

73 Digital Drive
Novato, CA 94949
Phone: (415) 382-7400
FAX: (415) 382-7415

T R A N S M I T T A L

TO: Mr. Kevin Tinsley
Alameda County Health Care Services
Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, California 94621

DATE: 4/20/93
PROJECT NUMBER: F3125.31
SUBJECT: Former Gun Club

FROM: Gary Pischke
Project Manager

WE ARE SENDING YOU:

| COPIES | DATED | DESCRIPTION |
|--------|---------|--|
| 1 | 4/19/93 | Workplan For Remediation/Closure Plan for Former Gun Club Property |

THESE ARE TRANSMITTED as checked below:

- For review and comment Approved as submitted Resubmit __ copies for approval
 As requested Approved as noted Submit __ copies for distribution
 For approval Return for corrections Return __ corrected prints
 For your files

REMARKS: Copy is sent at request of Mr. Aidan Barry, Harbor Bay Isle Associates.

Copies: 1 to RESNA project file no. F3125.31


Gary Pischke, Project Manager

73 Digital Drive
Novato, CA 94949
Phone: (415) 382-7400
FAX: (415) 382-7415

April 19, 1993
Project No. F3125.31

Mr. Aidan Barry
Harbor Bay Isle Associates
1141 Harbor Bay Parkway
Alameda, California 94501

**SITE: Former Gun Club Property
500 Maitland Drive
Alameda, California**

RE: WORKPLAN FOR REMEDIATION/CLOSURE ACTION FOR FORMER GUN CLUB PROPERTY

Dear Mr. Barry:

As requested, RESNA is providing the following workplan for remediation and closure activity at the above site. The Phase I and II investigations have found lead bearing soil greater than TTLC levels in limited areas at the site. The investigations' results are summarized in the respective reports and the recommendations and summary letter of February 5, 1993. RESNA understands the site will be covered and used as an RV storage and mini-warehouse self storage facility.

Based upon the recommendations and conversations with the Regional Water Quality Control Board and Alameda County Health Care Services, a draft scope of work is presented below. The purpose of this scope of work is to minimize removal of lead-bearing soil (where removal is required), minimize contact with remaining soil, and control surface water and potential groundwater from contacting any remaining lead-bearing soil.

REMEDICATION PHASE

- A risk assessment should be performed to evaluate exposure from hauled lead-bearing soil. Quantities of material removed below will mitigate the impact on receptors.
- Remove the areas containing lead containing lead greater than the TTLC limit. Three areas have been identified:
 - Area A: Samples # 28 and 4-1,2; approximately 20 feet by 20 feet by 3 feet resulting in 44 cubic yards removal.
 - Area B: Berm Sample S-43182; approximately 30 feet by 10 feet by 2.5 feet resulting in 27 cubic yards removal.
 - Area C: Sample S-43183; approximately 40 feet by 10 feet by 2.5 feet resulting in 37 cubic yards removal.

April 9, 1993
Project No. F3125.31
Mr. Aidan Barry

- RESNA understands lead scavenger operations will remove lead shot and recyclable particles from the upper 2 to 2.5 feet. Prior to the lead removal operation, brush from the site will need to be cleared. The lead contractor will remove remaining pellets and slugs in the bermed areas and other high concentration areas as defined above.
- A contractor will remove lead-bearing soil. Confirmation sampling will be performed on the excavations. Permits for removal of the soil and demolition of the buildings will be coordinated with the County of Alameda and City of Alameda, respectively. Disposal of lead bearing soil will be to a Class I facility.

CONSTRUCTION PHASE

- During construction, minimize water runoff from the site using a temporary bermed area on the east end of the existing drainage channel. The bermed area would collect surface water containing soluble lead and copper, and control runoff.
- During grading, minimize dust generation by spraying water on the soil. During foundation construction, minimize removal of soil. A decontamination (decon.) area as required by OSHA will be required for vehicles and personnel working on the site. Personnel monitoring devices will be required for the initial operation, and OSHA defined exposure monitoring after the first day. The decon. will consist of spray down and shower area with containment to minimize removal of lead bearing dust and soil from the site.
- Soil below the TTLC limits will remain on site, and be capped by the asphalt pavement and aggregate base underlain by an impermeable membrane to minimize movement of water into the soil.

MONITORING PHASE

- Existing wells will be used for quarterly monitoring and evaluate gradient trends. The sampling will continue until background levels are attained, after which one year of monitoring and sampling will be made.

McCUTCHEM, DOYLE, BROWN & ENERSEN

SAN FRANCISCO
LOS ANGELES
SAN JOSE
WALNUT CREEK

COUNSELORS AT LAW
THREE EMBARCADERO CENTER
SAN FRANCISCO, CALIFORNIA 94111
TELEPHONE (415) 393-2000
FACSIMILE (415) 393-2286

WASHINGTON, D.C.
TAIPEI
AFFILIATED OFFICE
BANGKOK

June 1, 1993

DIRECT DIAL NUMBER

(415) 393-2350

Alameda County Health Care
Services Agency
Dept. of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

Attn: Kevin Tinsley
Hazardous Materials Specialist

Re: Work Plan for Site Assessment, located at
2099 Grand St., Alameda, CA 94501

Dear Mr. Tinsley:

This will confirm our telephone conversation of today, in which you agreed that the work plan for the referenced property may be submitted on or before Friday, June 4, 1993.

We appreciate your cooperation and patience.

Very truly yours,

MCCUTCHEM, DOYLE, BROWN & ENERSEN

By


John D. Edgcomb

cc: Kevin Haroff, Esq. - Morrison & Foerster
0863E