

ACC  
ENVIRONMENTAL  
CONSULTANTS

FACSIMILE TRANSMISSION COVER SHEET  
FAX TELEPHONE -- (510) 865-5731

*Misty Keltmieder is the  
new contact for the site.*

Date: 4/14/93

Please deliver message to: Juliet Shim

Re: Ron Coode Toyota

From: Bill Herbert

Total number of pages transmitted including this cover page: 7

Number dialed: 510-569-4757 Time sent: 3:20

Sent by: Bill

Message: Juliet, attached is gork's dirty work plan. I hope this plan  
answers your questions about the additional work we will be doing.  
If you have any comments, please let me know.

—Bill

Original to follow by:

- U.S. Mail
- Express Overnight Mail
- Courier
- No Hard Copy to Follow unless you need one.

If you do not receive total number of pages as indicated above,  
please call (510) 522-8188



## EXHIBIT A

### PROPOSAL FOR ENVIRONMENTAL CONSULTING SERVICES RON GOODE TOYOTA 1825 PARK AVENUE, ALAMEDA, CA MARCH 23, 1993

#### BACKGROUND

Two underground storage tanks were removed from the site on December 27, 1990. One tank contained waste oil and had a capacity of 300 gallons. It was located in the interior of the building near the south exterior wall (see Figure 1). The tank was constructed of single-walled steel which was observed to have several holes near the bottom. The holes were located near the fill end of the tank and were 1/4 to 3/4 inches in diameter.

The second tank had a capacity of 550 gallons and contained gasoline. The gasoline tank was constructed of single-walled steel. The tar wrap was partially intact when the tank was removed. No obvious holes were observed.

Analytical results for soil samples collected from the waste oil tank excavation by Zaccor Corporation indicated detectable levels of total oil and grease, and total petroleum hydrocarbons as both diesel and gasoline. Total petroleum hydrocarbons (TPH) as gasoline concentrations were below detectable levels in soil samples from the gasoline tank excavation. Benzene, a known human carcinogen, varied from below detectable levels to a maximum of 13 parts per million (ppm).

On March 21 and April 11, 1991, a field program was conducted by Environmental Bio-Systems, Inc., under contract to Zaccor Corporation, to evaluate the horizontal and vertical extent of hydrocarbon impact on subsurface soil. Sixty-four hand augered borings were advanced and field conditions described. No boring logs were written. Fourteen soil samples were collected and submitted for analysis. Concentrations of TPH as gasoline varied from below detection limits to a maximum of 1,900 ppm. Total oil and grease concentrations varied from below the detection limit to 380 ppm. The vertical and lateral extent of hydrocarbon contamination was not defined by these borings.

Three groundwater monitoring wells were installed on November 8, 1991. The approximate locations are indicated on the attached Figure 1. On November 18, 1991, the wells were developed and sampled. Initial results from groundwater samples indicated that TPH as gasoline and its constituents were below the detection limit. Total oil and grease concentrations had a maximum of 4.0 ppm. Soil samples collected during drilling had TPH as gasoline concentrations below detectable limits in Monitoring Well Nos. 1 and 2. Soil samples from Monitoring Well No. 3 had TPH as gasoline in concentrations of 250 ppm.

Subsequent analysis of groundwater sampling events has indicated decreasing amounts of dissolved hydrocarbons in groundwater. Samples collected on February 4, 1993 report hydrocarbon concentrations below detectable limits. However, because groundwater is presently between three and four feet below ground surface, it is possible that dissolved hydrocarbons may not be correctly represented in the groundwater sampling from the existing wells. Blank casing typically extends five feet below existing grade. Because hydrocarbons float, they may be present behind the blank casing and therefore may not be found in the samples recently analyzed. The additional well that ACC is proposing will have only three feet of blank casing.

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In order to proceed with obtaining sufficient data, i.e. the amount of contaminated soil, the type of contamination in the soil and the extent of groundwater contamination, to provide a hard dollar lump sum cost estimate (within \$50,000.00 of the actual costs) to remediate the site to the extent that the regulatory agencies will grant site closure, ACC proposes to perform the scope of work as outlined below.

#### SCOPE OF SERVICES

##### TASK 1 - DETERMINATION OF VERTICAL AND LATERAL EXTENT OF PETROLEUM HYDROCARBON CONTAMINATION

In order to determine the vertical and lateral extent of petroleum hydrocarbon contamination, ACC will perform the following:

1. Preparation of a site specific Drilling Plan and Site Safety Plan. This will include the locations of the borings, engineering controls, work practices, personnel protective equipment and emergency response procedures to be used by ACC personnel involved in drilling and sampling activities. ACC will also contact Underground Services Alert (USA) to locate any underground public utilities prior to performing drilling and sampling activities.

2. Drill 10 to 12 separate shallow borings to approximately 5 - 8 feet below ground surface (bgs) at the soil groundwater interface. The purpose of the borings is to collect soil and groundwater samples to be submitted for analysis in order to define the "zero line" of contamination. The attached Site Map (Figure 1) indicates the approximate location of the borings. These locations are subject to change based on site conditions. Since some of the borings will have to be drilled in Clement Street, an excavation permit will be obtained from Alameda Public Works Department.

A Photoionization detector ("PID") will be used by ACC personnel to prescreen the soil to be sampled. Since groundwater is currently at four feet below surface, one soil and one groundwater sample will be collected from each test boring and submitted for analysis.

Cuttings and water generated from drilling and steam cleaning the auger flights will be placed in 55-gallon drums. The disposal of this soil and water will depend on the analytical results obtained.

3. Analysis of the samples will be performed on-site using a EPA/California State Certified mobile laboratory and will be analyzed for Total Petroleum Hydrocarbons as gasoline (TPH-g) with Benzene, Toluene, Ethylbenzene, and total Xylenes (BTEX), and for Total Oil and Grease.

4. ACC will prepare a written report of findings including results of analytical data, documentation of field procedures and the cost, within \$50,000.00 of actual, to remediate the site. All field work will be performed under the supervision of a California Registered Geologist.

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## TASK 2 - INSTALLATION OF ONE GROUNDWATER MONITORING WELL

As required by the written guidelines prepared by the San Francisco Regional Water Quality Control Board titled "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites" dated 10 August 1990, one additional groundwater monitoring well will be placed within 10 feet in the downgradient direction of the former waste oil tank. This requires placing the well within the building where cars are currently parked.

1. The proper permits from Alameda County will be obtained and Underground Services Alert (USA) will be contracted to locate any underground utilities prior to performing drilling and sampling activities.
2. One soil boring will be drilled on site and converted into a two-inch diameter monitoring well. The boring will be drilled with a limited access drill rig equipped with pre-cleaned hollow-stem augers. The rig requires a vertical clearance of 12' above the slab. Groundwater in the area is expected to be encountered at 4 to 8 feet below the ground surface. The boring will be drilled to approximately 15 feet.

During drilling, undisturbed soil samples will be obtained for chemical analysis and geotechnical classification at five-foot intervals, distinct lithologic changes and at the soil/groundwater interface. One sample will be submitted to a CAL/EPA certified accredited analytical testing laboratory for analysis of Total Petroleum Hydrocarbons as Gasoline (TPH-g) with Benzene, Toluene, Ethylbenzene and Total Xylenes (BTEX) by EPA Method 5030/8015 and 5030/8020, Total Petroleum Hydrocarbons as Diesel (TPH-d) by EPA Method 3510/8015, Volatile Organics (solvents) by EPA Method 8240, Base/neutral and acid extractables (semivolatiles) by EPA Method 8270, Total Oil and Grease by Standard Method 5520 and 418.1 and LUFT heavy metals (5 metals) by EPA 6010 and 7000 series. These are the analyses that are required by the Regional Water Quality Control Board guidelines.

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3. Upon completion of drilling, the well will be installed within the boring. The well will be constructed of 10 feet of factory slotted PVC casing with 3 feet of blank PVC casing. The monitoring well will be developed and subsequently purged and sampled, in accordance with ACC protocol and Regional Water Quality Control Board guidelines.

4. Groundwater samples will be obtained from the newly installed monitoring well. The samples will be submitted to a CAL/EPA certified laboratory for analysis of TPH-g and total oil and grease.

5. After completion of the monitoring well, a registered California Surveyor will measure the location of the on-site wells relative to the nearest established benchmark.

6. All work will be supervised by a California Registered Geologist. A written report of the findings including analytical data, documentation of field procedures, will be prepared by ACC for submission to the regulatory agencies.

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### TASK 3 - CHARACTERIZATION OF STOCKPILED SOIL AND DRUMMED GROUNDWATER

ACC will characterize the existing stockpile soil and the drummed groundwater that is currently on-site. The cost for disposal of these items will depend on the analytical results. ACC will include the cost of the disposal of these materials and the cuttings generated from the drilling and installation of the additional well in the cost of remediation of the site.

#### COST OF WORK

### TASK 1 - DETERMINATION OF VERTICAL AND LATERAL EXTENT OF PETROLEUM HYDROCARBON CONTAMINATION

#### ACC Costs

1. Coordination of field activities, preparation of a Drilling and Site Safety Plan and Geologist on-site to log bores, supervise drilling and obtain samples and submit to Laboratory under Chain of Custody .....
2. Permits to drill in Clement Street .....
3. Evaluation of data and preparation of final report..

ACC Subtotal

#### Drilling Contractor

Drill 10 -12 soil borings, collect soil, and water samples, and grout borings .....

#### Laboratory Analysis

Analysis of 10 - 12 soil samples and 10 - 12 groundwater samples for TPH-g, BTEX, and Oil and Grease using an on-site Mobile Lab.....

#### TOTAL COSTS TASK 1

### TASK 2 - INSTALLATION OF ONE GROUNDWATER MONITORING WELL

#### ACC Costs:

Geologist on-site to supervise installation and development and to collect groundwater samples.....  
 Preparation of report to be submitted to regulatory agencies .....

ACC Subtotal

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**COST OF WORK - TASK 2 (con't)**

Drilling and Surveying:

Drill, install and develop one groundwater  
monitoring wells.....  
Surveying of wells by a Civil Engineer.....

Subtotal

Laboratory Analysis:

One soil samples collected from the boring and one  
groundwater sample from the newly installed well  
obtained and submitted for analyzed for  
TPH-g, BTEX, TPH-d, Volatile organics,  
semivolatiles, Total Oil and Grease  
and LUFT Metals.....

**TOTAL COST TASK 2**

**TASK 3 - CHARACTERIZATION OF STOCKPILED SOIL AND DRUMMED GROUNDWATER**

ACC Costs:

Obtain soil samples from stockpiled  
soil and water samples from drummed  
groundwater and submit to laboratory  
under Chain of Custody.....

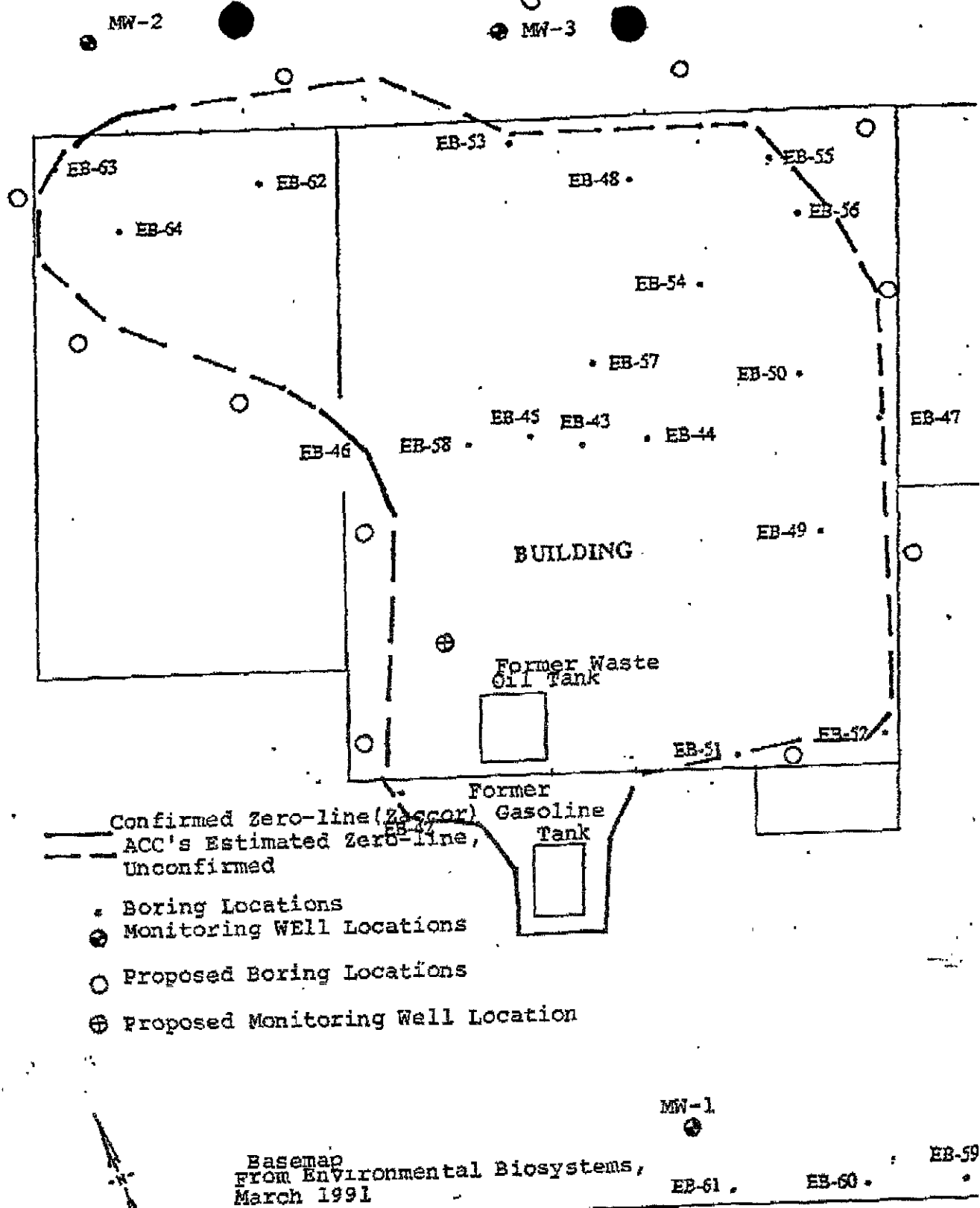
Laboratory Analysis:

Three soil samples submitted for  
analyzed for TPH-g, BTEX, TPH-d,  
Volatile organics, semivolatiles, Total  
Oil and Grease and LUFT Metals .....

Two water samples submitted for  
TPH-g and BTEX.....

**TOTAL COSTS TASK 3**

**TOTAL COSTS TASKS 1 -3**



Basemap  
 From Environmental Biosystems,  
 March 1991

Scale - 1" = 20 feet

Figure 1

Proposal for Ron Goode Toyota  
 1825 Park Avenue  
 Alameda, CA  
 March 24, 1993

