

Strawberry Field Estates, Inc.

Potential Off-Site Impacted Groundwater

Fact Sheet

Warwick, Rhode Island

Fact Sheet No. 3b

April 2002

Introduction

This Fact Sheet provides an overview of the potential off-site migration of impacted groundwater beneath Strawberry Field Road at the Strawberry Field Estates, Inc. property located at 333 Strawberry Field Road in Warwick, Rhode Island (the Site).

Background

Past investigations of soil and groundwater at the Site have been conducted in accordance with the State's Remediation Regulations. All Site activities have been, and continue to be, overseen by the Rhode Island Department of Environmental Management (RIDEM), Office of Waste Management. Investigations have confirmed that a number of chemical compounds, commonly associated with metal cleaning and degreasing, are present in soil and groundwater beneath the Site as a result of past manufacturing operations. These chemicals are classified as volatile organic compounds (VOCs) and petroleum hydrocarbons. Since the early 1990s, RIDEM has required the Responsible Parties (RPs) to investigate the extent of chemicals in soil and groundwater and develop and implement plans to clean up the Site.

Groundwater beneath the Site, and the immediate vicinity of the Site, has been classified by the State of Rhode Island as GB and is therefore not used as drinking water. According to the State's regulations, "groundwater which is classified as a GB area is presumed not suitable for use as a current or potential source of drinking water" (RIDEM Remediation Regulations, 1996).

The Site consists of a 77-acre parcel with one main single-story industrial building encompassing 16 acres. From 1960 to present, the property usage included various light-industrial manufacturing processes. Operations within the building included equipment manufacturing, metals finishing, industrial painting, rust proofing, warehousing, and office space.

The current Site owner, Strawberry Field Estates Inc. (SFE), was not responsible for this historical contamination; however, they have actively worked with RIDEM to investigate the Site and are currently working with RIDEM to clean-up the Site at SFE's expense. SFE became responsible for Site clean-up through the acquisition of John Brown Inc., the named RP for the Site. John Brown Inc. inherited the clean-up responsibility when they purchased Leeson Corp., the original owners and operators of the Site. SFE leases the property to the Lares Group, whom manage the property and sublease it to various tenants.

Site Investigation and Remediation

Beginning in the early 1990s, RIDEM has overseen several soil and groundwater investigations at the Site. All reports documenting these investigations are of public record and are available for review upon request. Environmental site activities have consisted of subsurface investigations of specific areas of the Site that were considered to be potential areas of environmental concern. Investigations revealed that soil and groundwater beneath the Site are impacted by VOCs, primarily trichloroethene (TCE), and TPH (total petroleum hydrocarbons, consisting predominantly of cutting oils). In addition, these investigations found that the contaminated groundwater was slowly moving in several directions away from the Site building. A Fact Sheet, documenting the completion of the Site investigation phase of the project, was mailed to local residents in May 2000 (Fact Sheet No.1).

A Site clean-up plan (referred to as the Remedial Action Work Plan), was submitted to RIDEM for their review and approval. A second Fact Sheet (Fact Sheet No. 2) was mailed to local residents in December 2000 providing an overview of the clean-up plan. RIDEM approved the clean-up plan in April 2001. During the summer of 2001, a number of on-site remedial actions that were documented in the clean-up plan were implemented. A copy of the clean-up plan is on file at RIDEM and is available to the public for their review.

Groundwater monitoring wells recently installed at the property boundary of the Site along Strawberry Field Road in October 2001 have indicated that groundwater impacted above the clean-up goals for the Site (RIDEM's GB Groundwater Objectives for on-site containment) may be migrating off-site beneath Strawberry Field Road. The purpose of this Fact Sheet (Fact Sheet No. 3b) is to notify the public of this potential and to provide an overview of the steps that are being immediately taken by SFE and RIDEM to further investigate and mitigate the potential off-site migration of impacted groundwater.

Overview of Investigation and Mitigation Plan

At RIDEM's request, a number of groundwater monitoring wells are proposed to be installed on-site and off-site in the vicinity of Strawberry Field Road to further investigate the extent of impacted groundwater in this area. The results of this phase of investigation are expected to be available to RIDEM and the public by the end of June 2002.

RIDEM and SFE are currently working together to formulate a plan to mitigate any additional off-site migration of impacted groundwater. Depending on the results of the proposed investigation discussed above, it is expected that an immediate groundwater remedial measure will be implemented in June 2002.

For More Information

RIDEM encourages the exchange of information with interested members of the community. If you wish to comment on the information in this Fact Sheet, or would like more information, please contact:

RIDEM Office of Waste Management

235 Promenade Street, Providence, RI 02908-5025

Ms. Kelly Owens, Supervising Engineer, (401) 222 - 2797
Ext. 7108.

Strawberry Fields Estates Inc.

12657 Alcosta Blvd. Suite 200, San Ramon, CA 94583

Mr. Jim Donnelly, President, (925) 866-6363

Copies of Site-related documents, including the two previous Fact Sheets, are available at RIDEM's offices. Please call RIDEM's file review coordinator at the Office of Technical and Customer Assistance at (401) 222-6822 to schedule an appointment to review the Site documentation.

Glossary of Terms

COC	Constituents of Concern
RAWP	Remedial Action Work Plan
RPs	Responsible Parties
RIDEM	Rhode Island Dept. of Environmental Management
TPH	Total Petroleum Hydrocarbons
VOCs	Volatile Organic Compounds