AMENDMENT TO:

WORKPLAN FOR SUBSURFACE INVESTIGATION AND REMEDIATION OF CONTAMINATED SOIL

FOR:

Dynagroup Development, Inc.
100 First Plaza, Suite 2040
San Francisco, CA 94105

SITE LOCATION:

800 Franklin Street
Oakland, CA

9/01/89

PREPARED BY:

MILLER ENVIRONMENTAL COMPANY
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INTRODUCTION

This document is an amendment to the workplan dated 8/24/89 for addressing subsurface contamination at 800 Franklin Street in Oakland, CA. This workplan was submitted to the Alameda County Health Services Agency, Division of Hazardous Materials.

HANDLING OF EXCAVATED SOIL

Further consideration of the existing site conditions and plans for new construction at the site in the near future have led to this revised approach in handling the soil excavated during tank removals in June of 1989.

The property owner is currently in the process of obtaining a building permit for this site. The building plans call for destruction of the existing building at the site and for excavation of the entire plot (50' by 75') down to approximately ten (10) feet below grade for basement and foundation construction. This work is tentatively scheduled for late 1989.

Currently stockpiled at the site is approximately 100 cubic yards of soil containing non-detectable to low-level petroleum hydrocarbon contamination. Three composite samples have been collected from this pile over a period of approximately two months. Laboratory results from the most recent sampling (SP4) indicate non-detectable (less than 10 ppm) concentrations of Total Petroleum Hydrocarbons. The laboratory report is attached to this amendment. Maximum concentrations detected in earlier composite samples (June, 1989) were 120 mg/kg TPH Gasoline, non-detected TPH Diesel, and 150 mg/kg TPH Waste Oil.

The workplan of 8/24/89 proposed to haul and dispose of the soil to a Class III landfill and to backfill the large pit in the interior of the property with clean fill.

Miller Environmental Company now proposes to use the 100 cubic yards of stockpiled soil as temporary backfill for the large open pit on the condition that when this soil is re-excavated for new construction it will be hauled to a Class III landfill.

This temporary backfill will remain in place while the interior monitoring well is installed and required well data is collected. When the necessary data has been reviewed by the appropriate agencies and a building permit has been issued, the well will be properly abandoned and the existing building on site will be demolished.

The original plan to excavate additional contaminated soil from the two pits on site has not changed. This work shall be completed prior to any backfilling of the pits. The contaminated soil, including approximately ten (10) cubic yards currently stockpiled separately on site, shall be manifested and properly disposed of at a Class I landfill.

This revised approach will allow access to the full areal extent of the property during excavation for construction. In the unlikely event that additional contamination is discovered, the subsurface will be easily accessible and proper handling of contaminated soil would be a relatively straightforward procedure.

MONITORING WELL INSTALLATION

MEC proposes to construct monitoring wells using two-inch diameter PVC casing rather than four-inch diameter as originally proposed. The larger diameter wells are unnecessary in this case as the wells will be used for monitoring and gathering piezometric data only. Screen slot size shall be determined by the responsible geologist. The appropriate filter pack will be placed to approximately two feet above the water table and a minimum two foot bentonite seal will be used above the filter pack.

Submitted by:
MILLER ENVIRONMENTAL CO.

Date: 9-1-89

Jeffrey R. Caton
Environmental Engineer