

RECEIVED

By Alameda County Environmental Health at 2:09 pm, Feb 24, 2014

Treadwell&Rollo

31 October 2005
Project 3671.05

Ms. Karen Moroz
Alameda County Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway
Alameda, California 94502

Subject: Soil Sampling and Chemical Analysis
Martinelli Way at Hacienda Drive (between APN 986-5-39 and 40)
IKEA – Dublin Off-Site Development
Dublin, California

Dear Ms. Moroz:

This letter presents the results of soil sampling and analysis of the soil excavated from the former incinerator debris area during the construction of Martinelli Way (former Digital Drive) in Dublin, California. Grading work is being performed in this area as part of the off-site construction associated with the future IKEA store at the northwest corner of Interstate 580 and Hacienda Drive in Dublin (Figure 1).

In preparing this letter, we reviewed: 1) Closure Letter for the area (Digital Drive west of Hacienda Drive and APN 986-5-39&40), by Alameda County Health Care Services Agency, Environmental Health Services department (ACEH), dated 31 January 2003, and 2) Excerpts from, "Investigation and Remediation, Former Incinerator/Burn Dump, Parcel 16A and Digital Drive, Santa Rita Property, Dublin California", by Subsurface Consultants, Inc. (SCI), dated 25 March 2002.

BACKGROUND

The extents of a former incinerator debris area were identified in an environmental investigation by SCI as being located in a limited area of Parcel 16A (APN 986-5-39) and in Martinelli Way west of Hacienda Drive. Soil sampling and testing was performed in these areas, as well as parcel APN 986-5-40 (south of Martinelli Way). Waste debris and soil with elevated lead levels were removed from these areas in late 2001 and "clean-closed" status was granted for the site by the ACEH in their 31 January 2003 letter for the parcels referenced as APN 986-5-39 and 40 (areas north and south of Martinelli Way, respectively). However, ACEH stated in their 31 January 2003 letter that a thin layer of waste remained in the soil in the Martinelli Way right-of-way and recommended oversight, including soil sampling and testing, and worker precautions be implemented during any future grading work in the identified incinerator debris area.

Ms. Karen Moroz
Alameda County Environmental Health
31 October 2005
Page 2

SOIL SAMPLING AND ANALYSIS

A Site Health and Safety Plan (HSP), which is attached to this letter, specifically addressing protocol to be implemented in the area defined with potential remaining waste was prepared by Pepper Construction prior to construction. A representative from Treadwell & Rollo was present to observe grading activities within the former incinerator debris area. On 25 August 2005, discolored soil was observed in a limited area within the former incinerator debris area, indicating potentially lead-contaminated material. Treadwell & Rollo obtained three representative near-surface samples of this material, identified as I-1, I-2, and I-3, and submitted them to a certified analytical laboratory for total lead analysis. On 27 August 2005, another area within the former incinerator debris area was identified with a small pocket of discolored, potentially contaminated material. One near-surface sample of this material, labeled I-4, was obtained and submitted to a certified analytical laboratory for total lead analysis. Both of these areas were cordoned-off and workers were restricted from entering these areas until the analytical results were available.

Rough grading activities are completed in the former incinerator debris area and all soil removed from this area was placed in a stockpile just north of the proposed Martinelli Way near Hacienda Drive (see Figure 2 for approximate location). We estimate the quantity of stockpiled soil is on the order of 2,000 to 3,000 cubic yards. We obtained four discrete soil samples, labeled SP-1 through SP-4, at representative locations within the stockpile area at the approximate locations shown on Figure 2. Immediately following collection, the soil samples were labeled and placed into an ice-cooled chest and transported to McCampbell Analytical laboratory, a State of California certified analytical laboratory. The soil samples were analyzed for total lead content.

ANALYTICAL RESULTS

Analytical results are presented in Table 1. Copies of laboratory analytical reports and chain of custody record are included as Attachment A. Total lead was detected at low levels, ranging from 7.3 to 23 milligrams per kilogram (mg/kg), in each of the samples analyzed. The total lead concentrations fall within normal background¹ ranges found in the western United States.

¹ "U.S.G.S. Professional Paper 1270, Element Concentrations in Soils and Other Surficial Materials of the Conterminous United States," 1984.

Ms. Karen Moroz
Alameda County Environmental Health
31 October 2005
Page 3

CONCLUSIONS

Utility installation is currently being performed in the former incinerator debris area. A representative from Treadwell & Rollo is on-site observing this work and will follow the same sampling protocol practiced during rough grading activities should discolored soil or debris be identified and excavated from the area. If discolored soil or debris is excavated from the area, it will be placed in a separate stockpile from the rough grading spoils stockpile and will be placed on and covered with plastic sheeting until analytical results are available.

Because no hazardous concentrations of lead were detected in the soil samples collected, the soil stockpiled north of Martinelli Way (as shown on Figure 2) does not require off-site disposal and may be reused as fill at the site. Should any hazardous concentrations of lead be detected in soil samples collected during utility installation, the soil will be disposed of off-site to an appropriate landfill.

If you have any questions or require additional information, please call.

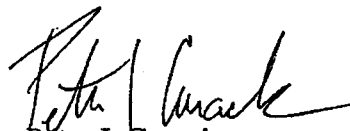
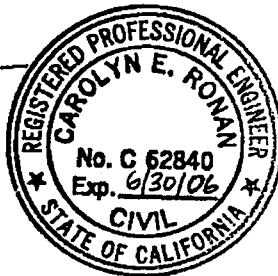
Sincerely yours,
TREADWELL & ROLLO, INC.



Cary E. Ronan, P.E.
Senior Project Engineer

36710501.CER

Attachments



Peter J. Cusack
Senior Scientist

cc: Rod Freitag – Alameda County General Services Agency

FIGURES



Base map: The Thomas Guide
Alameda County
1999



0 1/4 1/2 Mile

Approximate scale

IKEA - DUBLIN OFF-SITE DEVELOPMENT
Dublin, California

SITE LOCATION MAP

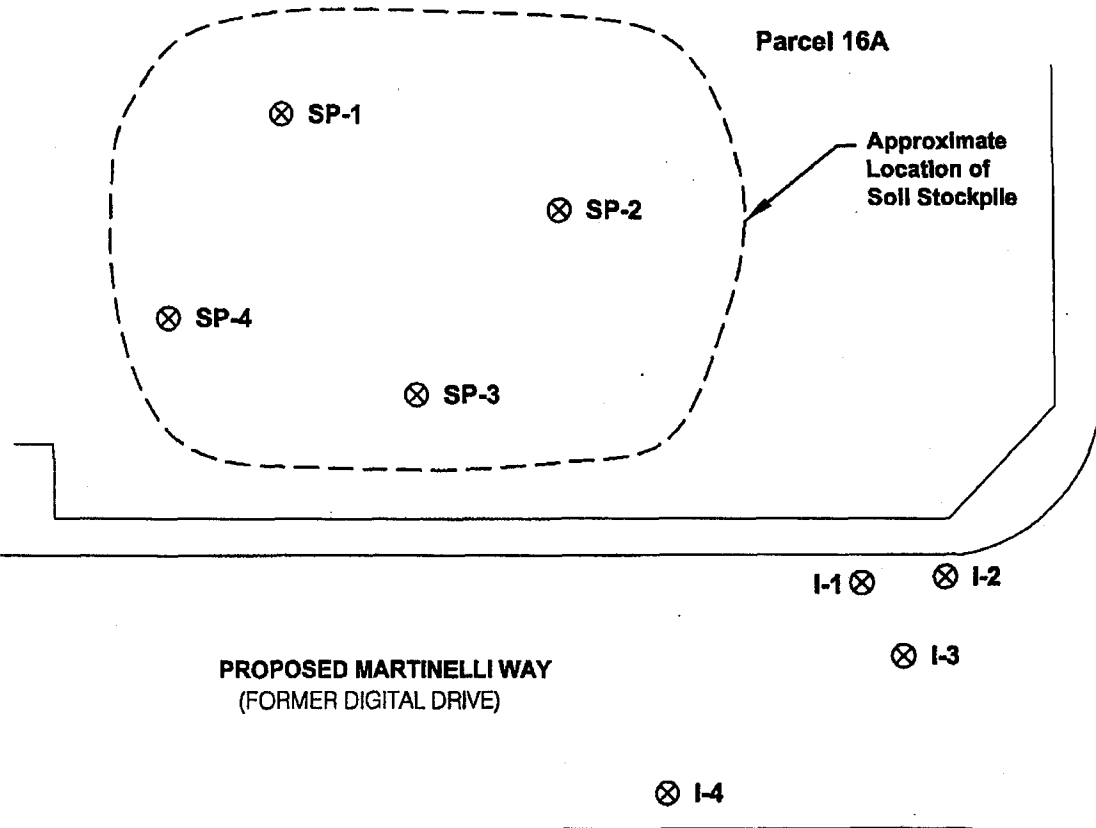
Treadwell&Rollo

Date 09/30/05

Project No. 3671.05

Figure 1

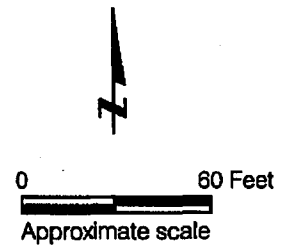
SF-367105_SITPLAN.DWG



EXPLANATION

SP-1 ⊗ Approximate location of soil sample by Treadwell & Rollo, Inc.

I-1 ⊗



IKEA - DUBLIN OFF-SITE DEVELOPMENT Dublin, California		
SITE PLAN SOIL SAMPLE LOCATIONS		
Date 10/28/05	Project No. 3671.05	Figure 2
Treadwell & Rollo		

Reference: Drawing titled "Test Pit Location Plan," by Subsurface Consultants, Inc., dated 10/2/05.

Treadwell & Rollo

TABLE

TABLE 1
SOIL ANALYTICAL RESULTS FOR LEAD
IKEA - Dublin Off-Site Work
Dublin, California

Sample ID	Sample Depth (feet)	Sample Location	Sample Date	Total Lead
				mg/kg
I-1	0-0.5	Former Incinerator Debris Area	25-Aug-05	13
I-2	0-0.5	Former Incinerator Debris Area	25-Aug-05	23
I-3	0-0.5	Former Incinerator Debris Area	25-Aug-05	14
I-4	0-0.5	Former Incinerator Debris Area	27-Aug-05	7.3
SP-1	0-0.5	Stockpile of Soil from Former Incinerator Debris Area	13-Sep-05	8.8
SP-2	0-0.5	Stockpile of Soil from Former Incinerator Debris Area	13-Sep-05	9.7
SP-3	0-0.5	Stockpile of Soil from Former Incinerator Debris Area	13-Sep-05	12
SP-4	0-0.5	Stockpile of Soil from Former Incinerator Debris Area	13-Sep-05	10

Notes:
mg/kg = milligrams per kilogram

Treadwell&Rollo

**ATTACHMENT A
Certified Laboratory Analytical Reports and
Chain-of-Custody Record**



McC Campbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
Website: www.mccampbell.com E-mail: main@mccampbell.com

Treadwell & Rollo 555 Montgomery St., Suite 1300 San Francisco, CA 94111	Client Project ID: #3671.05; IKEA Dublin Offsite	Date Sampled: 08/25/05
	Client Contact: Cary Ronan	Date Received: 08/26/05
	Client P.O.:	Date Reported: 08/29/05
		Date Completed: 08/29/05

WorkOrder: 0508489

August 29, 2005

Dear Cary:

Enclosed are:

- 1). the results of 3 analyzed samples from your #3671.05; IKEA Dublin Offsite project,
- 2). a QC report for the above samples
- 3). a copy of the chain of custody, and
- 4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions please contact me. McC Campbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Yours truly,

Angela Rydelius, Lab Manager



McC Campbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
 Telephone : 925-798-1620 Fax : 925-798-1622
 Website: www.mcccampbell.com E-mail: main@mcccampbell.com

Treadwell & Rollo 555 Montgomery St., Suite 1300 San Francisco, CA 94111	Client Project ID: #3671.05; IKEA Dublin Offsite	Date Sampled: 08/25/05
	Client Contact: Cary Ronan	Date Received: 08/26/05
	Client P.O.:	Date Extracted: 08/26/05
		Date Analyzed: 08/29/05

Lead by ICP*

Extraction method: SW3050B

Analytical methods: 6010C

Work Order: 0508489

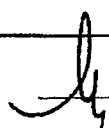
Lab ID	Client ID	Matrix	Extraction	Lead	DF	% SS
0508489-001A	I-1	S	TTLIC	13	1	100
0508489-002A	I-2	S	TTLIC	23	1	106
0508489-003A	I-3	S	TTLIC	14	1	103

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	TTLIC	NA	mg/L
	S	TTLIC	5.0	mg/Kg

*water samples are reported in µg/L, product/oil/non-aqueous liquid samples and all TCLP / STLC / DISTLC / SLP extracts are reported in mg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter.

means surrogate diluted out of range; ND means not detected above the reporting limit; N/A means not applicable to this sample or instrument.

i) aqueous sample containing greater than ~1 vol. % sediment; for DISSOLVED metals, this sample has been preserved prior to filtration; for TTLIC metals, a representative sediment-water mixture was digested; j) reporting limit raised due to insufficient sample amount; k) reporting limit raised due to matrix interference; m) estimated value due to low/high surrogate recovery, caused by matrix interference; n) results are reported on a dry weight basis; p) see attached narrative.

 Angela Rydelius, Lab Manager



McC Campbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
Website: www.mccampbell.com E-mail: main@mccampbell.com

QC SUMMARY REPORT FOR 6010C

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0508489

EPA Method: 6010C		Extraction: SW3050B				BatchID: 17753			Spiked Sample ID: 0508477-003A		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	Spiked	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	mg/Kg	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
Lead	23	50	87.3	93.7	4.66	10	99.6	103	3.14	75 - 125	80 - 120
%SS:	100	250	98	97	0.911	250	94	97	3.49	70 - 130	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 17753 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0508489-001A	8/25/05 10:30 AM	8/26/05	8/29/05 11:33 AM	0508489-002A	8/25/05 10:30 AM	8/26/05	8/29/05 11:35 AM
0508489-003A	8/25/05 10:30 AM	8/26/05	8/29/05 11:38 AM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not applicable to this method.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

twrf 0508459

ICE/C
GOOD CONDITION
HEAD SPACE ABSENT
DECHLORINATED IN LAB
PRESERVATION
VOAS O&G METALS OTHER
APPROPRIATE CONTAINERS
PRESERVED IN LAB

Treadwell & Rollo

Environmental and Geotechnical Consultant

CHAIN OF CUSTODY RECORD

555 Montgomery Street, Suite 1300, San Francisco, CA 94111 Ph: 415.955.9040/Fax: 415.955.9041
501 14th Street, Third Floor, Oakland CA 94612 Ph: 510.874.4500/Fax: 510.874.4507
777 Campus Commons Rd., Suite 200, Sacramento, CA 95825 Ph: 916.565.7412/Fax: 916.565.7412

Site Name: IKEA Dublin Offsite
Job Number: 3671.05
Project Manager/Contact: Cary Ronan
Samplers: Cary Ronan
Recorder (Signature Required): [Signature]

Did to Run
5/29/05 PCR
Turnaround
Time
Normal TAT

Field Sample Identification No.	Date	Time	Lab Sample No.	Matrix			No. Containers & Preservative					Total Lead	Analysis Requested		Silica gel clean-up	Hold	Remarks
				Soil	Water	Other	HCL	H ₂ SO ₄	HNO ₃	Ice	Other						
I-1	8/25/05	10:30am		X													
I-2	↓	↓		X													
I-3	↓	↓		X													
Relinquished by: (Signature)				Date	Time	Received by: (Signature)				Date	Time						
[Signature]				8/26/05	510	[Signature]				8/26	150						
Relinquished by: (Signature)				Date	Time	Received by: (Signature)				Date	Time						
[Signature]				8/26/05	510	[Signature]				8/26	1700						
Relinquished by: (Signature)				Date	Time	Received by Lab: (Signature)				Date	Time						
[Signature]						[Signature]											
Sent to Laboratory (Name):												Method of Shipment					
Laboratory Comments/Notes:												<input type="checkbox"/> Lab courier <input type="checkbox"/> Fed Ex <input type="checkbox"/> Airborne <input type="checkbox"/> UPS <input type="checkbox"/> Hand Carried <input type="checkbox"/> Private Courier (Co. Name)					

McC Campbell Analytical, Inc.

CHAIN-OF-CUSTODY RECORD



110 Second Avenue South, #D7
 Pacheco, CA 94553-5560
 (925) 798-1620

WorkOrder: 0508489

ClientID: TWRP

EDF: NO

Report to:

Cary Ronan
 Treadwell & Rollo
 555 Montgomery St., Suite 1300
 San Francisco, CA 94111

TEL: (415) 955-9040
 FAX: (415) 955-9041
 ProjectNo: #3671.05; IKEA Dublin Offsite
 PO:

Bill to:

Accounts Payable
 Treadwell & Rollo
 555 Montgomery St., Suite 1300
 San Francisco, CA 94111

Requested TAT:

1 day

Date Received: 08/26/2005

Date Printed: 08/29/2005

Sample ID	ClientSampleID	Matrix	Collection Date	Hold	Requested Tests (See legend below)															
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
0508489-001	I-1	Soil	8/25/05 10:30:00	<input type="checkbox"/>	A															
0508489-002	I-2	Soil	8/25/05 10:30:00	<input type="checkbox"/>	A															
0508489-003	I-3	Soil	8/25/05 10:30:00	<input type="checkbox"/>	A															

Test Legend:

1	PB_S	2		3		4		5	
6		7		8		9		10	
11		12		13		14		15	

Prepared by: Rosa Venegas

Comments: Changed to a RUSH per CR on 08/29/05

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.



McC Campbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
Website: www.mccampbell.com E-mail: main@mccampbell.com

Treadwell & Rollo 555 Montgomery St., Suite 1300 San Francisco, CA 94111	Client Project ID: #3671.05; IKEA Dublin Off-Site	Date Sampled: 08/27/05
		Date Received: 08/29/05
	Client Contact: Cary Ronan	Date Reported: 08/30/05
	Client P.O.:	Date Completed: 08/30/05

WorkOrder: 0508502

August 30, 2005

Dear Cary:

Enclosed are:

- 1). the results of 1 analyzed sample from your #3671.05; IKEA Dublin Off-Site project,
- 2). a QC report for the above sample
- 3). a copy of the chain of custody, and
- 4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions please contact me. McC Campbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Yours truly,

Angela Rydelius, Lab Manager



McC Campbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
 Telephone : 925-798-1620 Fax : 925-798-1622
 Website: www.mccampbell.com E-mail: main@mccampbell.com

Treadwell & Rollo 555 Montgomery St., Suite 1300 San Francisco, CA 94111	Client Project ID: #3671.05; IKEA Dublin Off-Site	Date Sampled: 08/27/05
	Client Contact: Cary Ronan	Date Received: 08/29/05
	Client P.O.:	Date Extracted: 08/29/05
		Date Analyzed: 08/30/05

Lead by ICP*

Extraction method: SW3050B

Analytical methods: 6010C

Work Order: 0508502

Lab ID	Client ID	Matrix	Extraction	Lead	DF	% SS
0508502-001A	I-4	S	TTLC	7.3	1	97

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	TTLC	NA	mg/L
	S	TTLC	5.0	mg/Kg

*water samples are reported in µg/L, product/oil/non-aqueous liquid samples and all TCLP / STLC / DISTLC / SPLP extracts are reported in mg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter.

means surrogate diluted out of range; ND means not detected above the reporting limit; N/A means not applicable to this sample or instrument.

i) aqueous sample containing greater than ~1 vol. % sediment; for DISSOLVED metals, this sample has been preserved prior to filtration; for TTLC metals, a representative sediment-water mixture was digested; j) reporting limit raised due to insufficient sample amount; k) reporting limit raised due to matrix interference; m) estimated value due to low/high surrogate recovery, caused by matrix interference; n) results are reported on a dry weight basis; p) see attached narrative.

Angela Rydelius
 Angela Rydelius, Lab Manager



McC Campbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
Website: www.mcccampbell.com E-mail: main@mcccampbell.com

QC SUMMARY REPORT FOR 6010C

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0508502

EPA Method: 6010C		Extraction: SW3050B				BatchID: 17769			Spiked Sample ID: 0508500-009A		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	Spiked	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	mg/Kg	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
Lead	ND	50	96.9	95.4	1.61	10	98.7	99.7	0.958	75 - 125	80 - 120
%SS:	106	250	109	106	2.78	250	102	104	2.13	70 - 130	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 17769 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0508502-001A	8/27/05	8/29/05	8/30/05 1:34 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.
 % Recovery = $100 * (MS - Sample) / (Amount Spiked)$; $RPD = 100 * (MS - MSD) / ((MS + MSD) / 2)$.
 MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.
 N/A = not applicable to this method.
 NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

DHS Certification No. 1644

QA/QC Officer

TWRP 0508502

Treadwell & Rollo

Environmental and Geotechnical Consultant

CHAIN OF CUSTODY RECORD

555 Montgomery Street, Suite 1300, San Francisco, CA 94111 Ph: 415.955.9040/Fax: 415.955.9041
501 14th Street, Third Floor, Oakland CA 94612 Ph: 510.874.4500/Fax: 510.874.4507
777 Campus Commons Rd., Suite 200, Sacramento, CA 95825 Ph: 916.585.7412/Fax: 916.585.7412

Site Name: IKEA Dublin off-side
Job Number: 3671.05
Project Manager/Contact: Cary Ronan
Samplers: Mike Engstrom
Recorder (Signature Required): [Signature]

Turnaround Time
Rush - 24 hr

Field Sample Identification No.	Date	Time	Lab Sample No.	Matrix							Total Lead	Analysis Requested		Silica gel clean-up	Hold	Remarks	
				Soil	Water	Other	HCL	H ₂ SO ₄	HNO ₃	Ice		Other					
I-4	8/29/05			<input checked="" type="checkbox"/>													
				No. Containers & Preservative													
ICBP / GOOD CONDITION / HEAD SPACE ABSENT / DECHLORINATED IN LAB / PRESERVATION				APPROPRIATE CONTAINERS / PRESERVED IN LAB													
				VOAS	ORG	METALS	OTHER										
Relinquished by: (Signature)			Date	Time	Received by: (Signature)			Date	Time								
[Signature]			8/29/05		[Signature]			8/29/05	1:30								
Relinquished by: (Signature)			Date	Time	Received by: (Signature)			Date	Time								
[Signature]			8/29/05	2:15	[Signature]			8/29/05	2:15p								
Relinquished by: (Signature)			Date	Time	Received by: Lab: (Signature)			Date	Time								
Sent to Laboratory (Name):					Method of Shipment												
Laboratory Comments/Notes:					<input type="checkbox"/> Lab courier <input type="checkbox"/> Fed Ex <input type="checkbox"/> Airborne <input type="checkbox"/> UPS <input type="checkbox"/> Hand Carried <input type="checkbox"/> Private Courier (Co. Name)												

McC Campbell Analytical, Inc.



110 Second Avenue South, #D7
 Pacheco, CA 94553-5560
 (925) 798-1620

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0508502

ClientID: TWRF

EDF: NO

Report to:

Cary Ronan
 Treadwell & Rollo
 555 Montgomery St., Suite 1300
 San Francisco, CA 94111

TEL: (415) 955-9040
 FAX: (415) 955-9041
 ProjectNo: #3671.05; IKEA Dublin Off-Site
 PO:

Bill to:

Accounts Payable
 Treadwell & Rollo
 555 Montgomery St., Suite 1300
 San Francisco, CA 94111

Requested TAT:

1 day

Date Received: 08/29/2005

Date Printed: 08/29/2005

Sample ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)															
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
0508502-001	I-4	Soil	8/27/05	<input type="checkbox"/>	A															

Test Legend:

1	PB_S	2		3		4		5	
6		7		8		9		10	
11		12		13		14		15	

Prepared by: Melissa Valles

Comments:

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.



McC Campbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
Website: www.mcccampbell.com E-mail: main@mcccampbell.com

Treadwell & Rollo 555 Montgomery St., Suite 1300 San Francisco, CA 94111	Client Project ID: #3671.05; IKEA-Dublin Off Site	Date Sampled: 09/13/05
		Date Received: 09/14/05
	Client Contact: Cary Ronan	Date Reported: 09/15/05
	Client P.O.:	Date Completed: 09/16/05

WorkOrder: 0509320

September 16, 2005

Dear Cary:

Enclosed are:

- 1). the results of 4 analyzed samples from your #3671.05; IKEA-Dublin Off Site project,
- 2). a QC report for the above samples
- 3). a copy of the chain of custody, and
- 4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions please contact me. McC Campbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Yours truly,

Angela Rydelius, Lab Manager



McC Campbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
 Telephone : 925-798-1620 Fax : 925-798-1622
 Website: www.mcccampbell.com E-mail: main@mcccampbell.com

Treadwell & Rollo 555 Montgomery St., Suite 1300 San Francisco, CA 94111	Client Project ID: #3671.05; IKEA-Dublin Off Site	Date Sampled: 09/13/05
	Client Contact: Cary Ronan	Date Received: 09/14/05
	Client P.O.:	Date Extracted: 09/15/05
		Date Analyzed: 09/16/05

Lead by ICP*

Extraction method: SW3050B

Analytical methods: 6010C

Work Order: 0509320


Lab ID	Client ID	Matrix	Extraction	Lead	DF	% SS
0509320-002A	SP-1	S	TTLIC	8.8	1	99
0509320-003A	SP-2	S	TTLIC	9.7	1	100
0509320-004A	SP-3	S	TTLIC	12	1	96
0509320-005A	SP-4	S	TTLIC	10	1	91

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	TTLIC	NA	mg/L
	S	TTLIC	5.0	mg/Kg

*water samples are reported in µg/L, product/oil/non-aqueous liquid samples and all TCLP / STLC / DISTLC / SPLP extracts are reported in mg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter.

means surrogate diluted out of range; ND means not detected above the reporting limit; N/A means not applicable to this sample or instrument.

i) aqueous sample containing greater than ~1 vol. % sediment; for DISSOLVED metals, this sample has been preserved prior to filtration; for TTLIC metals, a representative sediment-water mixture was digested; j) reporting limit raised due to insufficient sample amount; k) reporting limit raised due to matrix interference; m) estimated value due to low/high surrogate recovery, caused by matrix interference; n) results are reported on a dry weight basis; p) see attached narrative.


 Angela Rydelius, Lab Manager



McC Campbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
Website: www.mccampbell.com E-mail: main@mccampbell.com

QC SUMMARY REPORT FOR 6010C

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0509320

EPA Method: 6010C		Extraction: SW3050B				BatchID: 18035			Spiked Sample ID: 0509320-005A		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	Spiked	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	mg/Kg	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
Lead	10	50	92.6	92.3	0.310	10	108	93.3	14.9	75 - 125	80 - 120
%SS:	91	250	91	95	3.48	250	102	98	4.14	70 - 130	70 - 130
All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions: NONE											

BATCH 18035 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0509320-002A	9/13/05	9/15/05	9/16/05 10:40 AM	0509320-003A	9/13/05	9/15/05	9/16/05 10:48 AM
0509320-004A	9/13/05	9/15/05	9/16/05 10:43 AM	0509320-005A	9/13/05	9/15/05	9/16/05 9:44 AM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = $100 * (MS - Sample) / (Amount Spiked)$; RPD = $100 * (MS - MSD) / ((MS + MSD) / 2)$.

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not applicable to this method.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

DHS Certification No. 1644

LM QA/QC Officer

McC Campbell Analytical, Inc.

CHAIN-OF-CUSTODY RECORD



110 Second Avenue South, #D7
 Pacheco, CA 94553-5560
 (925) 798-1620

WorkOrder: 0509320

ClientID: TWRF

EDF: NO

Report to:

Cary Ronan
 Treadwell & Rollo
 555 Montgomery St., Suite 1300
 San Francisco, CA 94111

TEL: (415) 955-9040
 FAX: (415) 955-9041
 ProjectNo: #3671.05; IKEA-Dublin Off Site
 PO:

Bill to:

Accounts Payable
 Treadwell & Rollo
 555 Montgomery St., Suite 1300
 San Francisco, CA 94111

Requested TAT:

2 days

Date Received: 09/14/2005

Date Printed: 09/15/2005

Sample ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)															
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
0509320-002	SP-1	Soil	9/13/05	<input type="checkbox"/>	A															
0509320-003	SP-2	Soil	9/13/05	<input type="checkbox"/>	A															
0509320-004	SP-3	Soil	9/13/05	<input type="checkbox"/>	A															
0509320-005	SP-4	Soil	9/13/05	<input type="checkbox"/>	A															

Test Legend:

1	PB_S	2		3		4		5	
6		7		8		9		10	
11		12		13		14		15	

Prepared by: Melissa Valles

Comments:

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.

TWRP 0509320

Treadwell & Rollo

Environmental and Geotechnical Consultant

CHAIN OF CUSTODY RECORD

RUSH

555 Montgomery Street, Suite 1300, San Francisco, CA 94111 Ph: 415.955.9040/Fax: 415.955.9041
 501 14th Street, Third Floor, Oakland CA 94612 Ph: 510.874.4500/Fax: 510.874.4507
 777 Campus Commons Rd., Suite 200, Sacramento, CA 95825 Ph: 916.565.7412/Fax: 916.565.7412

Site Name: IKEA - Dublin Off-site
Job Number: 3671.05
Project Manager/Contact: Cary Ronan
Samplers: Cary Ronan
Recorder (Signature Required): Cary Ronan

Turnaround Time
48 Hours

Field Sample Identification No.	Date	Time	Lab Sample No.	Matrix & Preservative							Total Lead	Analysis Requested		Silica gel clean-up	Hold	Remarks
				Soil	Water	Other	HCL	H2SO4	HNO3	Ice		Other				
SP-1	9-13-05	10:30		X							X					
SP-2	↓	↓		X							X					
SP-3	↓	↓		X							X					
SP-4	↓	↓		X							X					

ICE? GOOD CONDITION ✓
HEAD SPACE ABSENT ✓
DECONTAMINATED IN LAB ✓
APPROPRIATE CONTAINERS PRESERVED IN LAB ✓
PRESERVATION: VOAS ORG METALS OTHER

Relinquished by: (Signature) <u>Cary Ronan</u>	Date <u>9/14/05</u>	Time <u>3:21 PM</u>	Received by: (Signature) <u>[Signature]</u>	Date <u>9/14/05</u>	Time <u>3:21</u>
Relinquished by: (Signature) <u>[Signature]</u>	Date <u>9/14/05</u>	Time <u>6:55</u>	Received by: (Signature) <u>[Signature]</u>	Date <u>9/14/05</u>	Time
Relinquished by: (Signature)	Date	Time	Received by Lab: (Signature)	Date	Time

Sent to Laboratory (Name): _____
Laboratory Comments/Notes: _____
Method of Shipment: Lab courier Fed Ex Airborne UPS
 Hand Carried Private Courier (Co. Name) _____

Treadwell&Rollo

**ATTACHMENT B
Health and Safety Plan**



IKEA DUBLIN OFFSITE HEALTH & SAFETY PLAN

Job Name: IKEA Dublin Offsite

Job #: 14381 Date: 8/23/05

	Name	Competent Person	Phone	Cell
Pepper Project Team				
Project Manager	Dan Leonard	<input type="checkbox"/>	949-809-3201	949-456-0054
Project Manager	Tara Laski	<input type="checkbox"/>	949-809-3220	949-289-0737
Superintendent	Jim Culver	<input checked="" type="checkbox"/>	847-489-7066	
Superintendent		<input type="checkbox"/>		
Carpenter Foreman		<input type="checkbox"/>		
Carpenter Foreman		<input type="checkbox"/>		
Labor Foreman		<input type="checkbox"/>		
Labor Foreman		<input type="checkbox"/>		
Owner Contacts				
Project Manager	Lydia Gartrell		650-387-6831	
Safety/Security				
Facilities				

Applicable	Trade	Subcontractor	Start Date	Project Specific Safety Plan Completed
<input checked="" type="checkbox"/>	Concrete	Casey Fogli	9-15-05	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Excavation	Desilva Gates	8-23-05	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Electrical	St. Francis Electric	9-15-05	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Landscaping			<input type="checkbox"/>
<input checked="" type="checkbox"/>	Asphalt Paving	Desilva Gates	11-15-05	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Signage	Chrisp Company	12-1-05	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Underground Utilities	Preston Pipelines	9-15-05	<input checked="" type="checkbox"/>
<input type="checkbox"/>				<input type="checkbox"/>
<input type="checkbox"/>				<input type="checkbox"/>
<input type="checkbox"/>				<input type="checkbox"/>
<input type="checkbox"/>				<input type="checkbox"/>
<input type="checkbox"/>				<input type="checkbox"/>
<input type="checkbox"/>				<input type="checkbox"/>

Plan Completed By:
Dan Leonard
Tara Laski

Jim Culver

Description of Work:

On Sheet C4.0 there is an area noted on the drawings near the intersection of Martinelli and Hacienda Drive as "Area of Incinerator Debris." Sometime in 2002 material was removed from this area, which was classified as hazardous material that contained lead. A closure report was issued on January 31, 2003 by Alameda County Health Care Services, which mentioned the possibility of a thin layer of material remaining. (Copy Attached). It is possible that additional material may be present and can be readily identified. In the event any suspected hazardous material is encountered, this plan will be followed.

Section 4 addresses what needs to be done if hazardous materials are present.

Section 5 outlines the procedures that will be followed during the excavation of soil in the Area of Incinerator Debris.

Pepper Construction will not abate, handle, remove, or dispose of any material suspected of being contaminated.

X boxes that are applicable. A box left blank means not applicable.

SECTION 2: EMERGENCY PLANNING

- A. First Aid/CPR trained person is: Jim Culver, Pepper Construction
- B. In the event the jobsite needs to be evacuated the employees shall gather in the following location: At the intersection of Dublin Blvd and Arnold Way.
- C. Emergency services on this project can be accessed by: Dublin Blvd. And Arnold Way entrance or Hacienda and Martinelli.
- D. When lightning is in the immediate area, employees outdoors shall seek shelter.
- E. Materials shall be secured to prevent accidental displacement by high winds.
- F. Notes: A source of temporary water will be maintained on site.

SECTION 3: PUBLIC EXPOSURES-EXTERIOR

- A. Project site will be fully enclosed with existing fencing and new temporary gates that will have 6 foot high chain link fence on either side for at least 50 feet. Gates will be locked at nights and on weekends.
- B. Site will be fully posted with appropriate signage.
 - No Trespassing
 - Hardhats Required
 - Pepper Construction Company
 - Other: Construction Entrance and Trucks Entering and Leaving
- C. Project requires sidewalk canopy protection. Erected by:

D. Project is close to existing buildings or other improved property that will require protection (example: boarding up windows). Specific protection for this project includes:

E. Significant pedestrian and construction traffic is anticipated on public walks and streets. Protection includes:

- Jersey Barriers
- Flagmen – Trades to provide: When entering and leaving the site.
- Water Trucks for dust control

F. Notes:

J. Notes:

SECTION 4: TOXIC/HAZARDOUS MATERIALS

A. Asbestos Exposure

- 1. Project is new construction on an open site; therefore, no asbestos exposure is expected.
- 2. Project includes remodeled construction, but existing construction contains no asbestos.
- 3. Inspection report performed by:

B. Lead Exposure

- 1. Project is new construction on an open site; therefore, no lead exposure is expected.
- 2. Project includes remodeled construction, but existing construction contains no lead.
- 3. Inspection report performed by:
- 4. Lead is present on the project in the following forms (Copy of report is attached for reference):

	Type	Abatement Contractor	Owner or PCC Subcontractor
1.	Incinerator Debris	Previously Removed	Owner
2.			
3.			
4.	Other:		
5.	Other:		
6.	Other:		

5. In the event suspected hazardous material is uncovered the following procedures will be followed immediately:

- 1. Stop all work in or around suspected area.
- 2. Inform Pepper's on site representative immediately.
- 3. Clear the area and close off access.
- 4. Wet down localized area of soil to prevent wind blown distribution or material.
- 5. Notify IKEA's site representative.
- 6. Request that IKEA notify a qualified Environmental Testing Company: Treadwell & Rollo and request sampling to determine exact material.
- 7. Once the Owner has established an acceptable abatement program provide access to the area and stay clear of the abatement site until Pepper is notified that the area is clear.

7. See attached documentation from Subsurface Consultants, Inc. dated March 25, 2003.

8. Project includes remodeled construction, but existing construction contains no lead.

- 9. Inspection report performed by:
- 10. Lead is present on the project in the following forms (Copy of report is attached for reference):

- C. Notes: See also the attached Risk Management Plan prepared by LFR dated 10-9-2003.

SECTION 5: Excavation in Area of Incinerator Debris

- A. The following procedures will be followed when working in the area of the incinerator debris:
 - 1. Excavated material within the limits noted on the drawings will be stripped and stockpiled separately from the other material. This material will be stockpiled on County parcel 16 A directly North of the excavated area. It is recommended that the material be stripped in an area within the right of way and to approximately 500 feet West of Hacienda.
 - 2. The material will not be mixed with other excavated materials.
 - 3. Upon completion of the excavation work, the stockpile will be sampled and tested by the Owner's qualified testing company to classify the material.
 - 4. If at any time it appears that the material may exhibit high concentrations of lead, work should stop and Section 4 procedures will be implemented.

