



ENVIRONMENTAL
PROTECTION
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November 26, 1996

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Mr. Dale Klettke
Alameda County Department of Environmental Health
1181 Harbor Bay Parkway
Alameda, California 94502

ENVIRONMENTAL PROTECTION AM 10:45
**TRANSMITTAL
ADDENDUM
REVISED INTERIM REMEDIAL ACTION PLAN
SOIL EXCAVATION AND PASSIVE IN-SITU BIOREMEDIATION
FORMER BILL COX CADILLAC FACILITY
230 BAY STREET
OAKLAND, CALIFORNIA**

Dear Mr. Klettke:

Enclosed please find a copy of the above referenced interim remedial action plan addendum. Please call either Andrew Briefer or me at (415) 899-1600 should you have any questions.

Yours very truly,

PES ENVIRONMENTAL, INC.

Kyle S. Flory
Kyle S. Flory, R.G.
Senior Geologist

Enclosure

cc: Mr. Steven Schulman, Wells Fargo Bank
Rory Campbell, Esq., Hanson Bridgett
Mr. Don Eisenberg, EOA
Mr. Bill Cox, Cox Cadillac
Leah Goldberg, Esq., Hanson Bridgett

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November 26, 1996

167.0200.002

Mr. Steven Schulman
Wells Fargo Bank
c/o Rory Campbell, Esq.
Hanson, Bridgett, Marcus, Vlahos, & Rudy
333 Market Street, Suite 2300
San Francisco, California 94105-2173

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REVISED INTERIM REMEDIAL ACTION PLAN
SOIL EXCAVATION AND PASSIVE IN-SITU BIOREMEDIATION
FORMER COX CADILLAC FACILITY
230 BAY STREET
OAKLAND, CALIFORNIA**

Dear Messrs. Campbell and Schulman:

PES Environmental, Inc. ("PES") is pleased to present Wells Fargo Bank ("Wells Fargo") and Hanson, Bridgett, Marcus, Vlahos & Rudy ("Hanson Bridgett") this Addendum to the Revised Interim Remedial Action Plan for remediation of gasoline-affected soil and groundwater associated with a former 10,000-gallon underground gasoline tank operated by Bill Cox Cadillac at 230 Bay Street, Oakland, California (Plate 1). This Addendum presents revisions to PES' *Revised Interim Remedial Action Plan* ("IRAP") dated October 31, 1996. This Addendum is submitted in response to a verbal request by Mr. Dale Klettke of Alameda County Department of Environmental Health Services ("ACDEH") in a telephone conversation with Andrew Briefer of PES on November 21, 1996.

This Addendum addresses the following activities proposed in PES' October 31, 1996 IRAP: (1) clarification of the area of soil excavation; (2) completion of a monitoring well inside the building; and (3) use of the new interior well as a potential oxygen and nutrient introduction point.

SOIL EXCAVATION

As proposed in the IRAP, the hydrocarbon-affected soils beneath the former piping between the former UST excavation and the former dispenser will be excavated. The hydrocarbon-affected soil beneath the former piping and adjacent to the north wall of the former UST excavation is present at depths from approximately 2 feet below ground surface (bgs) to 6 feet bgs (Plate 3). The excavation of hydrocarbon-affected soil will extend approximately 27 feet northeast of the north wall of the former UST excavation to an estimated depth of approximately 6 feet bgs.

Messrs. Campbell and Schulman

November 26, 1996

Page 2

The depth of the excavation is estimated to be 6 feet bgs; however, the excavation will extend as deep as possible without penetrating the shallow water-bearing zone.

If accessible hydrocarbon-affected soil is encountered to the northeast and east of the proposed excavation, the excavation will be expanded to the extent feasible, to remove the additional soil. The proposed excavation will also be expanded to the northwest, as close to the building as possible without compromising the stability of the building, if results of field screening and/or soil analytical results indicate the presence of accessible hydrocarbon-affected soil.

COMPLETION OF INTERIOR MONITORING WELL

The IRAP proposed a subsurface investigation beneath the building and sidewalk to complete characterization of the lateral extent of gasoline hydrocarbons at the west-southwest portion of the site. It included installation of a temporary well in the former showroom inside the building (Plate 2). As discussed with Mr. Klettke, PES will complete the proposed temporary well as a permanent groundwater monitoring well. The interior groundwater monitoring well will be installed to a depth of 20 feet bgs using hollow-stem auger drilling equipment.

Soil samples will be collected and logged by a PES geologist per the procedures presented in the IRAP. The monitoring well will be installed, developed, and sampled using the procedures presented the IRAP.

NUTRIENT INTRODUCTION

The IRAP presented a proposal to conduct enhanced passive in-situ bioremediation as an interim remedial measure. The proposed program consists of introducing enriched water into selected wells to deliver oxygen and stimulate bacterial degradation of hydrocarbons. Following enriched water introduction, oxygen releasing compounds (ORC) Filter Socks will be installed in each of the designated wells. The ORC Filter Socks will provide continuous supply of oxygen between enriched water introductions.

If results of the investigation beneath the building indicate the presence of significant hydrocarbon contamination, PES will expand the proposed bioremediation program by utilizing the new interior well as an oxygen and nutrient introduction point. The procedures presented in the IRAP for the introduction of oxygen and nutrients into the previously designated wells will apply to the introduction of the oxygen and nutrients into the new interior well.

Messrs. Campbell and Schulman

November 26, 1996

Page 3

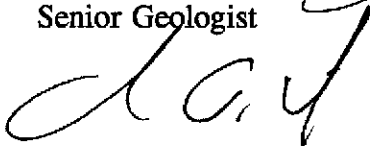
PES trusts this Addendum meets your requirements at this time. Please do not hesitate to call if you have any questions or comments.

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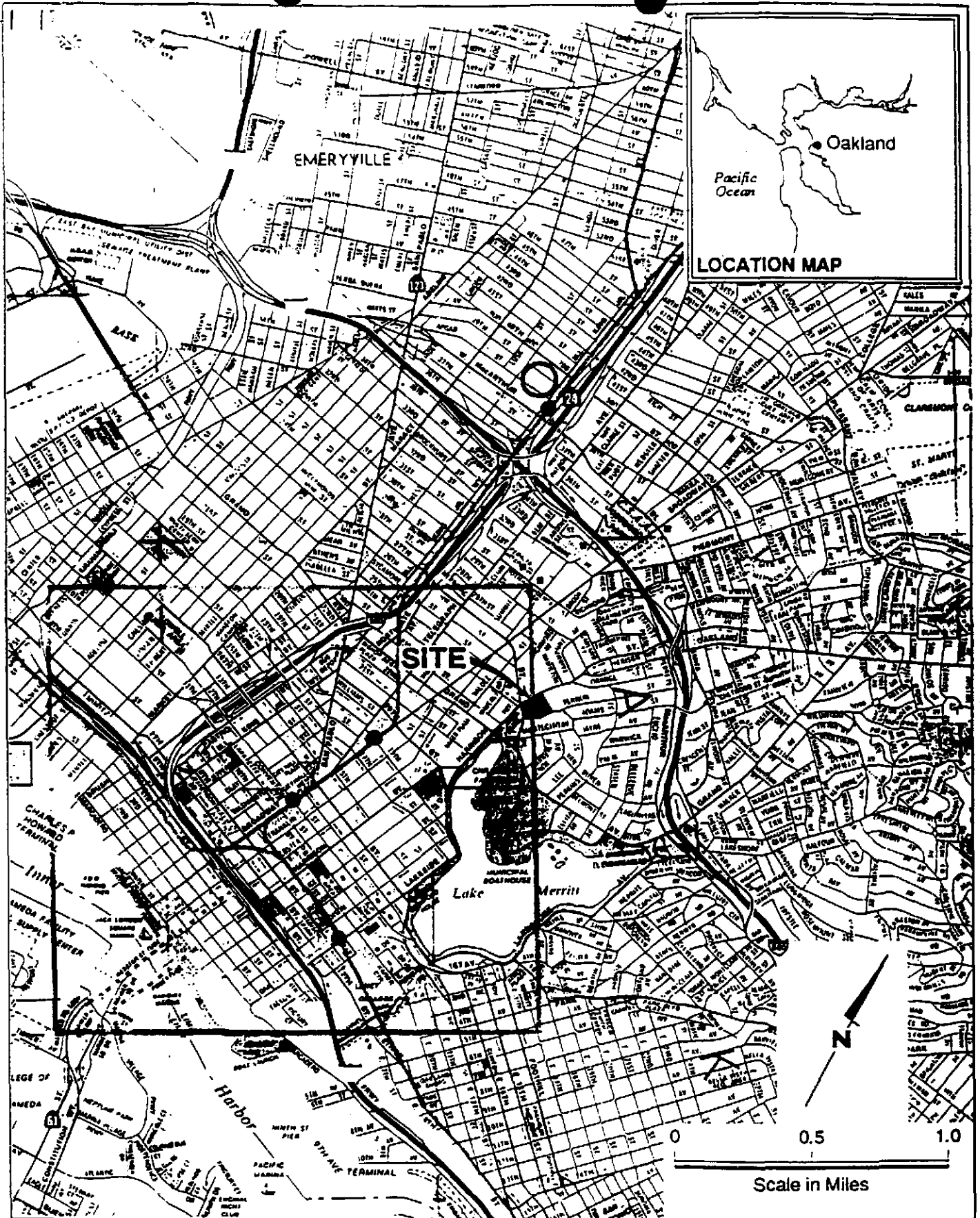


Kyle S. Flory, R.G.
Senior Geologist



Andrew A. Briefer, P.E.
Associate Engineer

Attachments: Plate 1 Site Location Map
Plate 2 Proposed Sample Point and Well Location Map
Plate 3 Proposed Soil Excavation Map



PES Environmental, Inc.
Engineering & Environmental Services

Site Location Map
Cox Cadillac
230 Bay Place
Oakland, California

PLATE

1

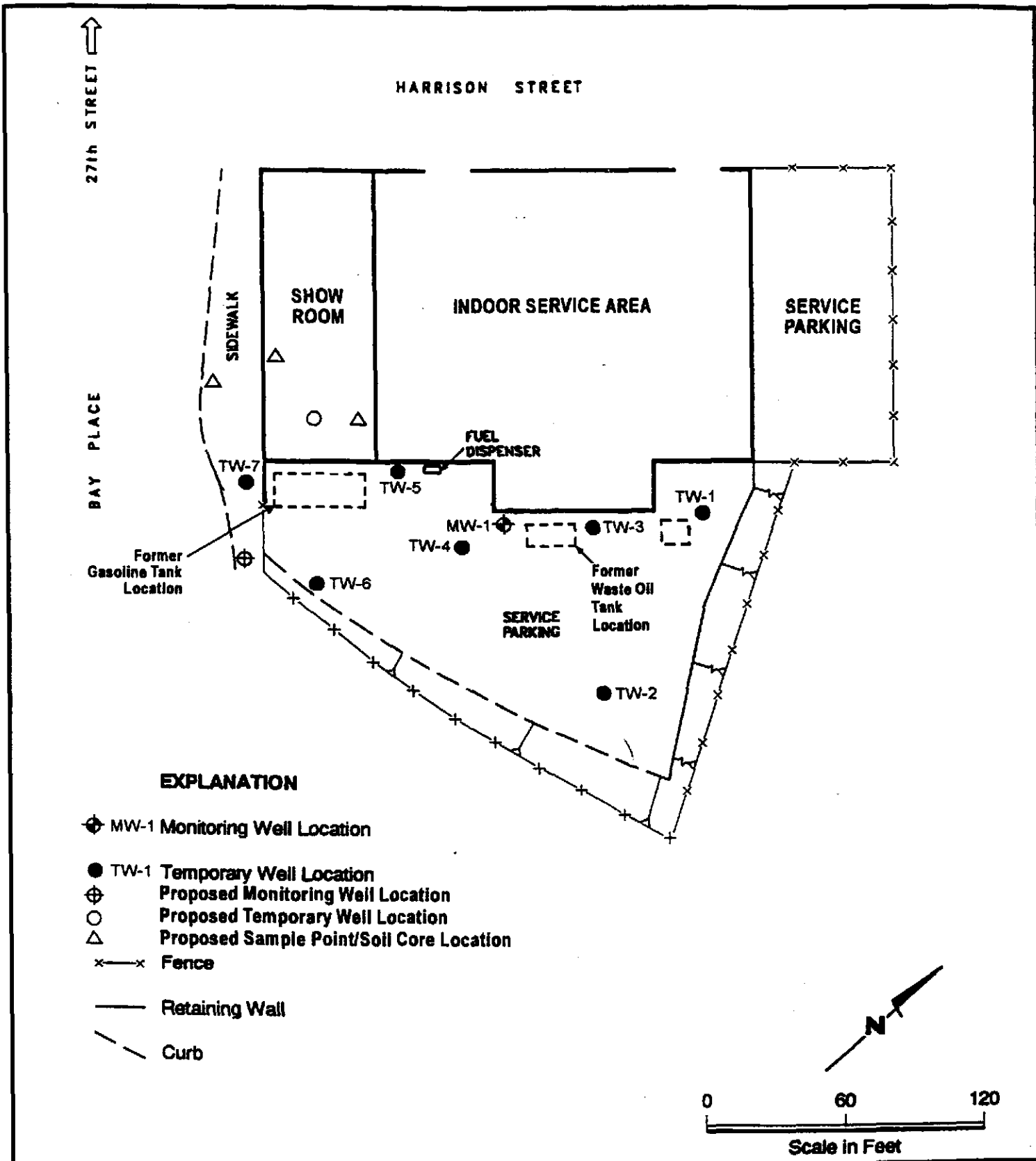
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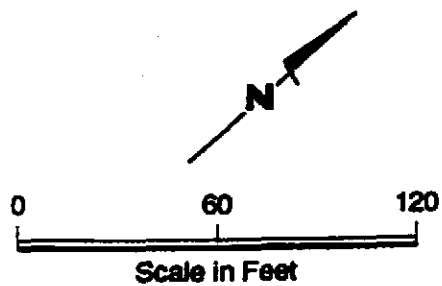
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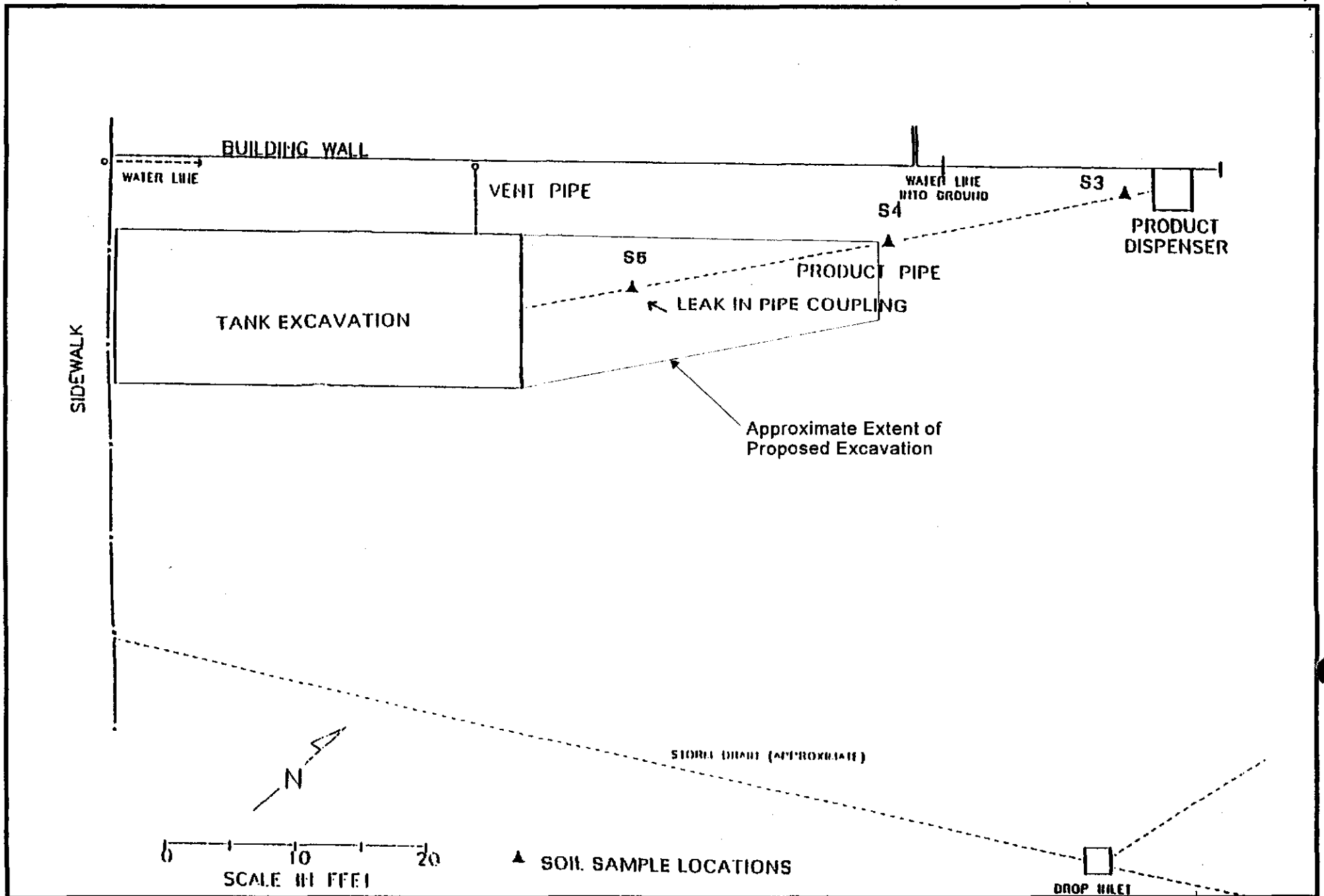
- ⊕ MW-1 Monitoring Well Location
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- △ Proposed Sample Point/Soil Core Location
- x—x Fence
- Retaining Wall
- - - Curb



PES Environmental, Inc.
Engineering & Environmental Services

Proposed Sample Point and Well Location Map
Cox Cadillac
230 Bay Street
Oakland, California

PLATE
2





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Date 11/26/96 2:26 PM

FAX TRANSMITTAL

Number of pages including cover sheet 8

To:

Mr. Dale Klenke
ACDEH
Fax (510) 337-8335
Phone (510) 547-6700

From: PES Environmental, Inc.

PES Environmental, Inc.
Baywood Center
1682 Novato Boulevard, Suite 100
Novato California 94947

Subject:

Former Cox Cadillac
230 Bay Street
Oakland, California

Sent By: Kyle Flory

Phone (415) 899-1600
Fax (415) 899-1601
Project Number 167.0200.002
Transmitting: Revised Interim
Remedial Action Plan Addendum

Urgent For your review Reply ASAP Please Comment

If this transmittal has been received in error, please contact
PES ENVIRONMENTAL, INC.
at your earliest convenience (415) 899-1600.



PES Environmental, Inc.
Engineering & Environmental Services

November 26, 1996

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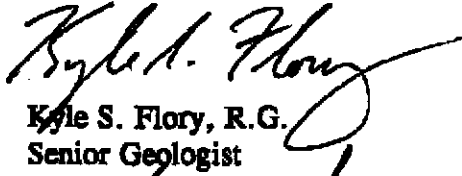
PES Environmental, Inc.

**Messrs. Campbell and Schulman
November 26, 1996
Page 3**

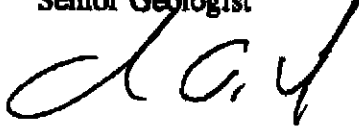
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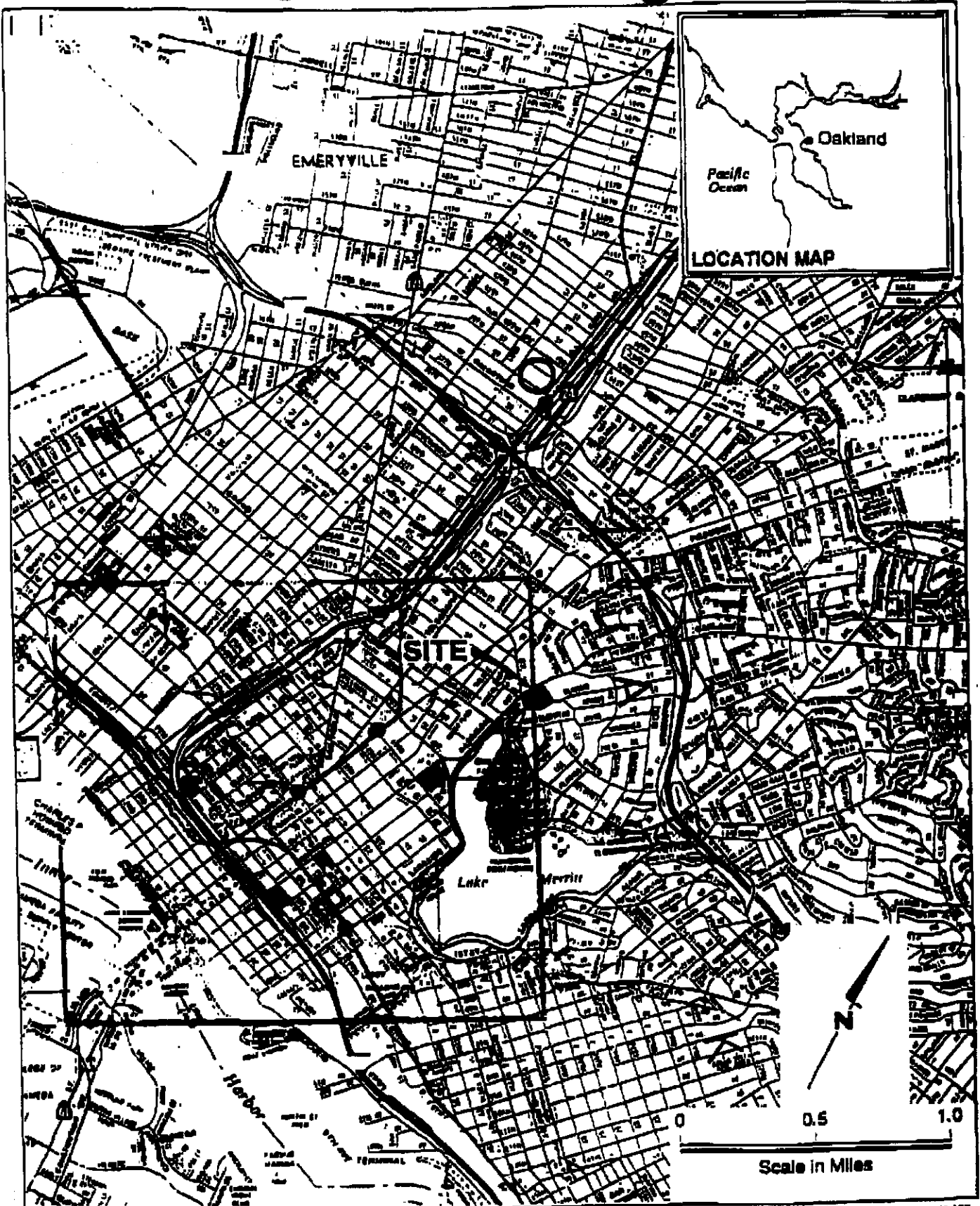


**Kyle S. Flory, R.G.
Senior Geologist**



**Andrew A. Briefer, P.E.
Associate Engineer**

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PES Environmental, Inc.
 Engineering & Environmental Services

Site Location Map
 Cox Cadillac
 230 Bay Place
 Oakland, California

PLATE
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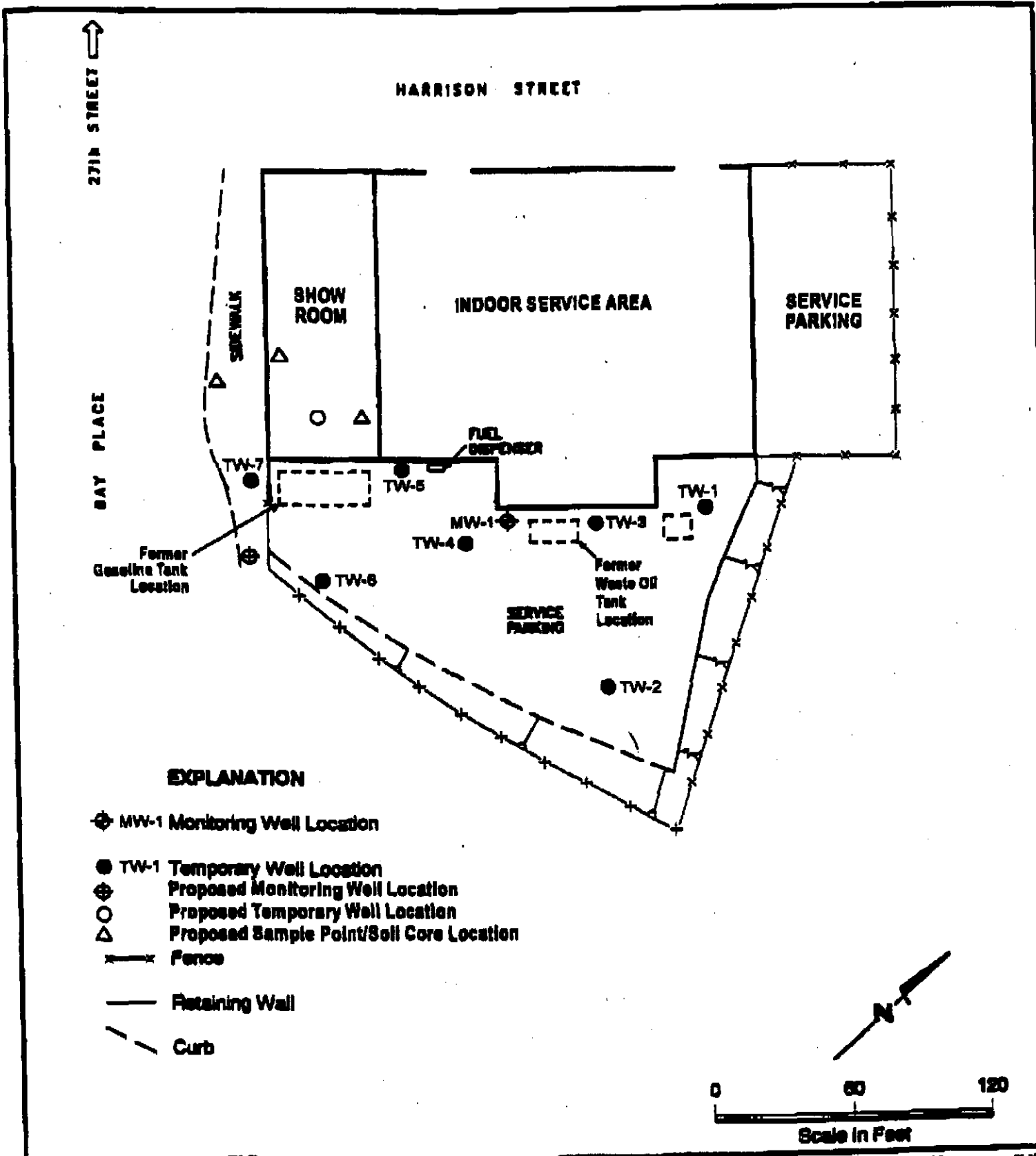
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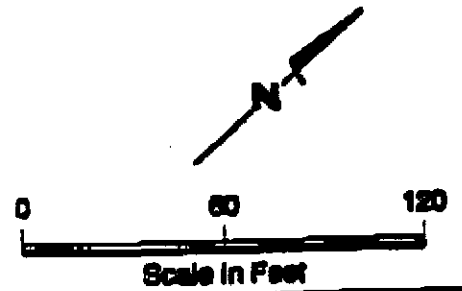
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EXPLANATION

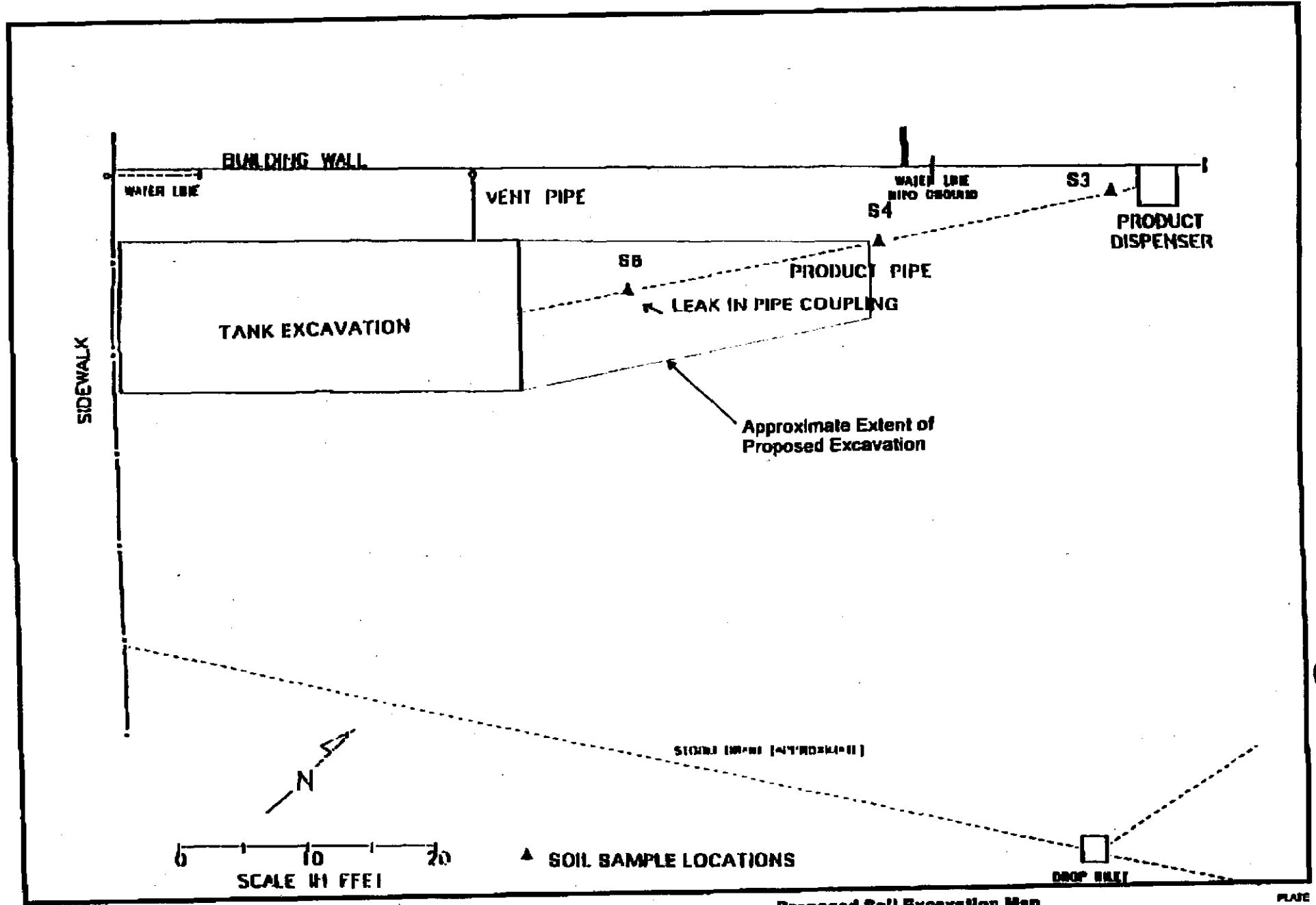
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PLATE
2



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Engineering & Environmental Services

Proposed Soil Excavation Map
Cox Cadillac
230 Bay Place
Oakland, California

PLATE
3

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DATE

Cox Cad, 230 Bay Pl

6/4/04 RCAF

Don