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1:15 pm, Mar 03, 2009

Alameda County
Environmental Health

July 24, 2003
Project No: 31575/001

Mr. Don Bergen
309 Iron Horse Court
Alamo, California

SUBJECT: Confirmation of Removal of Spoils Piles, Oakland Facility, 4700 Coliseum Way, Oakland, California

Dear Mr. Bergen:

This letter presents Kleinfelder's verification of spoils piles removal conducted in the paint over-spray area at the former metal fabrication facility located at 4700 Coliseum Way in Oakland, California.

PROJECT DESCRIPTION

A previous investigation conducted by W.A. Craig, Inc, revealed elevated levels of metals contamination in surface soil at the paint over-spray area behind the metal bays at the former metal fabrication facility. W.A. Craig, Inc, in their letter report dated May 22, 2003, stated that lead and zinc concentrations in soil exceeded comparison criteria (discussed below). However, upon further investigation by Kleinfelder, lead was the only contaminant that exceeded the comparison criteria cited in W.A. Craig, Inc's report. We understand that the property's potential buyer, John Weber, of Iconco Inc., requested that the contaminated soil be removed in this area. Specifically, we understand that Mr. Weber has requested that an area 140' by 40' be excavated to a depth of 1 foot.

On June 12 and 18, 2003, Controlled Environmental Services (CES) excavated the area of red stained soils down to approximately 12-inches below ground surface. Upon completion of the removal of the soils, Kleinfelder collected four confirmation samples located in the same general area where W.A. Craig had previously collected their soil samples. Each of the confirmation samples collected was below the Risk Based Screening Level established by the Regional Water Quality Control Board for lead. Additional information regarding the results of Kleinfelder's confirmation sampling efforts were forwarded to you in a letter dated June 26, 2003.

SCOPE OF SERVICES

During the excavation of the lead impacted soils on site, two spoils piles were generated. One of the spoils piles was located to the south of the area of excavation, while the other spoils pile was located to the north of the excavation. Spoils in the southern pile are those that were red from

paint over-spray, while spoils in the northern excavation are from the over excavation of soils in the over-spray area. Each of the spoils piles were sampled by Kleinfelder to assess disposal options. Spoils from the pile located to the south were assessed to contain lead in concentrations that exceeded criterion for Resource Conservation and Recovery Act (RCRA) hazardous waste. As such these soils required stabilization and disposal the Kettleman Hills Class I Landfill in Kettleman City, California. Spoils from the pile located to the north were assessed to contain lead in concentrations that exceeded criterion for a California hazardous waste (Cal-haz); but did not exceed criteria for a RCRA waste. As such these soils required disposal, but not stabilization, at the Kettleman Hills Landfill.

Upon completion of spoils pile characterization, Controlled Environmental Services (CES) was contracted by you to remove and properly dispose of the two spoils piles on site. On June 30, 2003 and July 3, 2003, Kleinfelder provided over-sight of CES's removal of the spoils piles from the site. CES loaded a total 10 truckloads (226 tons) of Cal-haz waste soils and 7 truckloads (159 tons) of RCRA waste for transportation by Denbeste, Inc. (a licensed hazardous waste transportation company) under uniform hazardous waste manifest to Kettleman Hills Landfill in Kettleman, California for disposal.

SUMMARY OF FINDINGS

Spoils piles generated during the excavation of the lead impacted soils have been removed from the site and disposed of in an appropriate landfill. There are no spoils piles remaining on site that require removal.

LIMITATIONS

This report was prepared in general accordance with the accepted standard of care that existed at the time the report was written. No warranty, express or implied, is made. Sample test results and the findings represent conditions present on the date and at the time the sampling was completed.

The mutually agreed upon scope of services described here is not intended to be inclusive, to identify all potential concerns, or to eliminate the possibility of other environmental problems. No level of assessment within current technology can show conclusively that a property or its structures are completely free of hazardous substances, chemical or biological. Judgments leading to conclusions and recommendations are generally made with an incomplete knowledge of the facility. Therefore, Kleinfelder cannot offer a certification that the property is free of environmental liability.

The property owner is solely responsible for notifying all government agencies, and the public at large, of the existence, release, treatment or disposal of any hazardous materials observed at the project site, either before or during the performance of Kleinfelder's services. Kleinfelder will assume no responsibility or liability whatsoever for any claim, loss of property value, damage, or injury which results from pre-existing hazardous materials being encountered or present on the project site, or from the discovery of such hazardous materials.


Kleinfelder offers a range of investigative and engineering services to suit the varying needs of our clients. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help understand and manage the degree of risk. Since such detailed services involve greater expense, our clients participate in determining the level of service which provide adequate information for their purposes at an acceptable level of risk. Kleinfelder should be notified for additional consultation if the client wishes to reduce the uncertainties beyond the level associated with this report.

Unauthorized use or copying of this document is strictly prohibited. See the attached "Application for Authorization to Use" if use or copying is desired by anyone other than the client and for the project identified above.


It has been our pleasure to assist you during this project. If you have any questions or need further assistance, please do not hesitate to call the signatories listed below at (510) 628-9000.

Sincerely,

KLEINFELDER, INC.



Gary Goodemote, REA, CAC
Senior Project Manager



Terence McManus, REA
Environmental Group Manager

Attachments:

Application for Authorization to Use