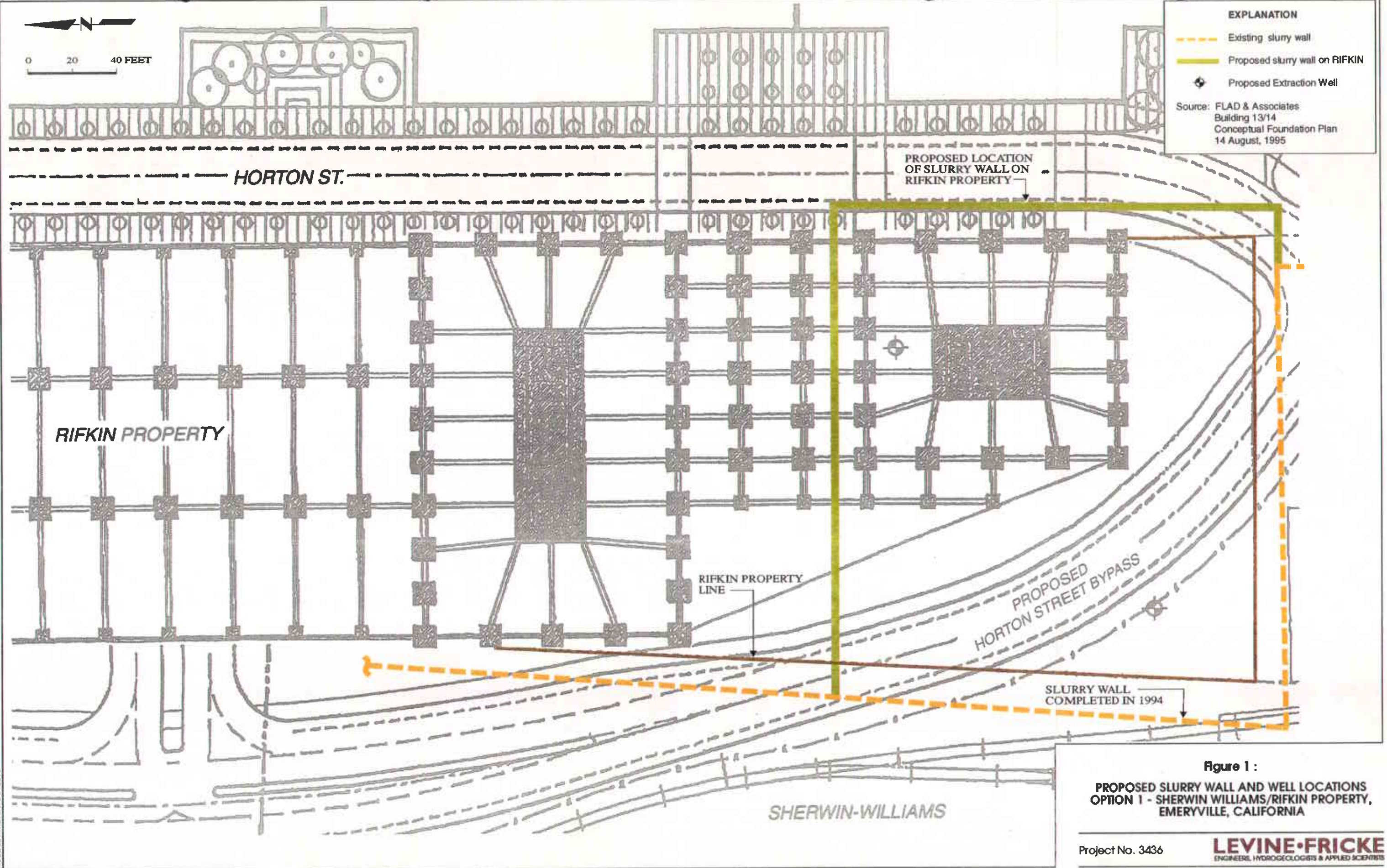
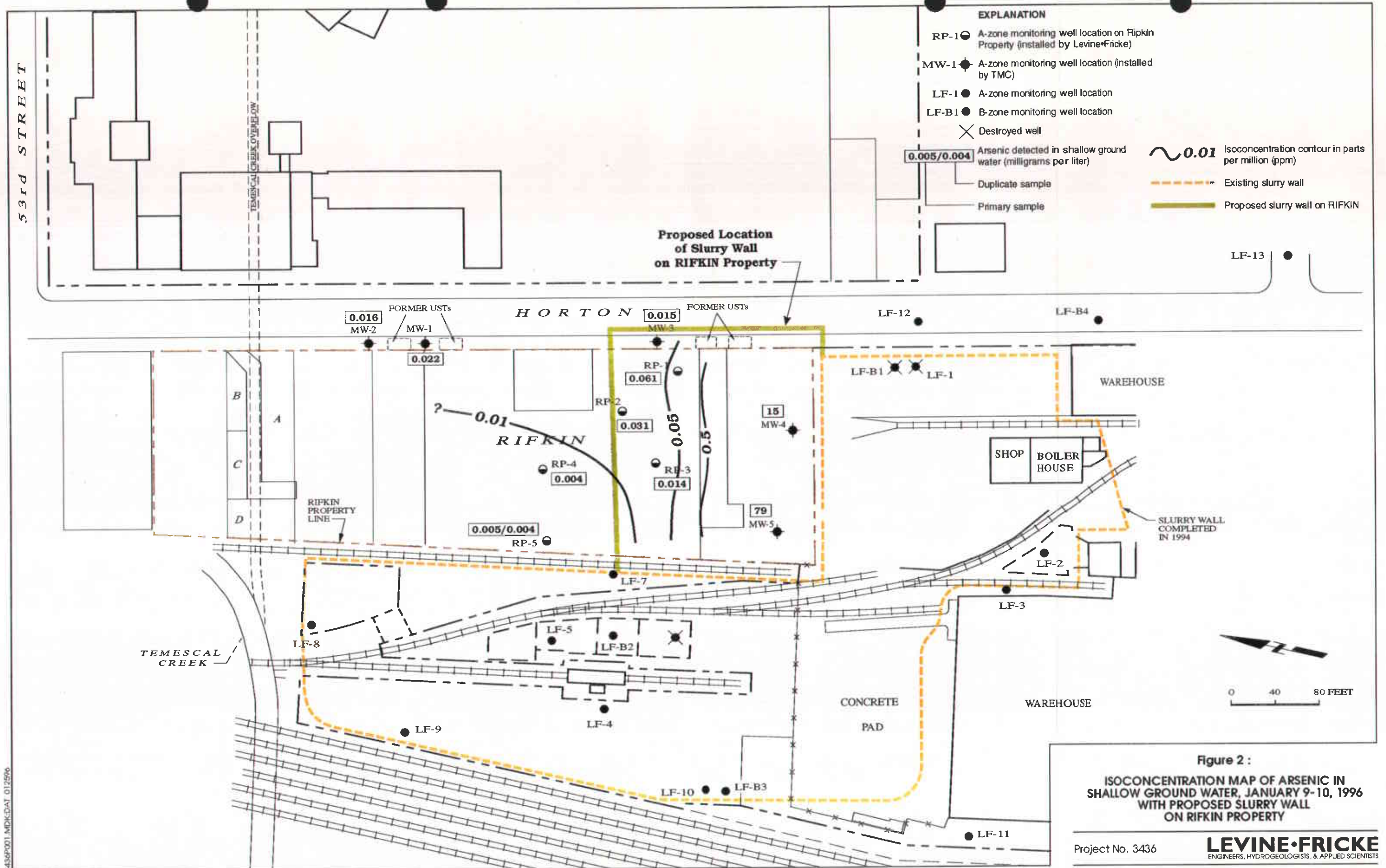


Figure 1 :
PROPOSED SLURRY WALL AND WELL LOCATIONS
OPTION 1 - SHERWIN WILLIAMS/RIFKIN PROPERTY,
EMERYVILLE, CALIFORNIA

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