

Alameda County
JUN 18 2004
Environmental Health

**Addendum to the Revised Corrective Action Plan
Former Cox Cadillac Property
230 Bay Place
Oakland, California**

**June 17, 2004
001-09171-04**

Prepared for
Bond Companies
350 W. Hubbard Street, Suite 4560
Chicago, Illinois 60610


LEVINE • FRICKE

June 17, 2004

001-09171-04

Mr. Don Hwang
Hazardous Materials Specialist
Local Oversight Program
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Addendum to the Revised Corrective Action Plan, Former Cox Cadillac Property,
230 Bay Place, Oakland, California (Fuel Leak Case No. RO0000148)

Dear Mr. Hwang:

On behalf of Bond Companies, LFR Levine-Fricke (LFR) has prepared this Addendum to the Revised Corrective Action Plan (ARCAP) for the former Cox Cadillac property located at 230 Bay Place in Oakland, California ("the Site") to address features of environmental concern. The features addressed in this ARCAP are separate from those addressed in the Revised Corrective Action Plan, prepared by LFR and dated June 4, 2004. This ARCAP describes the scope of work to remove features of potential environmental concern that were associated with former site activities. Specifically, the site features that will be removed include subsurface drains, hydraulic lifts, miscellaneous pipes, and six groundwater monitoring wells. Bond Companies and LFR request that Alameda County Environmental Health Services review and approve the enclosed ARCAP. We look forward to discussing this ARCAP with you.

If you have any questions or comments, please contact me at (510) 596-9536.

Sincerely,



Charles H. Pardini, R.G.
Principal Geologist
Assistant Operations Manager

cc: Mr. Robert Bond, Bond Companies
Zachary Walton, Esq., Paul, Hastings, Janofsky & Walker LLP

Attachment

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1.0 INTRODUCTION

This Addendum to the Revised Corrective Action Plan (ARCAP) has been prepared by LFR Levine-Fricke (LFR), on behalf of Bond Companies, to remove the hydraulic lifts, subsurface drains, miscellaneous pipes, and six groundwater monitoring wells at the former Cox Cadillac property located at 230 Bay Place in Oakland, California ("the Site"; Figures 1 and 2). LFR will also prepare a report that summarizes the results of this work.

The primary objective of the tasks provided in the ARCAP is to remove site features of environmental concern that were associated with the previous site usage, and to prepare the Site for redevelopment. Removal of these site features will reduce the potential delays that may arise during redevelopment activities.

Background information regarding site conditions is presented in the Revised Corrective Action Plan (RCAP), prepared by LFR and dated June 4, 2004.

2.0 SCOPE OF WORK

The scope of work for this ARCAP is intended to prepare the Site for redevelopment and includes the following tasks.

Task 1: Underground Utility Survey

Task 2: Drain Removal

Task 3: Hydraulic Lift Removal

Task 4: Miscellaneous Pipe Removal

Task 5: Well Abandonment

Task 6: Report Preparation

A description of each task is provided below. Prior to conducting the tasks, LFR will update the existing Health and Safety Plan to include the activities associated with the tasks below.

Task 1: Underground Utility Survey

LFR will subcontract with a private utility locating company to identify the locations of underground pipes and conduits at the Site that are associated with the drains, several of which are illustrated on Figure 2, and to identify the locations of other underground structures that may be present at the Site. The scope of this task includes mapping the locations of the underground conduits using geophysical and other appropriate techniques. The private utility locating company will then mark the locations of the

underground features on the ground surface. The purpose of this task is to locate the underground pipes so that they can be removed as described in Task 2.

Task 2: Drain Removal

The scope of this task includes removing the visible drains, and their associated underground pipes and conduits, that have been identified at the Site. This task includes the removal and off-site recycling or disposal of the following items:

- the concrete slab that is present in the vicinity of each drain
- the liquid in the drains
- the drain structure materials
- affected soil that is identified in, and in the vicinity, of each drain

LFR will contract directly with a demolition contractor that will provide the personnel and equipment required to remove the drains and associated materials. Following the utility survey, the concrete slab that overlies the drains will be removed and segregated into a stockpile for concrete material. The soil overlying the drains will then be removed and segregated into a stockpile for soil. The drain structure materials (assumed to be concrete and clay pipe) would then be removed and also stockpiled. To suppress dust emissions from the Site during the removal of the drains, the contractor will spray the concrete and soil with water during demolition activities. The stockpiled materials (concrete, drain material, and soil) will then be covered with plastic sheeting to prevent dust from migrating off site.

The native soil surrounding the drains and associated materials will be visually inspected and screened for the presence of volatile organic compounds (VOCs) using a photoionization detector (PID). PID readings will be recorded on daily field logs. It is anticipated that three to five measurements will be collected per drain location. If the visual inspection or PID measurements identify the presence of VOCs, additional soil will be excavated and removed from the Site.

LFR will conduct the sampling necessary to assess the soil quality in the vicinity of the drains and to profile the concrete, soil, and liquid for recycling or disposal. The list of following analyses will be performed for soil samples collected in the vicinity of the drains:

- total petroleum hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd), and TPH as motor oil (TPHmo) using the EPA test method 8015, modified
- polychlorinated biphenyls (PCBs) using the EPA test method 8081
- polycyclic aromatic hydrocarbons (PAHs) using the EPA test method 8270
- VOCs using the EPA test method 8260

- metals (total) including lead, copper, chromium, nickel, and zinc using the EPA test method 6000-7000 series

The list of analyses to profile the soil for disposal will depend on the requirements of the landfill where the soil will be disposed of.

Task 3: Hydraulic Lift Removal

The scope of this task includes removing the hydraulic lifts that have been identified at the Site. This task includes the removal and off-site recycling or disposal of the following items:

- the concrete slab present in the vicinity of each hydraulic lift
- the hydraulic oil
- the concrete and metal parts of the hydraulic lifts
- affected soil that is identified in, and in the vicinity of, each hydraulic lift

As with the removal of the drains, LFR will contract directly with a demolition contractor that will provide the personnel and equipment required to remove the hydraulic lifts and associated materials. The concrete slab that overlies the lifts will be removed and segregated into a stockpile for concrete material. The soil adjacent to the lifts will then be removed and segregated into a stockpile for soil. The lift materials (assumed to be concrete and metal) would then be removed and also stockpiled. To suppress dust emissions from the Site during the removal of the lifts, the contractor will spray the concrete and soil with water during demolition activities. The stockpiled materials (concrete, lifts, and soil) will be covered with plastic sheeting to prevent dust from migrating off site.

The native soil surrounding the lifts will be visually inspected for the release of hydraulic oil. If the visual inspection identifies the presence of hydraulic oil, additional soil will be excavated and removed from the Site.

LFR will conduct the sampling necessary to assess the soil quality in the vicinity of the lifts and to profile the concrete, soil, and hydraulic oil for recycling or disposal. The following analyses will be conducted for soil samples collected in the vicinity of the hydraulic lifts:

- TPHd and TPHmo using the EPA test method 8015, modified
- PCBs using the EPA test method 8081
- PAHs using the EPA test method 8270
- metals (total) including lead, copper, chromium, nickel, and zinc using the EPA test method 6000-7000 series

As with the drain removal task, the list of analyses to profile the soil for disposal will depend on the requirements of the landfill where the soil will be disposed of.

Task 4: Miscellaneous Pipe Removal

Pipes located along the wall between the former show room and former indoor service area will require removal prior to redevelopment of the Site. This task includes the removal and off-site recycling or disposal of the following items:

- the concrete slab that is present in the vicinity of pipes
- the liquid that may be in the pipes and the piping materials
- affected soil that is identified in the vicinity of pipes

As with the drain and lift removals, LFR will contract directly with a demolition contractor to provide the personnel and equipment required to remove the pipes. The concrete slab that is adjacent to and overlies the pipes will be removed and segregated into a stockpile for concrete material. The soil adjacent to the pipes will then be removed and segregated into a stockpile. The pipes (assumed to be metal) will then be removed and also stockpiled. To suppress dust emissions from the Site during the removal of the pipes, the contractor will spray the concrete and soil with water during demolition activities. The stockpiled materials (concrete, pipes, and soil) will be covered with plastic sheeting to prevent dust from migrating off site.

The native soil surrounding the pipes and associated materials will be visually inspected and screened for the presence of VOCs using a PID. PID readings will be recorded on daily field logs. It is anticipated that three to five measurements will be collected per pipe. If the visual inspection or PID measurements identify the presence of VOCs, additional soil will be excavated and removed from the Site.

LFR will conduct the sampling necessary to assess the soil quality in the vicinity of the pipes and to profile the concrete, soil, and liquid for recycling or disposal. The list of following analyses will be performed for the soil sample collected in the vicinity of the pipes:

- TPHg, TPHd, and TPHmo using the EPA test method 8015, modified
- PCBs using the EPA test method 8081
- PAHs using the EPA test method 8270
- VOCs using the EPA test method 8260
- metals (total) including lead, copper, chromium, nickel, and zinc using the EPA test method 6000-7000 series

The list of analyses to profile the soil for disposal will be depend on the requirements of the landfill where the soil will be disposed of.

In addition, the contents of miscellaneous drums and containers located on the Site will be characterized and transported off site for proper disposal.

Task 5: Well Abandonment

LFR proposes to abandon the following six wells to prepare the Site for redevelopment: MW-1, TW-2, TW-4, TW-5, TW-6, and TW-7. As presented in the RCAP, once the Site is redeveloped, several groundwater monitoring wells will be installed to monitor the effectiveness of the remedial activities proposed at the Site.

Before abandoning the wells, LFR will prepare and submit to the Alameda County Public Works Agency (ACPWA) permit applications for well abandonment.

A qualified drilling contractor will conduct the well abandonment and sealing under the direction of an LFR California Registered Geologist. The wells will be sealed using the "pressure grouting" method. This standard method, approved by the ACPWA, involves filling the well with neat cement and forcing the grout out through the perforated section of casing into the sand pack, thereby filling the annular space around the well casing. The cement will be pumped into the well through a tremie pipe placed at the bottom of the well. As the well fills with cement, care will be taken so that any water in the casing will not be forced to the surface. If water does become displaced it will be contained in a 55-gallon drum for off-site disposal. Each well box at the surface will be removed to complete abandonment and the ground surface will be finished to match the existing surface.

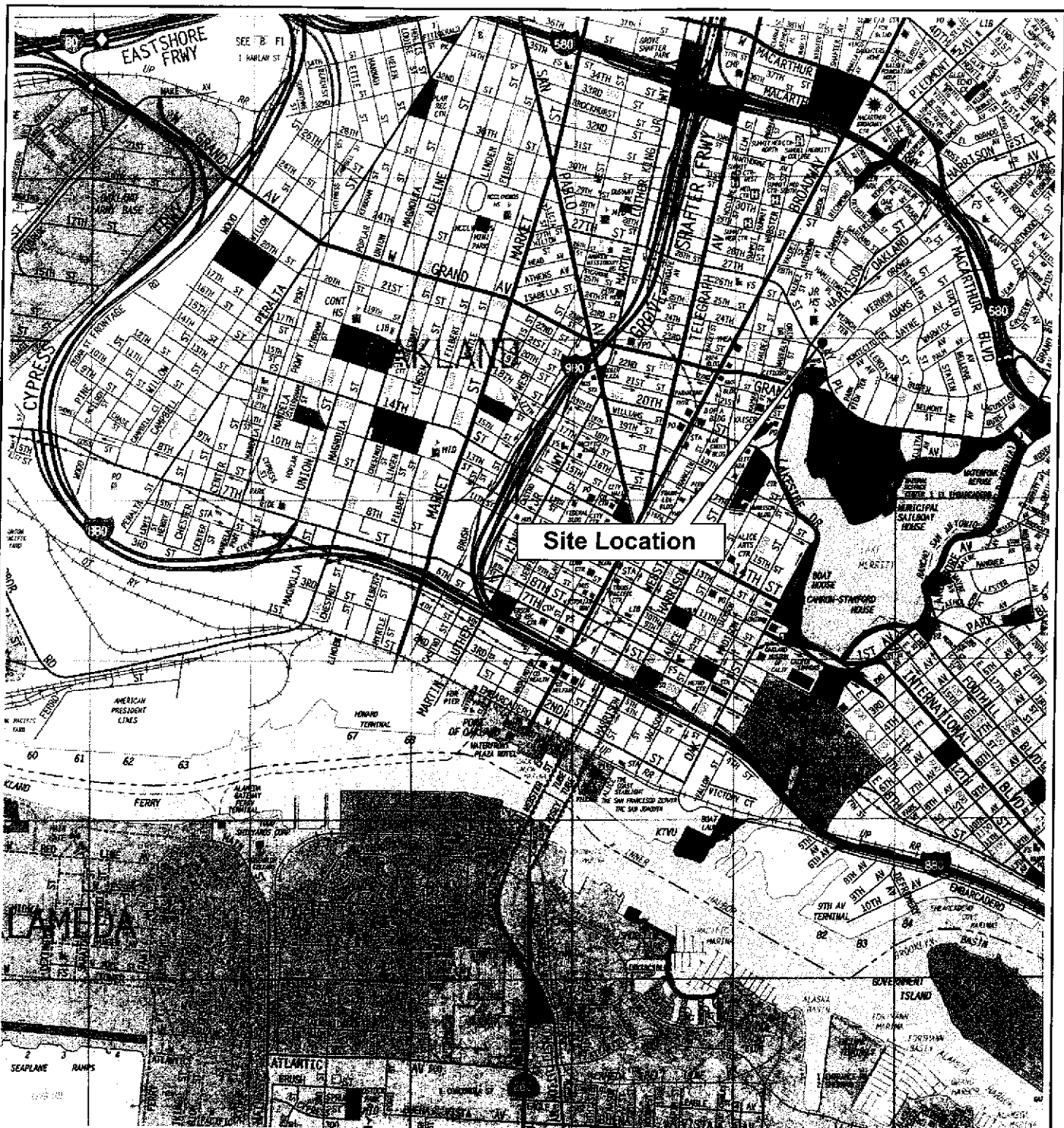
Task 6: Report Preparation

Following the completion of these tasks, and LFR's review of the analytical results of the soil samples, the data will be entered into tables for presentation. LFR will discuss the findings and observations made during the removal of the site features with representatives of Bond Company. Following this discussion, LFR will prepare a draft summary report describing the field activities, presenting the soil sampling results, and summarizing the pertinent findings and observations made during the removal of the site features.

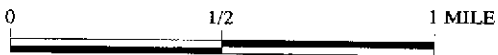
A separate letter report will be prepared and submitted to the ACPWA documenting the well abandonment activities.

3.0 PROJECT SCHEDULE

Implementation of the tasks described above will begin immediately. These tasks will be performed in conjunction with site redevelopment activities and will occur during the dry season (between June and October 2004). It is anticipated that Tasks 1 through 5 can be completed in approximately 2 to 3 weeks.



© 1999 Copyright Thomas Bros. Map ©



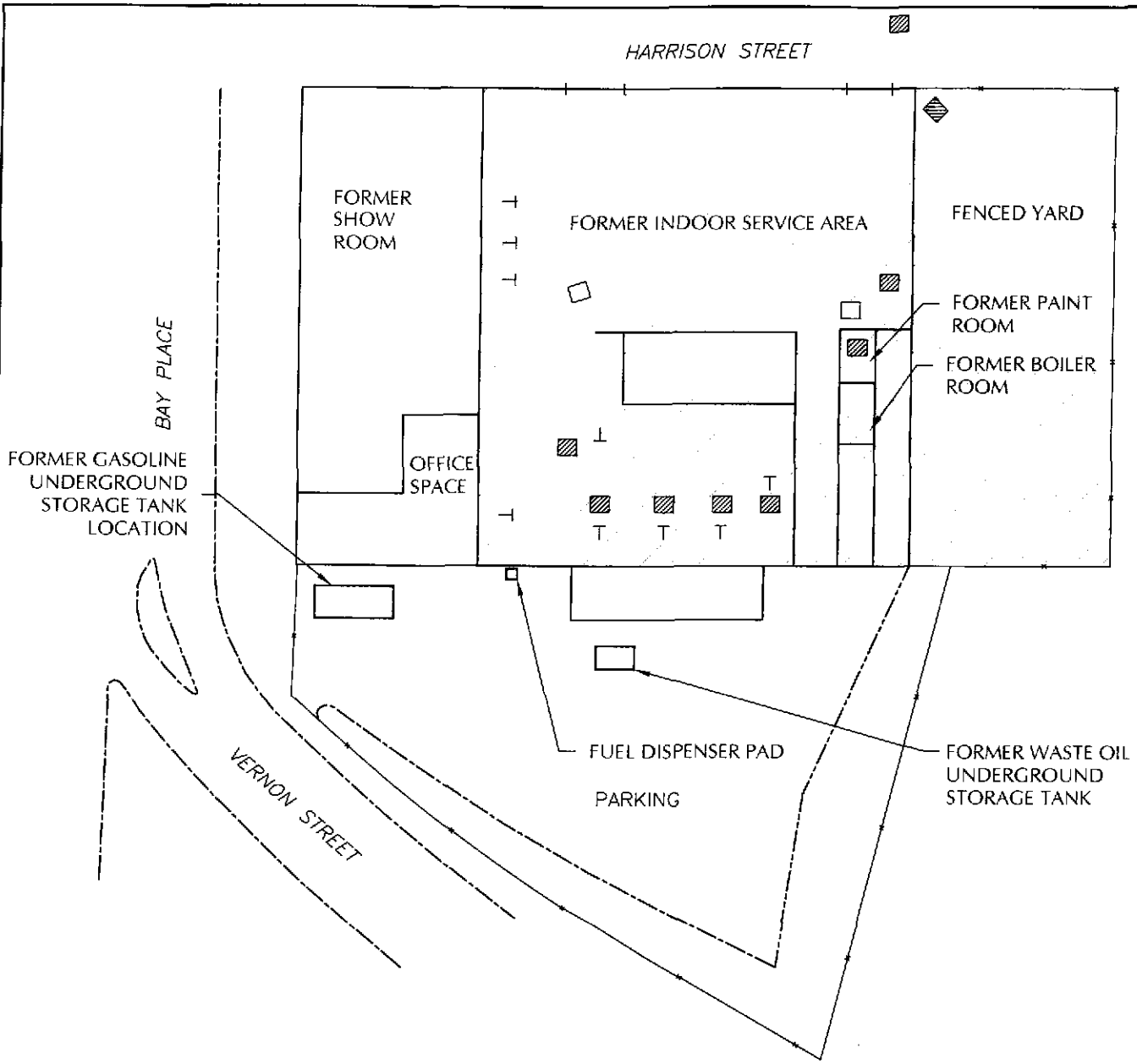
Site Vicinity Map

Former Cox Cadillac, 230 Bay Place, Oakland, California









Figure 1

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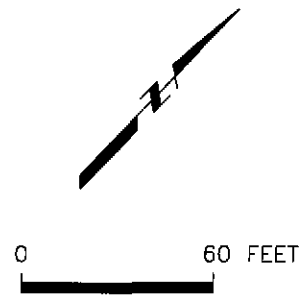


EXPLANATION

-  AREA HAS BEEN DEMOLISHED
-  FORMER DRAINS
-  FORMER LIFTS
-  FENCE
-  RETAINING WALL
-  CURB

NOTES:

1. LOCATIONS OF ALL FEATURES DEPICTED ARE APPROXIMATE



Site Plan

Former Cox Cadillac, 230 Bay Place, Oakland, California



Figure 2