February 25, 1999
Project 3095.06

Mr. Ravi Arulanantham
California Regional Water Quality Control Board – San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

Ms. Susan Hugo
Alameda County Health Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Addendum to Soil Removal Work Plan
Former Emeryville Warehouse
Emeryville, California

Dear Mr. Arulanantham and Ms. Hugo:

On behalf of Emery Lofts Development Company (Emery Lofts), Geomatrix Consultants, Inc. (Geomatrix) has prepared this addendum to our Soil Removal Work Plan dated 18 January 1999 describing the removal of metals affected soil at the property located at Emerylofts located at 1500 Park Street in Emeryville, California. The excavation is being performed in order to remove soil that might otherwise require site deed restrictions if left in place.

Previous environmental investigations identified a layer of black sandy fill (black sand) underlying a narrow strip on the western side of the Emeryville Warehouse and a portion of the adjacent parcel at 4226 Halleck Street, at a depth of approximately 2.5 feet. The purpose of this addendum is to expand the area to be excavated to include the parcel located at 4226 Halleck Street in addition to the narrow strip along the west side of the Emeryville Warehouse. The general description of the work required remains unchanged from that in our 18 January 1999 submittal. The aerial extent of the proposed excavation has been increased to an approximately 200-foot by 115-foot area.

SCOPE OF WORK

The black sand area is to be excavated to a depth of three feet, with the material removed from the top two feet stockpiled for backfill and the remaining material removed for disposal. Depending on staging requirements, the excavation may be conducted in two phases to allow onsite storage of construction equipment and stockpiling of soil. The excavated area will be backfilled and roller compacted following removal of the black sand material. Prior to excavation, Geomatrix will contact Underground Service Alert to clear the excavation area for subsurface utilities.

Before backfilling and compaction, 24 samples of native soil will be collected from the base of the excavation and 16 samples from the stockpiled overburden for analysis of total metals concentration.

These samples will be analyzed as 10 four-point composites. The metals to be analyzed include arsenic, barium, cadmium, copper, lead, and zinc (EPA Method 6010/7000). The analytical results will be compared with US EPA Region 9 Preliminary Remediation Goals (PRGs) adjusted for background conditions, or other health-based remediation goals as appropriate. Sixteen samples of the stockpiled soil will also be collected for analysis of total and leachable metals concentrations (4 four-point composites). Based on the results of stockpile soil analysis, Geomatrix will identify appropriate disposal alternatives from which Emery Lofts may select.

If you have questions or comments regarding this Work Plan, please contact either of the undersigned.

Sincerely yours,
GEOMATRIX CONSULTANTS, INC.

for

Brad Job, P.E.
Project Engineer

Tom Graf, P.E.
Principal Engineer

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TABLE 1

SUMMARY OF ANALYTICAL RESULTS FOR SOIL

4226 Halleck Street
Emeryville, California

Concentrations in milligrams per kilogram (mg/kg)

Sample Number	Arsenic	Barium	Cadmium	Copper	Lead	Zinc
G-1-7	1.7	96	0.3	16	5	30
G-1-8	4	140	0.5	40	12	150
G-11-4	5.8	200	0.7	22	7	55
G-13-4	19	240	4.1	130	450	670
G-13-5	5.8	230	0.7	20	7	45
G-14-2	11	110	0.9	64	11	290
G-14-4	4.5	180	0.5	19	6	43
G-2-2	140	2400	6	3000	200	10,000
G-6-2	360	910	2	1700	450	6900
G-6-4	4	300	0.9	20	6	42
G-7-7	4.5	81	0.3	15	5	28

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TABLE 2

SUMMARY OF SOIL LEACHABILITY RESULTS

4226 Halleck Street
Emeryville, California

Concentrations in milligrams per liter (mg/l)

Leachability								
SPLP								
G-6	2	G-6-2	0.062	0.2	ND	0.16	0.05	0.22
G-2	2	G-2-2	0.015	0.4	ND	0.28	ND	0.54
TCLP								
G-6	2	G-6-2	0.007	0.8	ND	1.1	ND	1.9
G-2	2	G-2-2	ND	1.7	ND	2	ND	6