EGS reviewed a Phase 1 ESA on the redevelopment / Brownfield site (a former automotive repair business and machine shop) and determined that Recognized Environmental Conditions (REC) were present. Subsequently we were retained by Burbank Housing Development Corporation to conduct a multi phase investigation (Phase 2) of shallow soils, shallow and deeper groundwater. Our investigations determined that groundwater was not impacted but soils were impacted by heavy metals (lead, zinc, etc.) as well as petroleum hydrocarbons. After delineating the vertical and lateral extent of contamination we prepared and implemented a Work Plan for Soil Remediation (Phase 3). We conducted the soil remediation operations and collected excavation confirmation and stockpile samples, managed the RCRA hazardous waste disposal by obtaining landfill acceptance, segregated stock piling of soils, and monitored off-loading activities. Lastly, we prepared the Final Closure Report (Phase 4) with documentation of complete site history which was approved of by the North Coast Regional Water Quality Control Board (NC-RWQCB).

The closure allowed the Sonoma County PRMD to issue a conditional building permit for the multi story 48-unit Apartment Complex. Conditions from PRMD included development of a Soils Management Plan (SMP) for Midstate Construction Corporation, the General Contractor. The NC-RWQCB also required a Waste Water Discharge Permit (WWDP) to manage discharge of water pumped from the deep foundation excavations. The purpose of the SMP was to address construction worker Health & Safety, provide for dust control, and provide a process to monitor soils excavated from deep utility trenches and building footings to determine if laboratory analysis, special handling or disposal was needed. Our WWPD and SMP were approved by the regulatory agencies, allowing the project to move forward. During the construction activities, EGS provided monitoring of water quality for discharges into Fife Creek in accordance with the permit, and we provided on-call soil inspection services during utility trench excavation. Only a small portion of the utility trench soils required special deposal, which we coordinated with the appropriate landfill.