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August 23, 1990

Mr. Dennis Byrne, Hazardous Material Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
Division of Hazardous Materials
80 Swan Way, Room 200
Oakland, California 94621

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Subject: Addendum No. 1
Draft Workplan for Initial Subsurface Investigation and Site Closure
Former Ransome Company Corporation Yard Site
4030 Hollis Street, Emeryville

Dear Mr. Byrne:

This letter confirms the revisions to the subject Workplan mutually agreed to at the meeting on Friday, August 17, 1990 held at your office. In attendance at this meeting were the following: Mr. Mark Milani with Aqua Resources Inc. (ARI), Ms. Amanda Spencer with Levine-Fricke and Mr. Ric Notini with Catellus Development Corporation. The former Ransome Company corporation yard site is located at 4030 Hollis Street in Emeryville, California.

The modifications to the original Workplan as previously submitted by ARI and approved on August 10, 1990 by Alameda County are as follows:

- Former Fuel Tank Area - The subsurface investigation described in the submitted Workplan includes soil borings at the former pump island and transfer piping where data from the Kennedy/Jenks/Chilton report indicates that releases of fuel products have occurred. All the sample locations could not be shown on the Soil Boring and Monitoring Well Location Plan due to the limited scale of the drawing.
- Excess Material Stockpile Area - ARI's Workplan does not show specific boring locations. ARI will sample at two locations in this area. Soil samples will be obtained at these two locations at a depth of about 2½ feet using a hand auger. Both soil samples will be chemically analyzed for Total Extractable Hydrocarbons (EPA method 8015 modified) and one sample for Total Oil and Grease (SMWW 503).

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- SS-1 Tank Area - The SS-1 tank area was excluded in the Workplan, as submitted, because such materials are not considered to be hazardous. However, during the removal of this tank, it was determined that heating oil may have been circulated in the internal coils to heat the emulsion. The dark staining may be from surface spills of heating oil. ARI will sample at two locations on the north side of the former SS-1 Tank location. Soil samples will be obtained at these two locations at a depth of about 2½ feet using a hand auger. Both soil samples will be chemically analyzed for Total Extractable Hydrocarbons (EPA method 8015 modified) and one sample for Total Oil and Grease (SMWW 503).
- Monitoring Well Locations - It was mutually agreed that the monitoring well located on the north-east end of the site would be moved in the vicinity of L-F's previous boring B-17 where a grab groundwater sample indicated possible groundwater contamination with petroleum hydrocarbons. The location of the two monitoring wells in the area of the former underground diesel and gasoline storage tanks will be based on the results of the soil borings performed by ARI. ARI will be allowed to get split groundwater samples from L-F's (upgradient) monitoring wells LF-7, LF-8 and LF-20, and will obtain both past and future chemical analyses data for these wells from L-F.

In addition, if the results of ARI's investigation show that groundwater contamination has occurred at former waste oil tank location, we will install a groundwater monitoring well(s) as part of the groundwater investigation for this site.

- Former Spray Painting Canopy, Garage and Shop Areas - proposed soil borings to investigate the former waste oil tank area and the oil stain behind the former blacksmith shop will be adjusted (total number of soil samples will not change, only the sample locations) to investigate if paint and other solvents possibly used in the former spray painting canopy area migrated through the asphalt pavement to the subgrade soils, and if petroleum products spilled onto the concrete floor of the garage area (and possibly discharged to a former drain located in the south corner of the shop area) had migrated to the subgrade soils.

Soil samples will be obtained at these two locations at a depth of about 2½ feet using a hand auger. Soil sample(s) from the Spray Painting Canopy Area will be chemically analyzed using EPA Methods 8010 and 8020 while soil samples from the Garage and Shop Areas will be analyzed for Total Extractable Hydrocarbons (EPA method 8015 modified) and selected samples for Total Oil and Grease (SMWW 503).

- Workplan Schedule - No time schedule was included in the ARI workplan. It was explained by ARI that at the time of original Workplan preparation, the demolition of existing buildings on site had not yet begun. Because of this it was impossible to estimate a timeline for completion of the workplan, until a schedule for completion of the demolition was available. Now that demolition of the buildings is complete, a timeline schedule will be prepared and provided prior to conducting any subsurface investigation at the former Ransome site.

The workplan would be conducted in two phases. First, the soil sample collection and chemical analyses will be performed. These data will be reviewed, and utilized in optimizing the location of the monitoring wells. Once the final locations of the monitoring wells have been established, they will be installed.

- Sampling and Analysis Plan - In areas where surface spills have occurred, soil samples will be obtained at all sample locations at a depth of about 2½ feet. These samples will be submitted for chemical analyses. These near surface soil samples will be obtained using hand auger drilling equipment in conjunction with a backhoe where necessary to expose the previous subgrade soils that have been covered by local fills generated during demolition of the buildings. L-F personnel will be on-site during subsurface investigation, and ARI will provide split samples when requested by L-F field personnel.

If you have any questions regarding the above, please contact the undersigned,

Very truly yours,

AQUA RESOURCES INCORPORATED



Mark Milani, P.E.

Project Manager

Copies: Mr. S. Kinnear Smith, Ransome Company
Mr. James Arnold, Esq., Pettit & Martin
Ms. Amanda Spencer, Levine-Fricke
Mr. Ric Notini, Catellus Development Corporation