

RECEIVED

By Alameda County Environmental Health at 11:55 am, Nov 17, 2014

November 6, 2014

Ms. Dilan Roe
Site Cleanup Program Manager
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94501-6577

Subject: Demolition Plan
Crown Chevrolet Cadillac Isuzu
7544 Dublin Boulevard
Dublin, California
Fuel Leak Case No. RO0003014

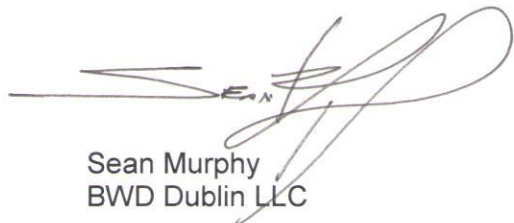
Dear Ms. Roe:

Enclosed please find the *Demolition Plan* for the Crown Chevrolet Cadillac Isuzu site at 7544 Dublin Boulevard, in Dublin, California (Fuel Leak Case No. RO0003014, GeoTracker Global ID T10000001616). This document was prepared by Carlson, Barbee & Gibson on behalf of BWD Dublin LLC.

I declare under penalty of perjury that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

Please contact me at (415) 602-8128 or Ryan Hansen of Carlson, Barbee & Gibson at (925) 866-0322 if you have any questions regarding this Work Plan.

Sincerely yours,



Sean Murphy
BWD Dublin LLC

Attachment: Demolition Plan

cc: Avery Whitmarsh, AMEC Environmental & Infrastructure, Inc.

Whitmarsh, Avery

From: Pete Beritzhoff [pete@baywestdevelopment.com]
Sent: Wednesday, October 01, 2014 4:14 PM
To: Dilan.Roe@acgov.org
Cc: robert.weston@acgov.org; Whitmarsh, Avery; Matt Gingery; Sean Murphy; Adam
Subject: 7544 Dublin Blvd.: Crown Chevy / Cadillac Isuzu Facility Closure and Demolition Plan

Follow Up Flag: Follow up
Flag Status: Completed

Dilan:

For your review and approval, this email constitutes our *Facility Closure and Demolition Plan* for the Crown Chevy / Cadillac Isuzu site located at 7544 Dublin Blvd., in Dublin, CA.

You may recall that we will be demolishing the site in three phase: (1) Building lead/asbestos abatement ; (2) Demolition of buildings, slabs, and foundations so that AMEC can complete remediation beneath Building B and assess for potential additional impacts; and (3) Demolition of site asphalt concrete, site concrete, and remaining site improvements after Bay West takes ownership of the property and procures a grading permit.

Due to file size, I am transmitting the following documents for your review/approval via link:

- **Pre-Demolition Asbestos and Lead Inspection Report** prepared by KELLCO: <https://app.box.com/s/fxoht4ujoip1f2v216b>
- **Demolition Plan** prepared by our Civil Engineer, CBG: <https://app.box.com/s/bt1ac7w7iujbn4cquuec>
- **DSRSD(Zone 7) Stamped/Signed Approval of Demo Plan:** <https://app.box.com/s/1vhb5gsn2tyg46omoqxt>

AMEC will be present during all of the site demolition activities. The known environmental impacts and possible impacts that have not yet been discovered will be addressed in accordance with the approved *Revised Additional Investigation and Soil Removal Work Plan*, prepared by AMEC and dated August 27, 2014.

If possible impacts are observed during the demolition activities, the potentially impacted soil will be segregated from the rest of the soil and handled in accordance with AMEC's *Revised Additional Investigation and Soil Removal Work Plan*, including the soil management procedures outlined in Appendix A. Drain lines, hydraulic hoists, sumps, and other potentially impacted materials will also be segregated from the other materials as well. The materials identified in the *Pre-Demolition Asbestos and Lead Inspection Report* will be removed in accordance with all Federal, State, and Local rules and regulations.

The following agency approvals will be secured prior to starting abatement/demolition:

- **CUPA:** I have cc'd Robert Weston here, for his review and approval
- **BAAQMD:** Our demolition contractor will be pulling J number permits for both Asbestos/Lead Remediation and Building Demolition next week
- **PG&E:** Gas and Electric service termination engineering is complete, and PG&E will have Gas/Electric services terminated by 10/3/14
- **City of Dublin:** Public Works and Building Department will provide the demo permit once Gas/Electric have been terminated, and ACEH/CUPA have signed off

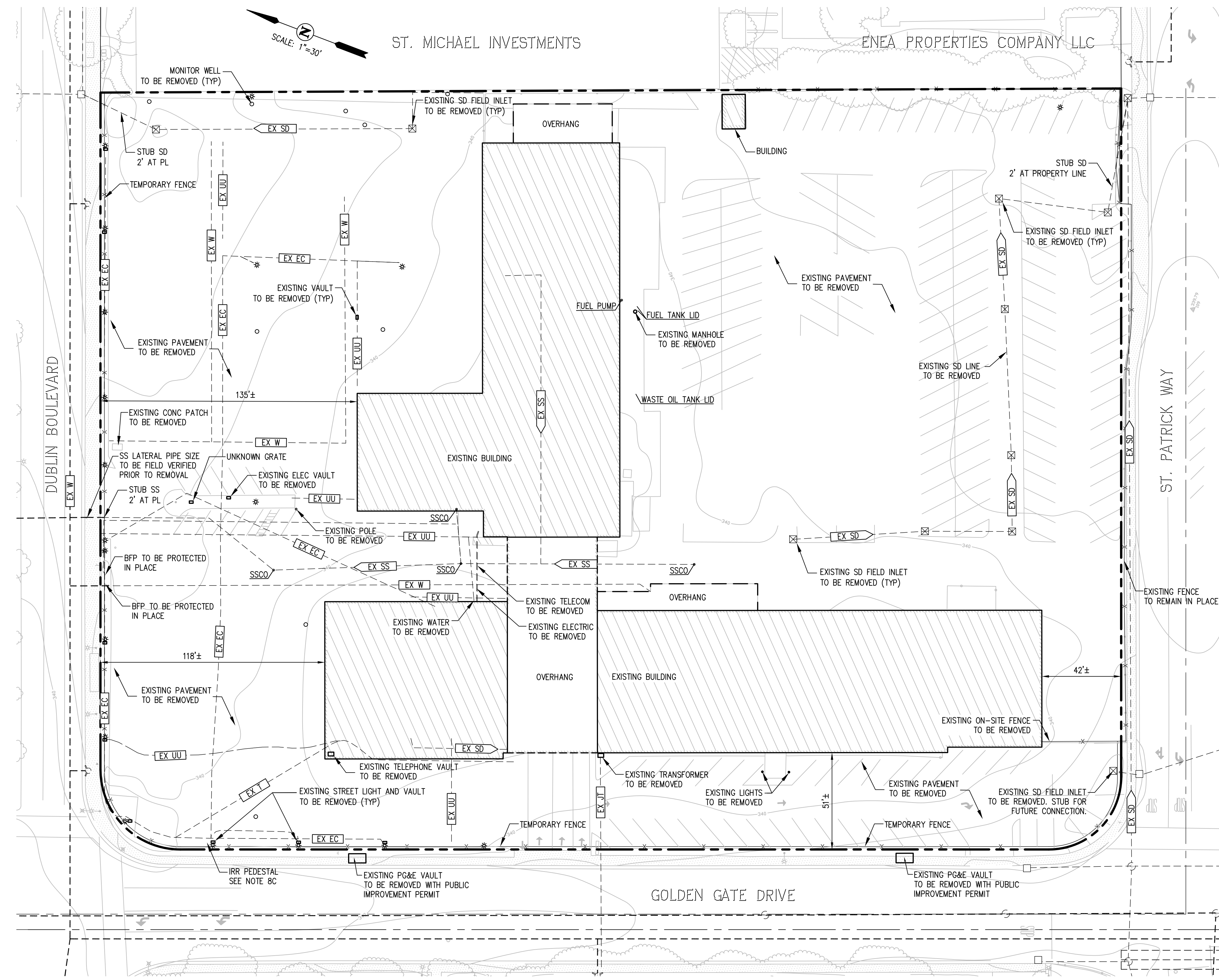
Please advise if you are able to approve this *Facility Closure and Demolition Plan* as submitted, or if you need additional information.

Thank you,

Pete Beritzhoff
Bay West Development
2 Henry Adams Street
Suite #450
San Francisco, CA 94103
408.680.4938
pete@baywestdevelopment.com

DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

***CAUTION-CAUTION*!!**
EXISTING GAS MAIN AND CONNECTION NOT
SHOWN. CONTRACTOR TO VERIFY GAS
LOCATION BEFORE CONSTRUCTION



LEGEND:

- PROPERTY BOUNDARY
- - - - - EXISTING ON-SITE UTILITY TO BE REMOVED
- * STREET LIGHT TO BE REMOVED
- o MONITOR WELL TO BE REMOVED PRIOR TO SITE DEMO
- ELECTRICAL VAULT TO BE REMOVED
- ▨ EXISTING BUILDINGS TO BE REMOVED
- ▭ EX SS SANITARY SEWER TO BE REMOVED
- ▭ EX SD STORM DRAIN TO BE REMOVED
- ▭ EX EC ELECTRICAL LINE TO BE REMOVED
- ▭ EX NG NATURAL GAS LINE TO BE REMOVED
- ▭ EX T TELECOMMUNICATIONS LINE TO BE REMOVED
- ▭ EX UU UNDIFFERENTIATED UTILITY TO BE REMOVED
- ▭ EX JT JOINT TRENCH LINE TO BE REMOVED
- ▭ EX W WATER LINE TO BE REMOVED

DEMOLITION NOTES:

- BUILDING FOOTPRINT: 42,330 SF
* DOES NOT INCLUDE AREA UNDER OVERHANGS
- BUILDING HEIGHT: 20' - 25'±
- HOURS OF WORK/NOISE LIMITATIONS:
CITY ORDINANCE ===16.08.030=== LIMITS HOURS OF CONSTRUCTION AND LIMITS NOISE ON THE JOB.
WORK HOURS ARE:
MONDAY - FRIDAY, 7AM TO 6PM
SATURDAY, 8AM TO 5PM
SUNDAY/NATIONAL HOLIDAYS, NO WORK

NO LOUD ENVIRONMENTALLY DISRUPTIVE NOISES SUCH AS EQUIPMENT WITHOUT MUFFLERS, CONTINUOUSLY RUNNING MOTORS OR GENERATORS, LOUD PLAYING MUSICAL INSTRUMENTS OR RADIOS, ETC. WILL BE ALLOWED.
- DUST CONTROL/DEBRIS CONTAINMENT:

IT IS THE RESPONSIBILITY OF A DEMOLITION PERMIT HOLDER TO INSURE PROVISIONS HAVE BEEN MADE TO PREVENT DUST OR DEBRIS FROM BLOWING ONTO ADJOINING PROPERTIES OR PUBLIC STREETS. DEMOLITION, ONCE BEGUN, SHALL CONTINUE UNTIL THE LOT IS CLEAN AND CLEAR OF ALL DEBRIS AND FREE OF ALL DEMOLISHED MATERIALS.
- HAZARDS:

IT SHALL BE THE DEMOLITION PERMIT HOLDERS RESPONSIBILITY TO BE FAMILIAR WITH AND CONTACT THE PROPER AGENCY WHEN A HAZARD IS ENCOUNTERED DURING THE COURSE OF THE PERMITTED WORK. THE PERMIT HOLDER SHALL MAKE ALL OWNERS, EMPLOYEES AND CONTRACTORS AWARE OF THESE REQUIREMENTS. THE FOLLOWING PROCEDURES MUST BE FOLLOWED WHEN A HAZARD IS DISCOVERED:
 - BROKEN GAS LINE: SHUT OFF ANY EQUIPMENT AND EVACUATE THE IMMEDIATE AREA. DIAL 911 FOR EMERGENCY RESPONSE AS SOON AS POSSIBLE.
 - ELECTRIC LINE DOWN: EVACUATE THE AREA IMMEDIATELY. DIAL 911 FOR EMERGENCY RESPONSE AS SOON AS POSSIBLE.
- ASBESTOS MATERIALS:

A NOTIFICATION FORM MUST BE FILLED OUT AND MAILED TO BAY AREA AIR QUALITY MANAGEMENT DISTRICT, 939 ELLIS ST. SAN FRANCISCO, CA 94109, 415-771-6000, PRIOR TO PERMIT ISSUANCE. IT IS THE PERMIT HOLDERS RESPONSIBILITY TO CONTACT THIS AGENCY AND RECEIVE PERMISSION PRIOR TO STARTING THE ACTUAL DEMOLITION WORK. FAILURE TO COMPLY WILL BE CAUSE FOR SUSPENSION OR REVOCATION OF THE DEMOLITION PERMIT. BAAQMD WILL INFORM THE PERMIT HOLDER OF THE PROPER METHODS TO DETERMINE IF ASBESTOS IS PRESENT AND FOR REMOVAL.
- OTHER HAZARDS:

THE HAZARDS LISTED ABOVE ARE NOT ALL INCLUSIVE OF HAZARDOUS CONDITIONS, WHICH MAY BE ENCOUNTERED WHILE A DEMOLITION IS BEING PERFORMED. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO INFORM THE CITY OF DUBLIN BUILDING DIV. OF ANY UNUSUAL CONDITION WHICH MY CONSTITUTE OR BECOME A HAZARD TO LIFE OR PROPERTY.
- CONTRACTOR SHALL POTHOLE, CUT OUT AND REMOVE PORTION OF EXISTING ON-SITE WATER LINES AT THE CONNECTION TO THE MAIN PER DRSRD'S ABANDONMENT PROCEDURES.
- CONTRACTOR SHALL ABANDON AND REMOVE EXISTING ON-SITE SANITARY SEWER LINE PER DRSRD'S ABANDONMENT PROCEDURES.
- UTILITIES:
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 - EXISTING ON-SITE WATER BACKFLOW PREVENTERS ARE TO BE PROTECTED IN PLACE.
 - EXISTING UTILITIES TO BE REMOVED, OR REMOVED AND CAPPED, WITHIN 5' OF EXISTING BUILDINGS PRIOR TO BUILDING DEMOLITION.
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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DEMOLITION PLAN
SCALE: 1" = 30'

DATE:	08/13/14
DRAWN BY:	WLR
PROJ. ENGR:	WLR
PROJ. MGR:	RTH
NO. BY DATE	
REVISIONS	
APPROVAL	

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2655 Camino Ramon, Suite 350 • San Ramon, CA 94583
925-666-0322
www.cbgi.com

7544 DUBLIN BOULEVARD
CROWN CHEVROLET
DEMOLITION PLAN
CITY OF DUBLIN
CALIFORNIA

SHEET NUMBER
1
OF 1
JOB NUMBER
2019-00



DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

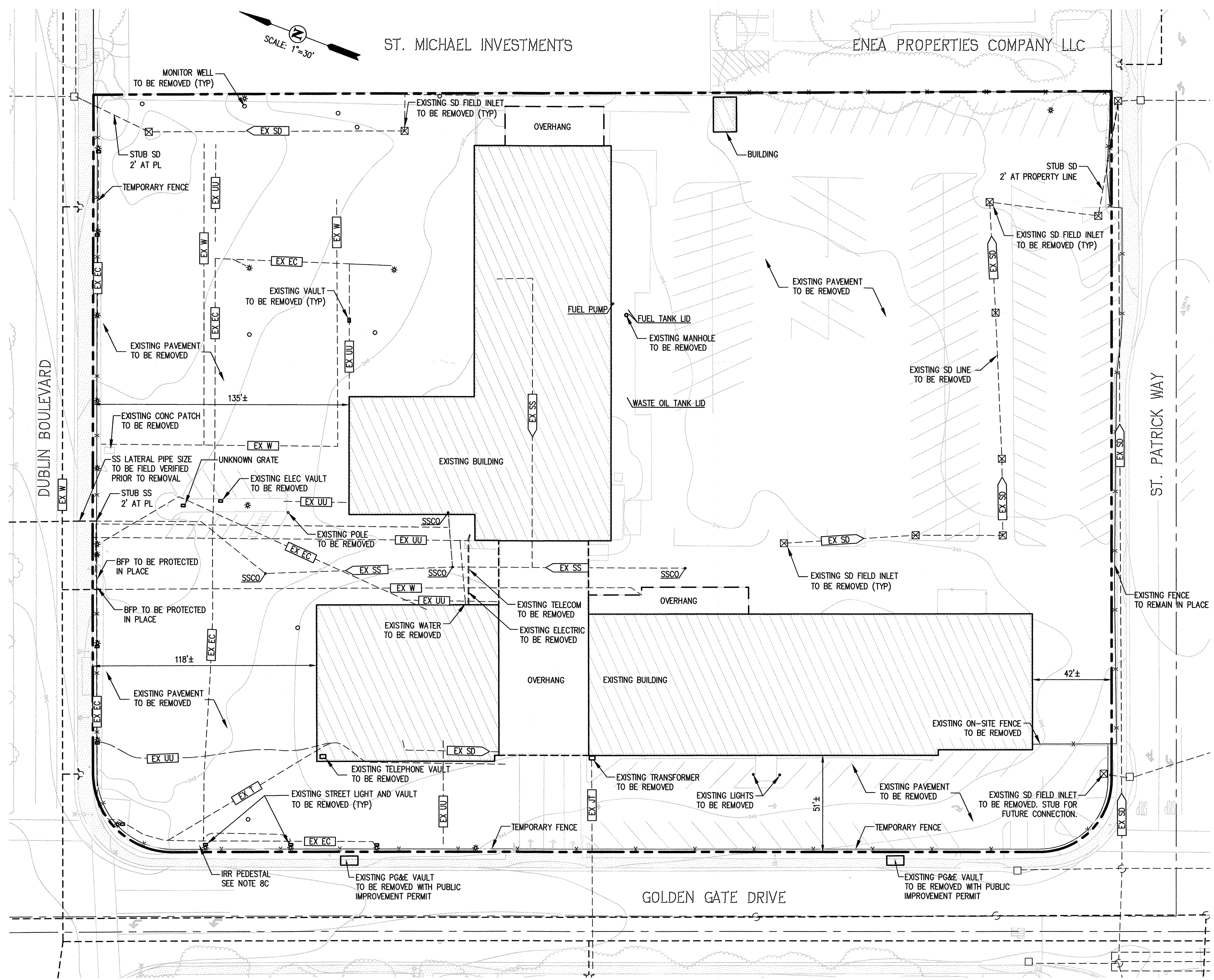
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

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DUBLIN SAN RAMON SERVICES
DISTRICT APPROVAL
SEP 11 2014

DEMOLITION PLAN
SCALE: 1" = 30'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE:	08/19/14	NO.	
DRAWN BY:	WLR	BY:	DATE
PROJ. ENGR:	WLR	REVISIONS	
PROJ. MGR:	WLR		

CROWN CHEVROLET
7544 DUBLIN BOULEVARD
DUBLIN, CA 94568

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DEMOLITION PLAN
SHEET NUMBER
1
OF 1
JOB NUMBER
2019-00

CITY OF DUBLIN
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