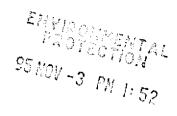


October 26, 1995



Ms. Madhulla Logan Hazardous Materials Specialist Alameda County Health Care Services Agency 1131 Harbor Bay Parkway, Suite 250 Alameda, CA 94502

RE:

Summary of Work Completed for Site Development,

and Request for Final Site Closure at the

Former Island Gun Club, 500 Maitland Drive, Alameda, CA

Dear Ms. Logan:

On behalf of Harbor Bay Isle Associates and the City of Alameda, ACC Environmental Consultants, Inc., presents this letter report documentating the work completed to date in anticipation for final site closure and development on the property known as the Former Island Gun Club site located at 500 Maitland Drive, Alameda, California. The work was completed in anticipation of development of the site into a RV and Mini storage facility.

INTRODUCTION

The Former Island Gun Club site consists of a 5-acre parcel of land located at the northwest corner of Maitland Drive and Harbor Bay Parkway on the Bay Farm Island portion of the City of Alameda, illustrated on Figure 1. The site was used as a gun shooting and practice range from 1926 until June 20, 1982. The Gun Club was disbanded in 1982 and the site has remained vacant since that time. Currently the site is open and unpaved. The site is proposed to be capped and used as a Receational Vehicle (RV) storage and parking lot.

BACKGROUND

During a subsurface investigation in 1990, analytical results of shallow soil samples collected from the site indicated detectable concentrations of lead, copper and polynuclear aromatic hydrocarbons (PNAs) which was determined to have been generated from the previous use of the site as a shooting range (Exceltech, 1990, Kleinfelder, 1990, and RESNA, 1992). Three monitoring wells were installed onsite in 1992 to investigate the extent of impact in the soil and the groundwater conditions. Analysis of samples collected from the groundwater monitoring wells indicated concentrations of lead and copper.

An additional subsurface investigation was conducted in May 1994 by ACC. The investigation included the installation of two additional monitoring wells to establish background groundwater quality data to evaluate cleanup levels of lead, copper and PNAs, conduct a tidal study, and evaluate the potential human health risk assessment for the proposed site usage. Based on the concentrations of lead, PNAs, and copper reported in the fill material investigated onsite, the elevated concentrations of constituents occure only in limited areas onsite and have not degraded the groundwater for the proposed site usage. The concentrations of constituents reported in the groundwater were considered to be within background concentrations and elevated levels of constituents were found to be limited to small areas onsite.



Former Island Gun Club Summary Report October 26, 1995 Page 2

In 1994, ACC evaluated the human health risk associated with proposed development of the site with a mini-storage and RV facility. Findings of the risk assessment indicated that three areas onsite had concentrations of lead, defined as "hot spots", in excess of 1,000 mg/kg. Theses areas were recommended for removal to provide protection of public health, prior to site development. Figure 2 illustrates the locations of the hot spots. The risk assessment verified reported concentrations of copper and PNAs onsite were within acceptable concentrations for the intended development of the site and were not required to be remediated or removed. The risk assessment and recommendations were accepted by Alameda County Health Care Services Agency in a letter dated February 21, 1995.

REMEDIAL ACTION

Prior to removal of the hot spots, additional soil samples were collected for disposal profiling. Analytical results of the hot spot samples indicated that a portion of the soil was considered a RCRA waste. The remaining soil was considered to be non-RCRA hazardous waste. On June 28, 1995, US Ecology, hazardous materials contractor, removed the soil from the hot spot areas. Remedial action included excavation of the hot spots to 18 inches in depth and approximately 5 feet laterally around each hot spot. A total of 102.025 tons of impacted soil was removed from the site and delivered to US Ecology in Beatty Nevada for stabilization and disposal. Weight tags and disposal manifests are included in Attachement A. After the impacted soil was removed, verification soil samples were collected from each area. Two descrite soil samples were collected for each 25 linear feet of excavation, within each remediated area. The soil samples were collected with the use of a precleaned 25-pound slide hammer equipped with one six-inch stainless steel tube. The slide-hammer was then driven six inches into the newly excavated surface to obtain a relatively undisturbed sample of the shallow material. Upon collection, the ends of the sample was immediately covered with Teflon tape, capped, and labled with a self-adhesive label identifing the sample number, location, date and time of collection. The samples were submitted to Chromalab, a state certified laboratory for composite analysis of each 25 foot area for total lead by EPA test method 6010.

Results of the verification analysis indicated detectable concentrations of lead up to 15 mg/kg which were determined to be within background limits. Laboratory results within chain of custody for the verification soil samples are attached in Appendix B. The remedial efforts were determined successful in removing all material containing hazardous concentrations of lead as required prior to site development.

DEMOLITION

In August 1995, after remedial action was complete, the site was prepared for construction including building demolition, grubbing, and clearing. Decon Environmental Services, contractor, prepared the site for construction. Buildings and vegitation were removed as nonhazardous construction waste and the site was leveled for construction preparation.



Former Island Gun Club Summary Report October 26, 1995 Page 3

WORK TO BE COMPLETED

The site is currently vacant, cleared, and leveled in preparation for construction. The ditch which bisects the site will be channeled into a subsurface culvert to reduce surface drainage. The site will have designated areas for parking, RV storage and lanscaping. Figure 2 illustrated the proposed site development plan. All areas will be covered with approximately 6 to 8 inches of clean imported fill. The areas designated for parking and RV storage will be sealed with a 4 inch thick asphalt coat and buildings will be constructed. The areas designated for landscaping will remain uncapped by asphalt, however, various types of vegatation will be planted here. Prior to landscaping, six inches of fill material will be added to the areas designated for landscaping. The six inch fill cap and vegitation designated for the landscaping areas are adequate to reduce human health risk for possible exposure to constituents left onsite. Inhalation of lead in near-surface soil after removal of the lead hot spots from dust and cracks in the asplaht was evaluated in the human health risk assessment. The human health risk assessment determined that only minimual risk will be associated with the inhalation of dust in a long-term workers onsite. Therefore, landscaped areas are acceptable for the proposed site usage.

CONCLUSIONS

Work has been completed to date in accordance with requirements from the Alameda County Health Care Services Agency for final site closure. The site has been adequately investigated and designated hot spots removed in accordance with the human health risk assessment recommendations. The proposed site development plan and ultimate site usage are within the designated parameters for minimual human health risk. Therefore, on behalf of Harbor Bay Isle Associates and the City of Alameda, ACC recommends that the Former Island Gun Club site be closed from further investigation, remedial action and assessment and the proposed construction plan be approved.

If you have any comments regarding this report, please call me.

Sincerely,

Misty C. Kaltreider

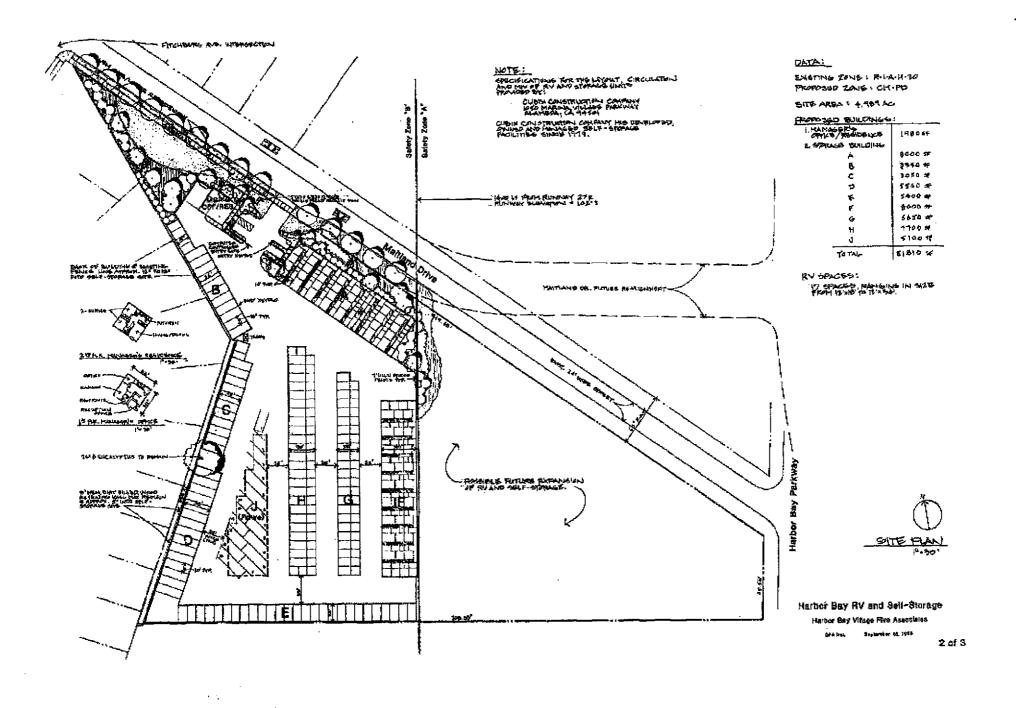
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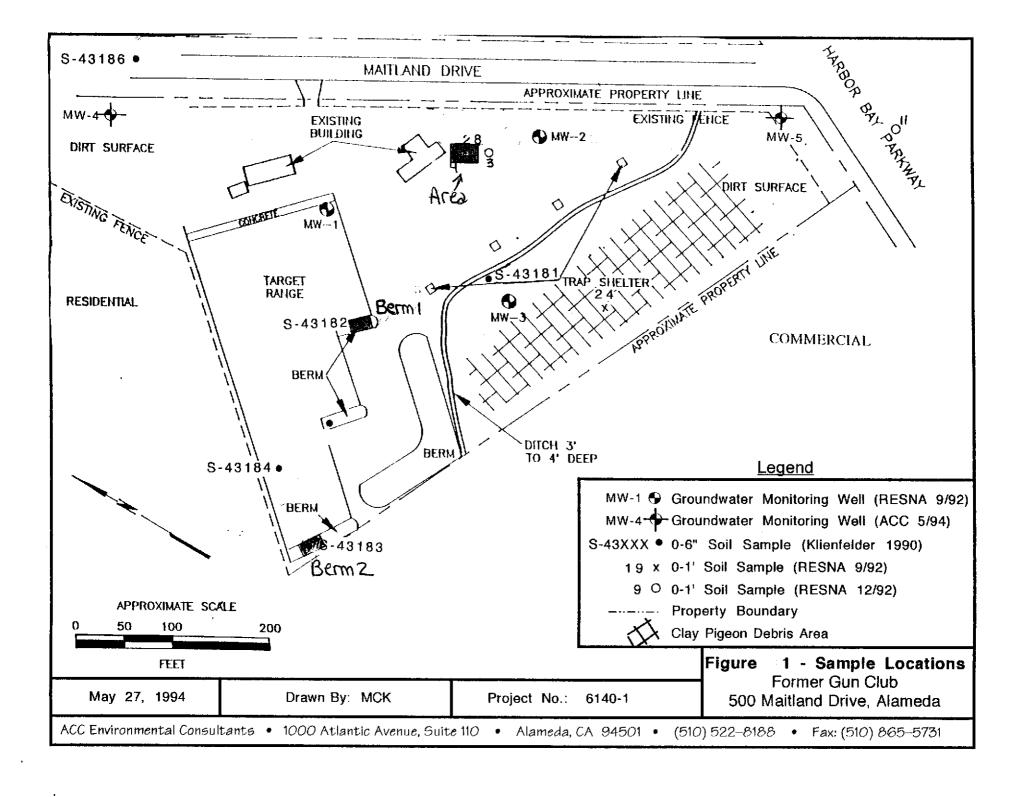
cc:

Mr. Rich Hiett - Regional Water Quality Control Board

Mr. Aidan Barry - Harbor Bay Isle Associates

Mr. Bob Warnick / Mr. Dick Rudloff - City of Alameda





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Department of Health Service: Toxic Substances Control Division Sacramento, California

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90461496 in case of an emergency or spill, call the national response center 1-800-424-8802; within california call 1-800-862-7650

Department of Health S Toxic Substances Control Division Sacramento, California

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17. Transporter 1 Acknowledgement of R	eceipt of Materials)			10101
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18. Transporter 2 Acknowledgement of R	eceipt of Materials						14-15-5
Printed/Typed Name		Signature					Month Day Y
to Diagraphy Indication Space						-	
19. Discrepancy Indication Space							
20. Facility Owner or Operator Certificati	on of receipt of hazardous mate	erials covered by this ma	anifest ex	cept as no	ted in Item 19.		
20. Facility Owner or Operator Certificati	on of receipt of hazardous mate	rials covered by this ma	anifest ex	cept as no	ted in Item 19.		Month 089 1

90461495 in case of an emergency or spill, call the national response center 1-800-424-8802; within California call 1-800-862-7550

Department of Health Services Toxic Substances Control Division Sacramento, California

int or type. Form designed to			ID No.	lanifest	2 P	age 1 Leterms		1 1.1
UNIFORM HAZAR WASTE MANIF		1. Generator's US EPA		1083		- I miorina		e shaded areas by Federal law.
3. Generator's Name and Maille City of Alame	ng Address	<u> </u>			A. Sta	te Manifest Docum	904	
Santa Clara/	oak St	., Alameda,	CA 94501	1	B. Sta	te Generator's ID	<u> </u>	+01430
s. Generator's Phone (510)			\			410101016		1608
5. Transporter 1 Company Nam	pa de la	6. 	US EPA ID Number A 0 0 10 1 1 0 2 2	466		te Transporter's Il	110	54119179
7. Transporter 2 Company Nam	ned (Vi)	8.	US EPA ID Number	שפקיר		te Transporter's II) //[-	
		1_1	1 1 1 1 1 1	<u> </u>		nsporter's Phone		
9. Designated Facility Name an US Ecology N		ss 10.	US EPA ID Number		G. Sta	te Facility's ID	1 1	
Hwy 95, 12 m	iles S	o. of Beatt	:y		H. Fac	ility's Phone	I	L
Beatty, NV 8	9003	[N]	V T 3 3 0 0 1 0	0101010		702-553)3
11. US DOT Description (Includ	ding Proper S	hipping Name, Hazard Cl	ass, and ID Number)	12. Conta	Type	13. Total Quantity	14. Unit Wt/Vol	Waste No.
		ous Waste So	olid				, ,	611
(Lead Soil	.)			0,0,1	4	0,0,0,20	Y	EPA/Other N/A
ь.	· · ·							State
				1 1		1 1 1 1		EPA/Other
<u> </u>				<u> </u>		 ! 		State
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J. Additional Descriptions for I					<u> </u>	andling Codes for	Martae I	ieted Ahove
Finer delicy	Conca	ct #702-553			C.		d.	•
15. Special Handling Instruction					<u> </u>	·	<u></u>	
Site Addre		500 Maitlan Alameda	d Avenue CA 94501				·	
and are classified, packe national government regu If i am a large quantity ge to be economically practi	ed, marked, and stations. Senerator, I certicable and that is human here.	id labeled, and are in all tify that I have a program at I have selected the praceth and the environment:	intents of this consignment at respects in proper condition in place to reduce the volum cticable method of treatment OR, if I am a mail quantity is available to me and that	ne and toxicit t, storage, or generator, I h	y of wa	ste generated to t	he degre	e I have determined which minimizes the
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17. Transporter 1 Acknowledge Printed/Typed Name	gement of Re	ceipt of Materials	Signature /					
· · · · · · · · · · · · · · · · · · ·								Month Day /
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18. Transporter 2 Acknowled		ceipt of Materials		n. Men				1016 651
18. Transporter 2 Acknowledd Printed/Typed Name	расө		Signature			sted in Item 19.		Month Day Y
18. Transporter 2 Acknowleds Printed/Typed Name 19. Discrepancy Indication Sp	pace or Certificatio		Signature	nanifest exce	pt as no			1016 6151

SU461490 in case of an emergency or spill, call the national response center 1-800-424-8802; within california call 1-800-852-7550

State of California-Health and Welfare Agency	- 1
Form Approved OMB No. 2050-0039 (Expires 9-30-91)	- 1
Dinner print or type. Form designed for use on elite (12	-oite

Department of Health Services Toxic Substances Control Division Secremento, California

ęρ	rint or type. Form designed for use on elite (12-pitch typewriter).			· · · · · · · · · · · · · · · · · · ·	
	UNIFORM HAZARDOUS VASTE MANIFEST 1. Generator's US EPA ID No. C A C 0 0 0 0 1	1 6 0 8 0 8 Manifest	2. Page 1 1 of 1	Information in the shad is not required by Fed	
ł	3. Generator's Name and Mailing Address City of Alameda		A. State Manife	at Document Number	1404
	Santa Clara/Oak St., Alameda, C	A 94501	B. State Genera	ator's ID	1434.
	4. Generator's Phone (510-522-8188		F 51	90,991,1,6	00
		US EPA ID Number 9 3 0 9 6 5 9 5 9	C. State Transporter	2000	7-8791
ł	7. Transporter 2 Company Name 8.	US EPA ID Number	E. State Transp	7/17	7 33 7
			F. Transporter		
	US Ecology Nevada	US EPA ID Number	G. State Facin	, s	
	Hwy 95, 12 miles So. of Beatty		H. Facility's Ph		
	Beatty, NV 89003 N V T	3 3 0 0 1 0 0 0 0	<u> </u>	553-2203 Total 14.	I.
	11, US DOT Description (Including Proper Shipping Name, Hazard Class, an	1		uantity Unit Wt/Vol	Waste No.
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	(Lead Soil)	01011	DITUION	CAP Y EPA	Other N/A
į	b.			State	
			1 1 1 1	EPA	Other
	C.			State	
				EPA	Other
	d.		 	State	•
				EPA	Other
	J. Additional Descriptions for Materials Listed Above		K. Handling C	odes for Wastes Listed	Above
	Nevada Waste Stream #07 012 44	35	a.	b.	į
	Emergency Contact #702-553-220		C.	d.	
	15. Special Handling Instructions and Additional Information	anue			;
	Site Address : 500 Maitland Av Alameda CA	94501			
i					
	16. GENERATOR'S CERTIFICATION: I hereby declare that the contents	of this consignment are fully and	accurately describ	ned above by proper ship	oping name
	and are classified, packed, marked, and labeled, and are in all respect national government regulations.	is in proper condition for transpor	by ingline, acco		
	If I am a large quantity generator, I certify that I have a program in plac to be economically practicable and that I have selected the practicable present and future threat to human health and the environment; OR, if	e method of treatment, storage, o I am a small-evantity generator, I			
	generation and select the best waste management method that is available.	lable to me allothat 1 day afford.		Mo	
	ALDAN BARRY P.M. AD 99-1	Signated)		63895
}	17. Transporter 1 Acknowledgement of Receipt of Materials	Signatura A	 	Mo	nth Day Year
1	Printed/Typed Name DONALD C JENSEN	Jould C	Leve		1612181915
5	18. Transporter 2 Acknowledgement of Receipt of Materials			140	nth Day Year
7	Printed/ Typed Name	Signature		- r	
<u>-</u>	19. Discrepancy Indication Space				
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<u>t</u> T	20. Facility Owner or Operator Certification of receipt of hazardous materi		ept as noted in Ite	em 19.	onth Day Year
Ý	Printed/Typed Name ON Shearer	Signature Don Mill	weet		1/13/01915
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SU40 L 434 in case of an emergency or spill, call the national response center 1-800-424-8802; within california call 1-800-852-7550

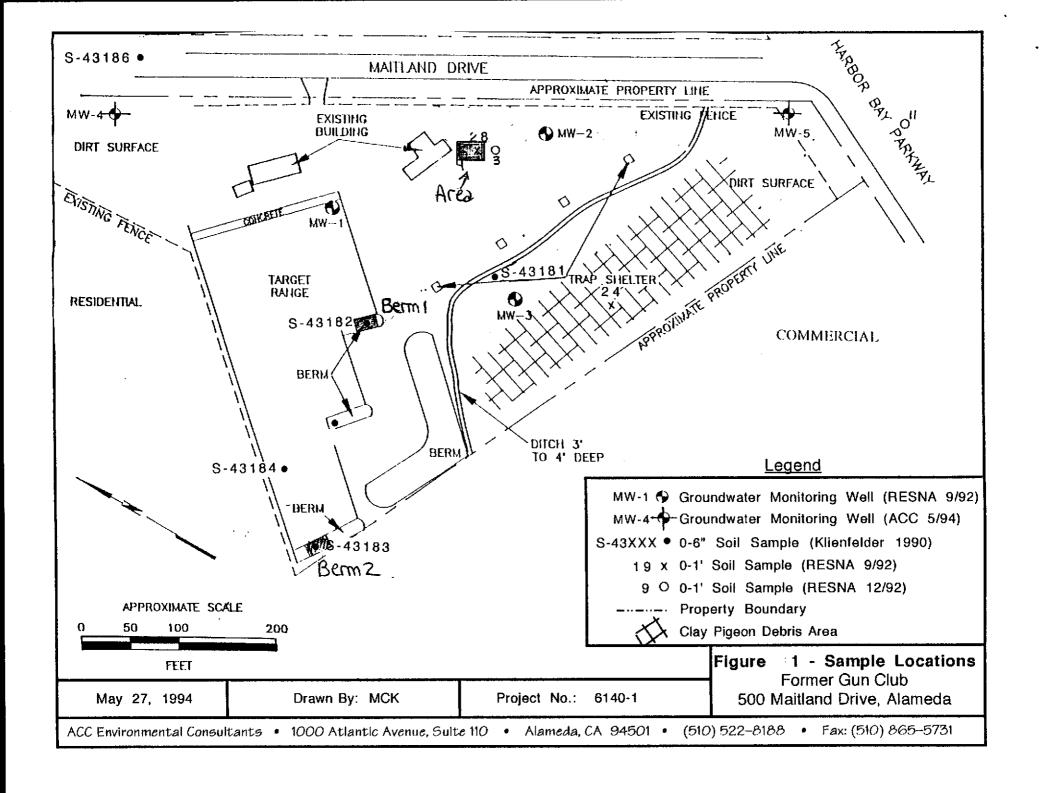
9 / ORNIA CALL 1-800-862-7550

904614 in case of an emergency or spill, call the national response center 1-800-424-8802; within calif

See Instructions on Back of Page 6 and Front of Page 7

Department of Health Services Toxic Substances Control Division Sacramento, California

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City of Alameda			A. 318		90461497
Santa Clara/Oak St	., Alameda, CA 94501		B. Sta	te Generator's ID	·
Generator's Phone (510-522-8			С	AG0,0,0	79, 1, 1,6,98
. Transporter 1 Company Name	6. US EPA ID Numbe	٠,		te Transporter's ID	430739
NTI OCH ENVIROUM	eNTAL 16/10/9/8/3/6/1	<u>SIL 417</u>		nsporter's Phone	
. Transporter 2 Company Name	8. UŠ EPA ID Numbe	г		te Transporter's ID	<u> </u>
			<u> </u>	naporter's Phone ite Facility's ID	
Designated Facility Name and Site Addre US Ecology Nevada	iss 10. US EPA ID Numbe	T	G. 318	i I I I I	
Hwy 95, 12 miles S	So. of Beatty		H. Fac	ility's Phone	<u> </u>
Beatty, NV 89003	[N V T 3 3 0 0 1	0101010	7	02-553-2	203
US DOT Description (Including Proper S	hipping Name, Hazard Class, and ID Number)	12. Cont	ainers Type	13. Total Quantity	14. I. Unit Waste No. Wt/Vol
	who calid		.,,,		State 611
Non RCRA Hazardo	ous waste Solid	2 - 1	~	0000	EPA/Other
(Lead Soil)		001	DI	CCCLO	N/Z
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Site Address: 50 Al GENERATOR'S CERTIFICATION: I he and are classified, packed, marked, an national government regulations.	0 Maitland Avenue ameda CA 94501 ereby declare that the contents of this consignment and labeled, and are in all respects in proper conditions.	n for transport	by night	ste generated to th	ne degree I have determined
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CHROMALAB, INC.

Environmental Services (SOB)

July 6, 1995

Submission #: 9507019

ACC ENVIRONMENTAL CONSULTANTS

Atten: Misty Kaltrelder

Project: GUN CLUB

Received: July 5, 1995

Project#: 6140-1.2

re: 4 samples for Lead analysis.

Method: EPA 3050M/7420

Sampled: July 5, 1995

Matrix: SOIL

Extracted: July 6, 1995

Analyzed: July 6, 1995 Run: 7512-D

·	LEAD	REPORTING LIMIT	BLANK RESULT (mg/Kg)	BLANK SPIKE RESULT {\dagger{c}{2}}
94920 BERM 1A-B 94921 BERM 2A-B 94922 AREA 3A-B 04023 AREA 3C-D	(MQ/KQ) 14 9.6 15 5.3	(mg/Kg) 5.0 5.0 5.0 5.0	N.D. N.D. N.D. N.D.	100 100 100 100

Inorganic Supervisor

CHROMALAB, INC.

1220 Quarry Lane • Pleasanton, California 94566-4756 510/484-1919 • Facsimile 510/484-1096

Chain of Custody

Environmental Services (SDB) (DOHS 1094)

	Environ	mentai Servic	ces (SUB)	(DOH2	(094)												DAI	c								
mistu Kallanidaa														AN	ALYSIS	REP	TRO				,	,				Ĺ
PROJ. MGR MISTY Kaltreider COMPANY ACC ENVIRONMENTAL ADDRESS 1000 Atlantic Ave Suite 110 Almeda CA 94501				ı	(5030, 8015) (2, 8020)	EPH), 8015)	OMATICS 8020)	ALOCARBONS	, 524.2)	LS, ACIDS 8270, 525)	GREASE ; E+F)	6	(6	ERABLE ONS (EPA 418.1)		cr, Pb, Zn, Ni	(17)	LLUTANT						ONTAINERS		
SAMPLES	AMPLE ID.	ltreic DATE	Jo Si Time	(0)5; (0)86 (MATE	(PHONE NO.) (FAX NO.) 5-573/ IX PRESER	TPH - Gasoline	TPH - Gasoline (5030, 8015) w/BTEX (EPA 602, 8020)	TPH - Diesel, TEPH (EPA 3510/3550, 8015)	PURCEABLE AROMATICS BTEX (EPA 602, 8020)	PURCEABLE HALOCARBONS (EPA 601, 8010)	VOLATILE ORCANICS (EPA 624, 8240, 524.2)	BASE/NEUTRALS, ACIDS (EPA 625/627, 8270, 525)	TOTAL OIL & GREASE (EPA 5520, 8+F, E+F)	PC8 (EPA 608, 8080)	PESTICIDES (EPA 608, 8080)	TOTAL RECOVERABLE HYDROCARBONS (EPA		LUFT METALS: Cd, Cr, Pb,	CAM METALS (17)	PRIORITY POLLUTANT METALS (13)	TOTAL LEAD	EXTRACTION (TCLP, STLC)				NUMBER OF CONTAINERS
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