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March 12, 1990
KE1179-1, 15709

Alameda County Department
of Environmental Health
80 Swan Way, Room 200
Oakland, California 94621

Attention: Mr. Ariu Levi

RE: WORKPLAN FOR PARTIAL SITE
CLEAN-UP
1829 CLEMENT AVENUE
ALAMEDA, CALIFORNIA

Dear Mr. Levi:

This letter outlines the proposed clean-up plan for the eastern portion of the building at 1829 Clement Avenue in Alameda, California. The scope of work included in this workplan is based on the preliminary investigation results for this portion of the building, and our discussion in your office on March 2, 1990 concerning these results.

The results of the investigation conducted in the eastern portion of the building indicate that contaminants are not present in the subsurface soils in significant quantities. This portion of the building is underlain by about 1.5-inches of asphaltic material that has apparently impeded the downward migration of released process fluids. Portions of this asphalt area are covered with about one to three inches of dry sediment. A sample of this sediment was the only sample from this portion of the building to contain significant quantities of metals or cyanide.

It is proposed that this sediment be removed from the interior crawlspace area and be properly disposed. The work will consist of three phases; sediment removal, confirmation sampling, and health risk evaluation.

WORKPLAN

Phase I - Sediment Removal

Sediment from the top of the asphalt covered area shown on Figure 1 will be removed from beneath the building. It is anticipated that removal will be performed by a high-efficiency vacuum process.

425 Roland Way, Oakland, CA 94621 (415) 568-4001 FAX: 415-568-2205
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Sediment removal will be performed by a licensed hazardous waste contractor. Sediment will be stored onsite in steel drums for a maximum of 90 days. following development of a mitigation plan for contaminated soils potentially present at the western end of the building, the sediment will be disposed of in accordance with state and federal regulations governing hazardous waste.

In addition to sediment removal, all wood flooring and utility lines removed from this portion of the building will be reviewed for signs of discoloration or other debris. Those materials showing gross signs of contamination will either be sampled to verify the presence of contaminants or automatically removed from the site as hazardous waste.

Phase II - Confirmation Sampling

Following removal of the existing sediment, three wipe samples will be collected from the asphalt surface, and three collected from the footing walls. Samples will be analyzed to evaluate residual contaminant levels. Samples will be analyzed for:

Cyanide	Copper
Arsenic	Molybdenum
Beryllium	Lead
Chromium	

Following receipt of the analytical results, we will meet with County Staff to evaluate the need for additional mitigation. If the wipe samples contain significant levels of residual contamination, it is proposed that the area be sprayed with a suitable epoxy-type coating to isolate residual contaminants.

Phase III - Health Risk Evaluation

Following completion of the sediment removal and confirmation sampling, a health risk evaluation will be performed to assess suitability of this portion of the building for human occupancy. This evaluation will be performed and signed by a Certified Industrial Hygienist.

The exact scope of the analysis has not been determined at this time, but is anticipated to include review of the existing analytical data, analysis of wipe samples from walls and ceilings, and analysis of air-quality samples. The location and number of samples will be determined by the Certified Industrial Hygienist

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upon review of the project site.

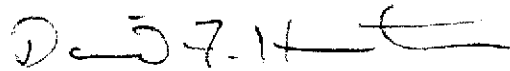
We submit this workplan on behalf of Stark, Wells, Rahl, and Schwartz of Oakland, California. If you have any questions or require additional information, please contact the undersigned.

Very truly yours,

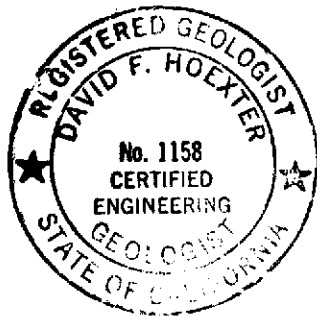
KALDVEER ASSOCIATES, INC.



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DL/DFH:pv

Copies: Addressee (1)
Stark, Wells, Rahl and Schwartz (1)
Attention: May Tong
Mr. Loren Smith (1)
Alameda Marina (1)
Attention: Mr. Wayne Milani