



Health Care Services

Alameda County Environmental Health Meeting Sign-In Sheet

BILL COX CADILLAC & BUICK
230 BAY PLACE, OAKLAND
R00000148

Thursday, July 10, 2008
10:30 AM

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Meeting
Former Bill Cox Cadillac &
Buick Site (RO0000148)

Bond CC Oakland, LLC – LFR Inc.
Alameda County Department of
Environmental Health

July 10, 2008

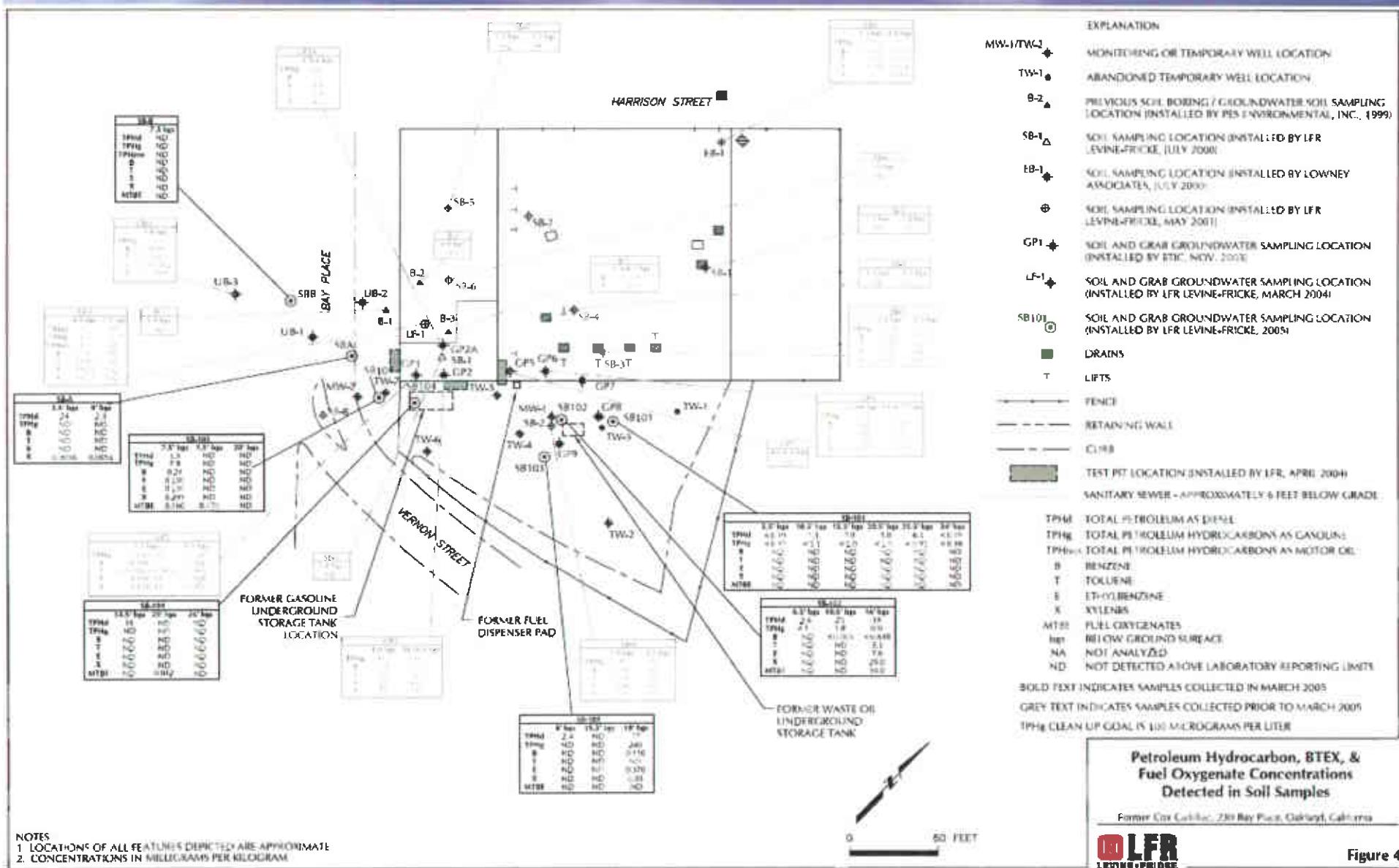
Meeting Agenda

- Summary of remedial activities completed at the site
- Current status of the project
- Propose revising clean up levels from ESLs for commercial/potential drinking water source to ESLs for commercial/not a drinking water source
- Requirements going forward, including the duration of the monitoring program, and outlining a path/tasks to get the site to closure

Previous Soil & Groundwater Investigations

- Several phases of soil & groundwater investigation by others and LFR
- Interim remedial actions
 - UST Removal & Limited Soil Removal (~50 cubic yards) – mid 1990s
 - In-situ groundwater remediation – ORC socks in wells by others – early 2000s

Soil and Grab Groundwater Samples



NOTES
1. LOCATIONS OF ALL FEATURES DEPICTED ARE APPROXIMATE.
2. CONCENTRATIONS IN MILLICRAMS PER KILOGRAM.

For more information, call 200-354-7300 or visit www.epa.gov.



Figure 4

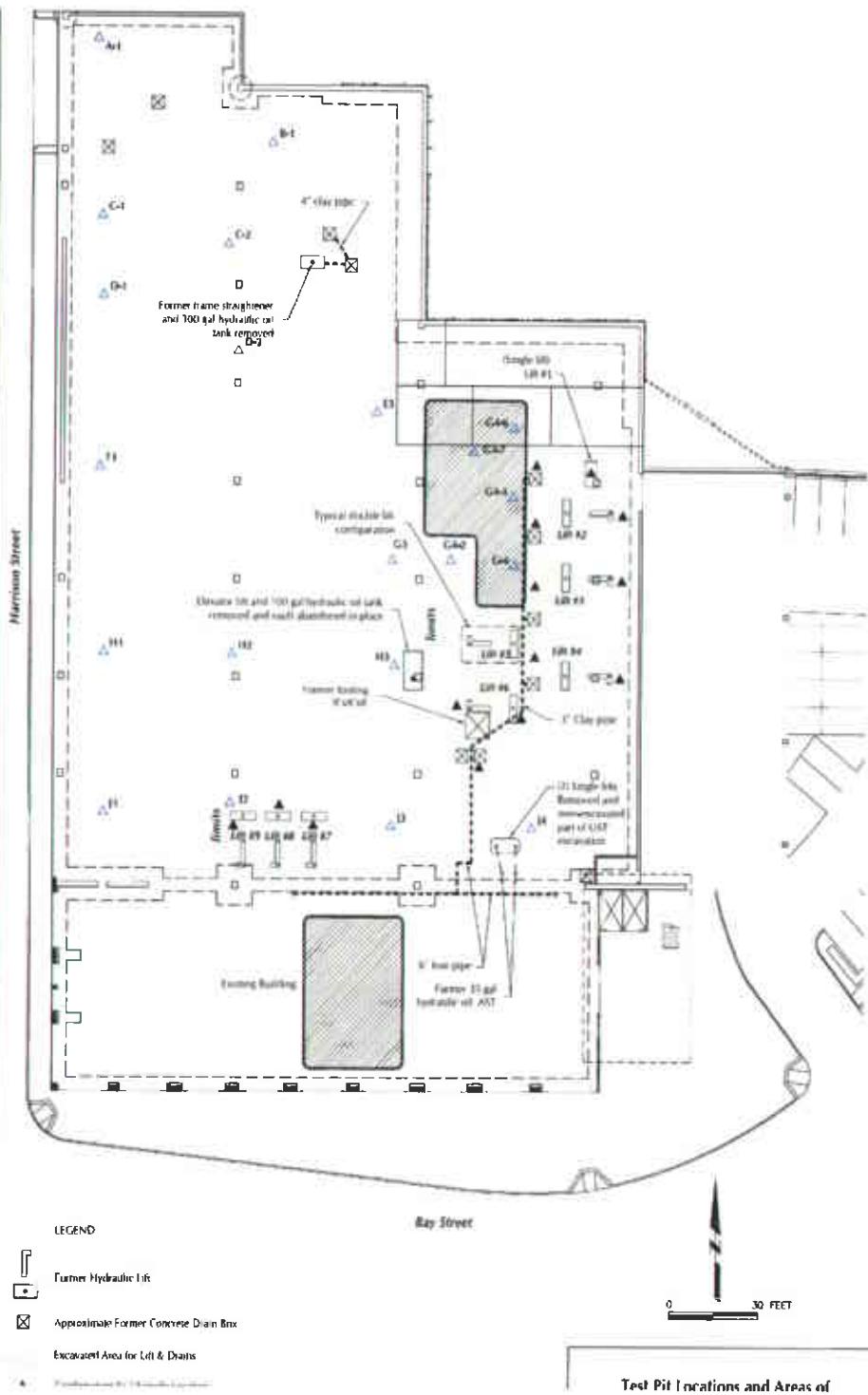
Summary of Recent Remedial Activities

- Removal action-excavation in accordance with the Revised Corrective Action Plan (RCAP), dated June 4, 2004
- Removal of the former lifts and drains in accordance with the Addendum to the Revised Corrective Action Plan" (ARCAP), dated June 17, 2004

Removal of the Lift & Drains

The following features were removed from the Site during this phase of work:

- Four groundwater monitoring wells
- Eleven hydraulic lifts
- Nine floor drains and associated underground pipes
- Large concrete structures
- One previously unknown well



Test Pit Locations and Areas of

Off-Site Disposal of Soil Associated with Lifts and Drains

- 1,010 tons of soil was removed and transported to Waste Management's Altamont Landfill
- 285 tons of lead-affected soil was removed and transported as California Hazardous Waste

Off-Site Disposal of Soil Former Indoor Service Area

- 685 tons of lead-affected soil from the was removed and transported as California Hazardous Waste

Off-Site Disposal of Soil Former Showroom Area

- 415 tons of soil of lead-affected was removed and transported as California Hazardous Waste
- 225 tons of oil-affected soil was transported to Allied Waste's Forward Landfill

Removal of Soil Associated with the Former USTs

- ~5,000 tons of TPH-affected soil was removed and transported to Allied Waste's Forward Landfill
- ~250 tons of brick and concrete was removed and transported to Allied Waste's Keller Canyon Landfill

Area of Excavation



Confirmation Soil Samples

- A total of 44 confirmation soil samples were collected and analyzed
- 16 of the 44 confirmation soil samples contained concentrations of COCs above their respective cleanup goals
- Areas where COCs were detected above cleanup goals were over-excavated, except where prohibited by existing structures
- A second set of confirmation samples indicated that COCs were no longer present above their respective COCs
- Confirmation sample locations along the "D" line and the 120-foot line could not be over-excavated due to the presence of existing structures, including a wall of the historical building, the sidewalk, and underground utilities

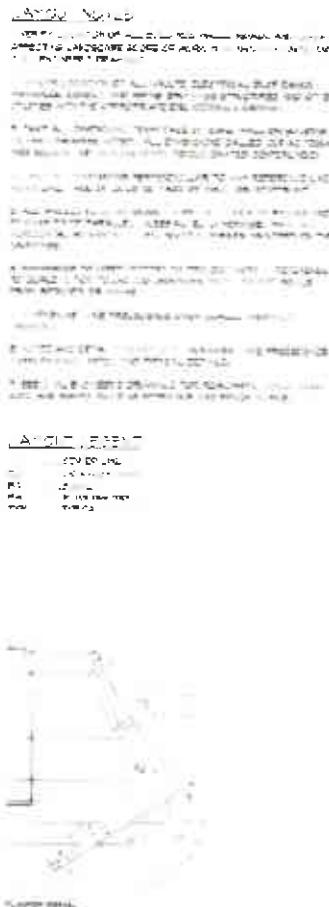
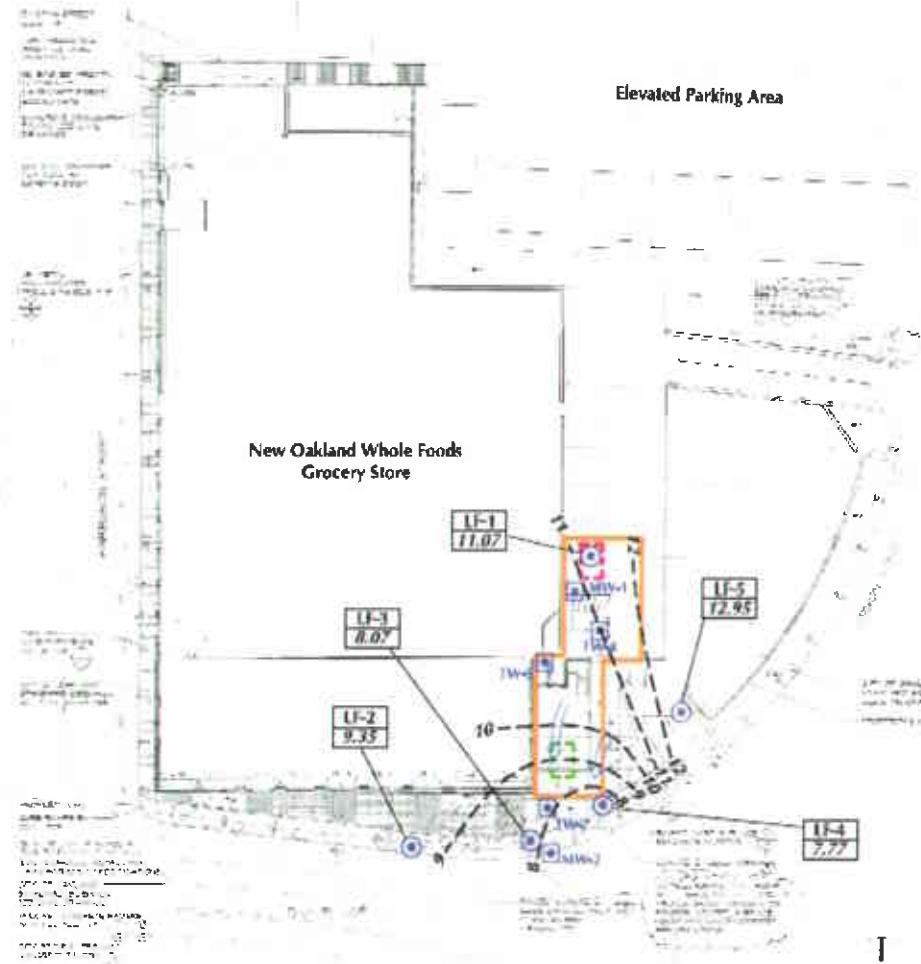
Excavation Dewatering

- Approximately 245,000 gallons of groundwater and surface water were pumped from the excavation area and discharged to EBMUD's POTW under a special discharge permit.

Current Status of the Project

- Quarterly groundwater monitoring and reporting
- Started groundwater monitoring and reporting in October 2007
- Completed 3 rounds of sampling and 2 reports – the third report will be submitted by the end of July

Groundwater Contour Map



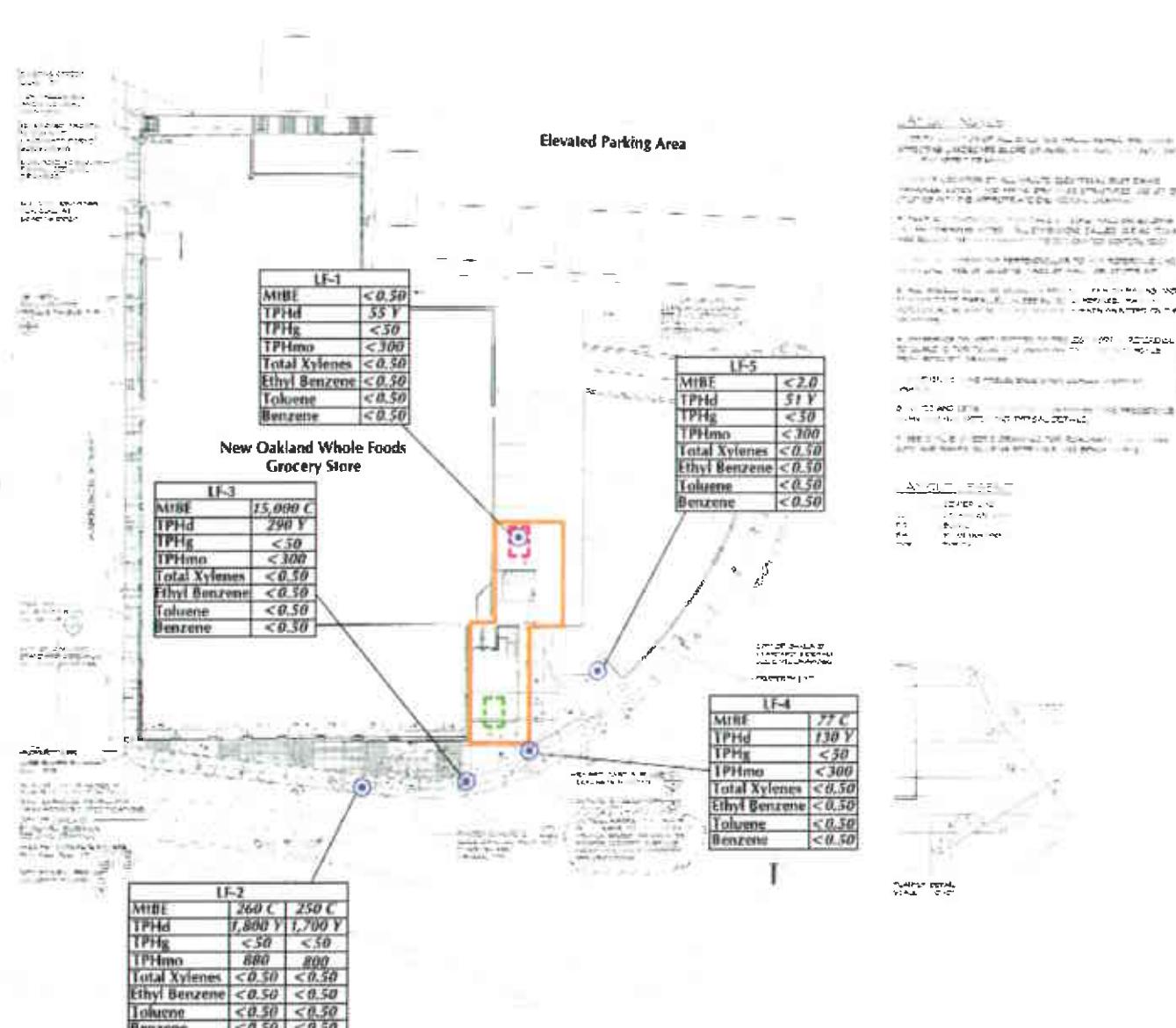
Site Map and Shallow
Groundwater Elevation Contour Map
February 26, 2008

Former City Laundry, 230 Bay Plaza, Oakland, California



Figure 2

Analytical Data February 2008



EXPLANATION:

■	Approximate Limit of Excavation performed in 2005/2006
■	Approximate Location of Former Gasoline UST
■	Approximate Location of former Waste Oil UST
●	Groundwater Monitoring Well
●	Underground Storage Tank

Duplicate Sample
Chemical Concentration in microgram per liter (ug/L)

MtBE	methyl tertiary-butyl ether
TPHd	Total petroleum hydrocarbons as diesel
TPHg	Total petroleum hydrocarbons as gas oil
TPHmo	Total petroleum hydrocarbons as motor oil
Y	Sample exhibits chromatographic pattern which does not resemble gasoline
C	Presence confirmed but relative percent difference between readings exceeds 40%



Total Petroleum Hydrocarbon and Volatile Organic Compound Concentrations in Shallow Groundwater - February 2008

Former Gas Station, 230 Bay Place, Oakland, California



Figure 3

Clean Up Goals

- Currently, soil and groundwater clean-up goals are the RWCB's ESLs - February 2005 - for a commercial land use where groundwater is a source of drinking water
- Request revising soil and groundwater clean-up goals to the current RWQCB ESLs - November 2007 - for a commercial land use where groundwater is not a source of drinking water source

Soil and Groundwater Clean Up Goals

Chemicals of Potential Concern	Current Soil Clean Up Goal (mg/kg)	Proposed Soil Clean Up Goal (mg/kg)	Current Groundwater Clean Up Goal (µg/l)	Proposed Groundwater Clean Up Goal (µg/l)
TPH as gasoline	100	450	100	5,000
TPH as diesel	100	150	100	2,500
Benzene	0.044	0.26	1	540
Toluene	2.9	29	40	400
Ethylbenzene	3.3	33	30	300
Total Xylenes	1.5	100	13	5,300
Methyl-Tertiary-Butyl Ether (MTBE)	0.023	8.4	5	1,800

Proposed clean-up goals are from the
RWQCB Environmental Screening Levels
where groundwater is not a source of drinking water
published November 2007

Notes:

mg/kg = milligrams per kilogram

µg/l = micrograms per liter;

TPH = total petroleum hydrocarbons

Project Requirements Going Forward

- Continue quarterly groundwater monitoring and reporting through the end of 2008
- Conduct periodic groundwater and reporting on a semi-annual basis (twice a year) starting in 2009 to 2010
- Assess Site for case closure at the end of 2010

MTBE in Groundwater March-April 2005

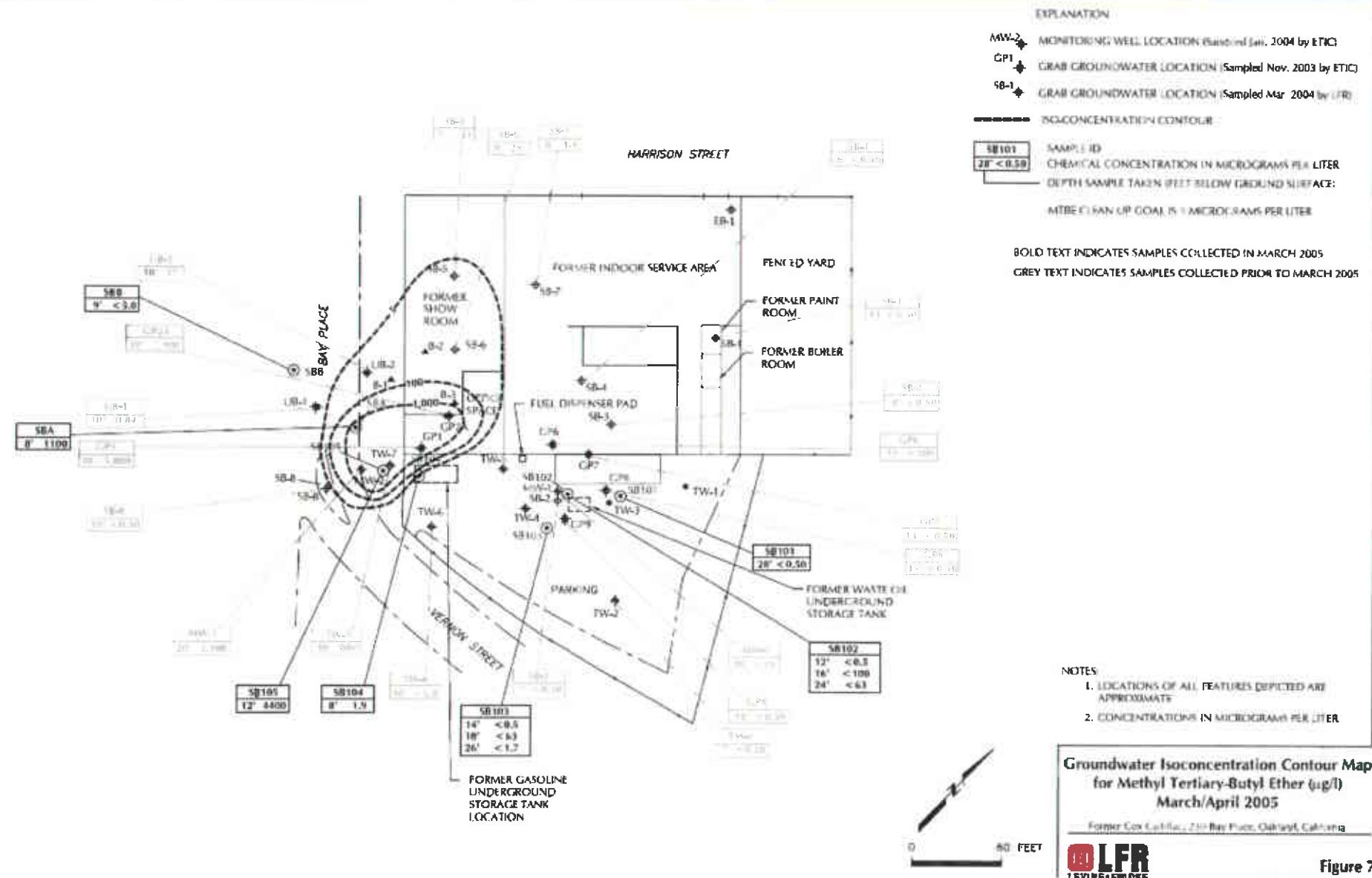


Figure 7

Table 1
Analytical Results for Confirmation Soil Samples
Collected During Excavation Activities
at the Former Cox Cadillac Site
Located at 230 Bay Place Oakland, California
concentrations in milligrams per kilogram (mg/kg)

Sample ID	Date	Benzene	Toluene	Ethylbenzene	Total Xylenes	TPHg	TPHd	MtBE
Bottom (A.0)-11'	9/21/2005	<0.005	<0.005	<0.005	<0.005	<1.0	<1.0	<0.005
Bottom (A.20)-14'	9/21/2005	14	55	61	240	2,700	8.0	<2.5
<i>Bottom (A.20)-14'</i>	<i>9/27/2005</i>	<i>0.0051</i>	<i>0.0068</i>	<i><0.005</i>	<i>0.019</i>	<i>0.230</i>	<i><2.5</i>	<i><0.005</i>
Bottom (A.40)-9'	9/21/2005	<0.005	<0.005	<0.005	<0.005	<1.0	<1.0	<0.005
Bottom (A.60)-10'	9/21/2005	<0.005	0.014	0.016	0.065	<1.0	<1.0	<0.005
Bottom (B.0)-11'	9/21/2005	<0.005	<0.005	<0.005	<0.005	<1.0	4.4	<0.005
Bottom (B.20)-10'	9/21/2005	<0.5	<0.5	<0.5	1.2	<50	37	<0.5
Bottom (B.40)-9'	9/21/2005	<0.005	0.0083	0.0053	0.026	<1.0	<1.0	<0.005
Bottom (B.60)-10'	9/21/2005	<0.005	<0.005	<0.005	<0.005	<1.0	<1.0	<0.005
Bottom (B+10,60)-15'	10/10/2005	<0.005	<0.005	<0.005	<0.010	<0.05	<5.0	<0.005
Bottom (B.80)-7'	10/12/2005	<0.005	<0.005	<0.005	<0.010	<0.05	<2.5	<0.005
Bottom (B.100)-8'	10/14/2005	0.049	0.0068	0.0092	0.030	0.180	<2.5	0.014
Bottom (B120)-14'	10/17/2006	<0.005	<0.005	<0.005	<0.010	0.063	<2.5	0.069
Bottom (C.0)-12'	9/27/2005	<0.005	<0.005	<0.005	<0.005	<1.0	1.7	<0.005
Bottom (C.20)-10.5'	9/27/2005	<0.005	<0.005	<0.005	<0.005	<1.0	<1.0	<0.005
Bottom (C.40)-8'	9/29/2005	<0.005	<0.005	<0.005	<0.010	<0.05	<2.5	<0.005
Bottom (C.50)-15'	10/10/2005	<0.005	<0.005	<0.010	<0.005	<0.05	<5.0	<0.005
Bottom (C.60)-10'	9/29/2005	<0.250	0.410	0.560	3.6	52	<2.5	<0.250
Bottom (C.80)-13'	10/12/2005	<0.250	0.350	0.370	2.6	31.0	<2.5	<0.250
Bottom (C.100)-10'	10/14/2005	0.064	<0.005	<0.005	<0.10	0.290	<2.5	0.150
Bottom (C.120)-9'	10/18/2005	<0.010	<0.010	<0.010	<0.020	0.38	<2.5	0.081
Bottom (D.50)-16'	10/10/2005	<0.005	<0.005	<0.010	<0.005	<0.05	<5.0	<0.005
<i>Bottom (D.80) 13'</i>	<i>10/12/2005</i>	<i>0.32</i>	<i><0.250</i>	<i><0.250</i>	<i><0.250</i>	<i>9.7</i>	<i><2.5</i>	<i><0.250</i>

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Sample ID	Date	Benzene	Toluene	Ethylbenzene	Total Xylenes	TPHg	TPHd	MtBE
Bottom (D,100)-10'	10/14/2005	<0.050	<0.050	<0.050	<0.10	1.1	<2.5	1.6
Bottom (D, 120)-8.5'	10/18/2005	<0.250	<0.250	<0.250	<0.50	<2.5	<2.5	0.47
E. Face (A,0)-9'	9/21/2005	<0.005	<0.005	<0.005	<0.005	<1.0	<1.0	<0.005
E. Face (A,20)-12'	9/21/2005	<1.0	9.9	24	94	980	16	<1.0
E. Face (A,20)-10'	9/27/2005	<0.005	<0.005	<0.005	<0.010	<0.050	<2.5	<0.005
E. Face (A,40)-8'	9/21/2005	<0.005	<0.005	<0.005	<0.005	<1.0	<1.0	<0.005
E. Face (A,60)-8'	9/21/2005	<0.005	<0.005	<0.005	<0.005	<1.0	<1.0	<0.005
E. Face (B-100)-6'	10/14/2005	<0.005	<0.005	<0.005	<0.010	<0.050	<2.5	<0.010
E. Face (B,120)-10'	10/17/2005	0.890	0.850	<0.500	<0.500	<1.0	<1.0	<0.250
E. Face (B100)-7'	1/31/2006	0.011	<0.005	<0.005	<0.010	3.8LY	18HY	NA
N. Face (B,0)-8.5'	9/21/2005	<0.005	<0.005	<0.005	<0.005	<1.0	3.4	<0.005
N. Face (C,0)-8.5'	9/27/2005	<0.005	<0.005	<0.005	<0.005	<0.05	<1.0	<0.005
S. Face (B+10', 125)-10'	10/17/2005	0.017	0.0087	0.020	0.084	0.47	<2.5	0.0073
S. Face (C,120)-6'	10/18/2005	<0.005	<0.005	<0.005	<0.010	0.16	<2.5	0.034
W. Face (C,0)-8'	9/27/2005	<0.005	<0.005	<0.005	<0.005	<0.05	50	<0.005
W. Face (C,40)-8.5'	9/29/2005	<0.005	<0.005	<0.005	<0.010	<0.05	<5.0	<0.005
Bottom (D,50)-16'	10/10/2005	<0.005	<0.005	<0.010	<0.005	<0.05	<5.0	<0.005
W Face (D,80)-8'	10/12/2005	2.6	11.0	11.0	57.0	400.0	<2.5	<0.250
W. Face (D, 80)-6'	10/18/2005	<0.005	<0.005	<0.005	<0.010	0.11	<2.5	0.12
W. Face (D,100)-8'	10/14/2005	<0.025	<0.025	<0.025	<0.050	0.470	<2.5	0.630
W. Face (D, 120)-6'	10/18/2005	0.036	<0.005	<0.005	<0.010	0.3	<2.5	0.11

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concentrations in milligrams per kilogram (mg/kg)

Sample ID	Date	Benzene	Toluene	Ethylbenzene	Total Xylenes	TPHg	TPHd	MtBE
REGULATORY CONCENTRATIONS								
Soil Cleanup Goal		0.044	2.9	3.3	1.5	100	100	0.023

Notes:

Soil cleanup goals are based on San Francisco Regional Water Quality Control Board Environmental Screening Level protective of groundwater as a drinking water source for a property that is to be developed for a commercial use.

TPHg = total petroleum hydrocarbons as gasoline

TPHd = total petroleum hydrocarbons as diesel

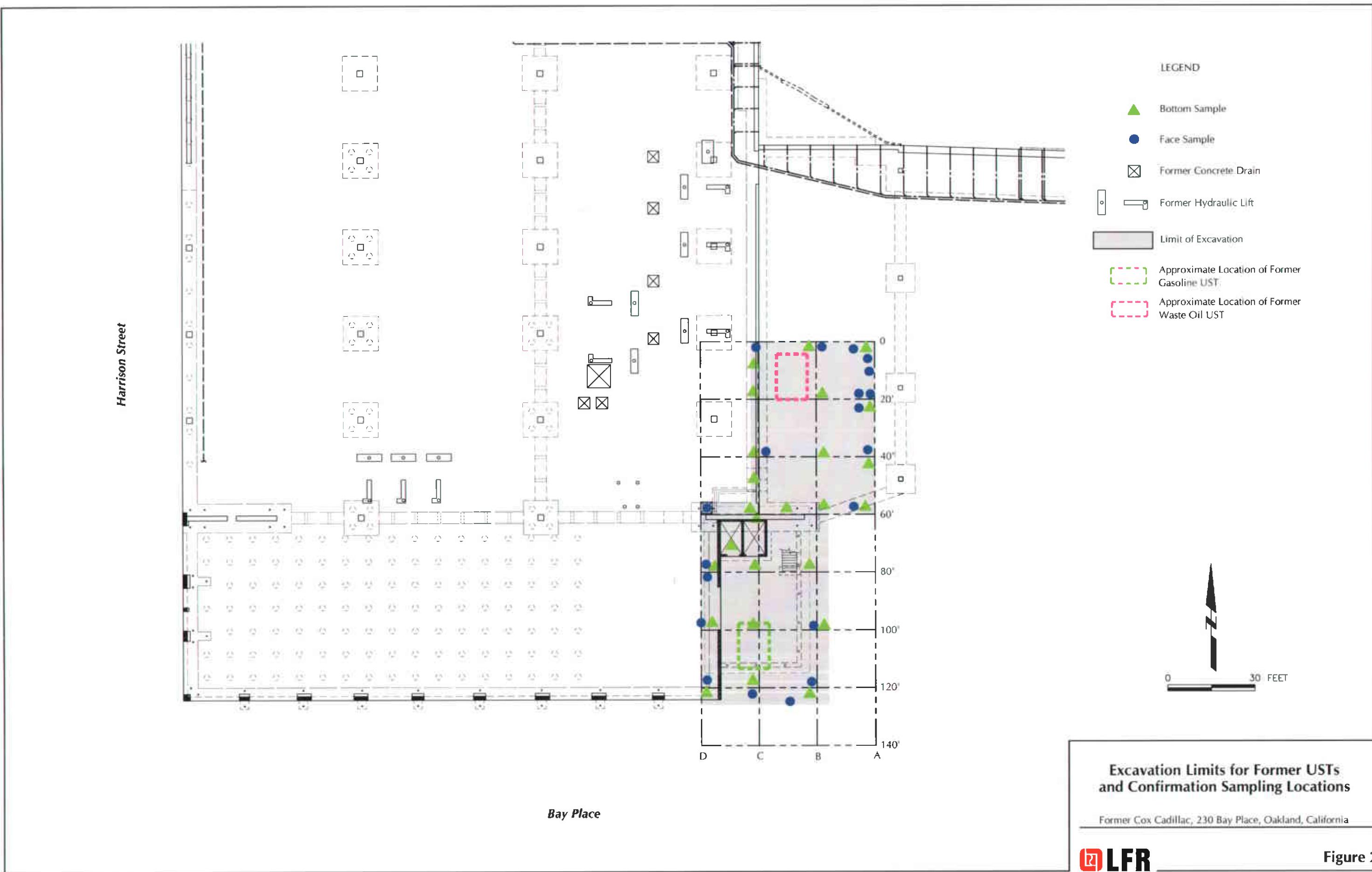
MtBE = methyl tertiary-butyl ether

Samples analyzed by: Severn Trent STL Laboratories, Curtis & Tompkins, Ltd., and Entech Analytical Labs, Inc.

Volatile organic compounds not reported on this summary table were not detected above the analytical reporting limits.

Bold font denotes results above soil clean-up goal.

Italic font denotes results of sample collected at the location of "over-excavation" at the location where analytical results were above cleanup goals.



EXPLANATION:

	Approximate Limit of Excavation performed in 2005/2006
	Approximate Location of Former Gasoline UST
	Approximate Location of Former Waste Oil UST
	Groundwater Monitoring Well
	Underground Storage Tank

LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL, PLUMB, BANKS, MANIFOLDS, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS.
3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING UNLESS OTHERWISE NOTED. ALL DIMENSIONS CALLED OUT AS "EQUAL" ARE EQUIDISTANT MEASUREMENTS TO DESIGNATED CENTER LINE.
4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTER LINE.
5. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
6. REFERENCE TO NORTH REFERS TO PROJECT NORTH. REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
7. DIMENSION TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
8. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
9. SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAYS, CURBS, CURB CUTS AND RAMPS, BUILDING SETBACKS AND BENCH MARKS.

LF-2

MtBE	280	250
TPHd	1,900Y	2,100Y
TPHg	<250	<130
TPHmo	900	1,100
Total Xylenes	<2.5	<1.3
Ethyl Benzene	<2.5	<1.3
Toluene	<2.5	<1.3
Benzene	<2.5	<1.3

Duplicate Sample
Chemical Concentration in
micrograms per liter ($\mu\text{g/L}$)

MtBE methyl tertiary-butyl ether
TPHd Total petroleum hydrocarbons as diesel
TPHg Total petroleum hydrocarbons as gas
TPHmo Total petroleum hydrocarbons as motor oil

Y Sample exhibits chromatographic pattern
which does not resemble standard

LAYOUT LEGEND

CL	CENTER LINE
EJ	EXPANSION JOINT
PL	PLANTING AREA
TYC	TYC



Hydrocarbon Concentrations in Shallow Groundwater October 2007

Former Cox Cadillac, 230 Bay Place, Oakland, California



