



RON GOODE TOYOTA INC.

2424 CLEMENT AVE.  
ALAMEDA, CALIFORNIA 94501

TELEPHONE 522-6400

Need site plan to show location of SBS

FACSIMILE TRANSMISSION COVER SHEET

DATE: 12-7-95

TO: Eva Chu  
NAME

337-9335  
DEPARTMENT / LOCATION

FROM: Len Goode  
DEPARTMENT / LOCATION



Eva  
This plan will take place the 1st of year for Soode

NUMBER OF PAGES EXCLUDING COVER SHEET IS 4

IF YOU DO NOT RECEIVE THESE PAGES IN LEGIBLE CONITION, PLEASE CONTACT THE SENDER AS SOON AS POSSIBLE.

TELEPHONE# 522-6400



October 26, 1995

Mr. Len Goode  
Ron Goode Toyota  
2424 Clement Street  
Alameda, CA

Re: Proposal for Environmental Consulting Services  
Additional Subsurface Site Investigation  
1825 Park Street, Alameda, CA

Dear Len:

ACC Environmental Consultants, Inc. (ACC) is pleased to provide this proposal to perform additional subsurface investigation for the above-referenced site.

## BACKGROUND

Two underground storage tanks were removed from the site by Zaccor Corporation on December 27, 1990. One 300-gallon waste oil tank was located in the main building near the south exterior wall (Figure 2). Both tanks were constructed of single-walled steel. During removal, the waste oil tank was observed to have several holes near the bottom. The second 550-gallon gasoline tank was located outside the building. During removal, no holes were observed in the gasoline tank. Analytical results of soil samples collected from the waste oil tank excavation indicated detectable levels of total oil and grease and Total Petroleum Hydrocarbons as diesel (TPHd) and Total Petroleum Hydrocarbons as gasoline (TPHg). Soil samples collected from the gasoline tank excavation indicated below detectable levels of TPHg.

On March 21 and April 11, 1991, a field program was conducted by Environmental Bio-Systems, Inc., under contract with Zaccor Corporation, to evaluate the horizontal and vertical extent of hydrocarbon impact in subsurface soil. Sixty-four (64) hand augured borings were advanced and field conditions described. Forty-one (41) soil samples were collected of which fourteen (14) samples were submitted for analysis. The extent of soil and groundwater impact was not defined. Concentrations of TPHg varied from below detection limits to a maximum of 1,900 parts per million (ppm). Total oil and grease concentrations varied from below the detection limit to 380 ppm.

On November 8, 1991, three groundwater monitoring wells were installed on and adjacent to the property by Environmental Bio-Systems. The approximate locations of monitoring wells are illustrated in Figure 2. Analytical results of soil samples collected during drilling MW-1 and MW-2 indicated TPH as gasoline concentrations below detection limits. Analysis of soil collected from monitoring well MW-3 indicated 250 ppm of TPHg.

On November 18, 1991, the wells were developed and sampled by Environmental Bio-Systems. Analytical results of groundwater collected from monitoring wells indicated below detection levels of TPHg with benzene, toluene, ethylbenzene and total xylenes (BTEX). A



A maximum of 4.0 ppm total oil and grease was reported in the groundwater sample from MW-1. Analysis of groundwater collected in subsequent sampling events has indicated decreasing amounts of dissolved total oil and grease. Samples collected in February 4, 1993 contained below detectable levels of hydrocarbon constituents.

In April 1993 ACC performed a soil and groundwater investigation to help determine the onsite vertical and lateral extent impact of petroleum hydrocarbons in order to provide remediation options and associated costs. Seventeen exploratory soil borings were drilled and "grab" groundwater samples collected in each boring to help further evaluate groundwater conditions across the site. Results of the investigation were inconsistent with a pattern that might be expected from known sources at the site. The highest TPHg concentrations were noted in samples collected adjacent to Clement Avenue and in areas cross-gradient and approximately 70-120 feet from the former gasoline tank.

According to direction of the Regional Water Quality Control Board, a groundwater monitoring well (MW-4) was installed by ACC approximately twelve feet downgradient of the former waste oil tank. Groundwater monitoring of MW-4 and the three existing groundwater monitoring wells was conducted by ACC in November 1994. Quarterly groundwater monitoring has been conducted since November 1994. Based on review of previous site investigation, results of quarterly monitoring, and discussion with Ms. Eva Chu with the Alameda County Health Care Services Agency - Department of Environmental Health, ACC proposed doing additional site investigation including collecting perimeter soil and grab groundwater samples to help evaluate possible offsite sources.

Based on discussions with Ms. Eva Chu, Alameda County Department of Environmental Health, additional site investigation will be evaluated for regional impacts due to offsite sources and how these impacts affect possible site closure.

## SCOPE OF SERVICES

### TASK 1 - Project Coordination & Permit Acquisition

1.1 Preparation of a Site Safety Plan which includes the engineering controls, work practices, personnel protective equipment and emergency response procedures to be used by personnel involved in field activities.

1.2 Obtain permits as necessary.

1.3 ACC will contact Underground Services Alert (USA) to locate any underground public utilities prior to performing drilling and sampling activities. Client is to provide ACC with plans showing the locations of any onsite underground utilities. If accurate plans are not available, ACC will contract, at client's expense, with a subsurface utility locating company to identify any utilities in the vicinity of the anticipated borings locations prior to drilling.



**TASK 2 - Collection & Analysis of Soil Samples**

2.1 ACC will arrange for a full day of drilling, estimated at 8 - 10 borings, for the purpose of collecting soil and grab groundwater samples. The borings will be located in the vicinity of the showroom and along Park and Clement Streets and drilled using a pneumatically driven sampling device to approximately 4 - 10 feet below ground surface (bgs). This technology has been selected due to the low cost, minimal impact to the site, and lack of generating soil cuttings that must be disposed of pending analytical test results. At least one sample per boring will be submitted to the laboratory for analysis. A Photoionization detector (PID) will be used by ACC personnel to prescreen the soil to be analyzed. If groundwater is encountered in any of the borings, a grab water sample will be collected and submitted for analysis. If ACC determines that there is a need for additional borings to be advanced and samples collected, Client will be notified and, upon approval, ACC will arrange for this work.

2.2 All samples will be delivered to a state certified analytical laboratory following standard chain-of-custody procedures. The samples will be analyzed for Total Extractable Petroleum Hydrocarbons (TEPH) by EPA method 8015-modified and Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene, toluene, ethyl benzene and total xylenes (BTEX) by EPA methods 8015/8020. Turn around time for analysis results is 5 business days.

**TASK 3 - Report Preparation**

3.1 A written report of the findings including documentation of field procedures related to the sample collection and analytical results along with recommendations, will be prepared by ACC.

**COST OF SERVICES**

**TASK 1 - Project Coordination & Permit Acquisition**

1.1-1.3 Preparation of Site Safety Plan,  
 coordination of field activities . . . . . \$ 380.00

**TASK 2 - Collection & Analysis of Soil Samples**

2.1 Drill 8-10 borings, collect soil,  
 grout borings, and lab coordination . . . . . \$ 2,690.00

2.2 Analysis of soil samples for:  
 TPHg and BTEX,  
 (8-10 samples at \$86 per sample) . . . . . \$ 688.00 - \$ 860.00 \*  
 TEPH  
 (4-8 samples at \$86 per sample) . . . . . \$ 344.00 - \$ 688.00 \*

**TOTAL TASK 2 . . . . . \$ 3722.00 - \$ 4618.00**



**TASK 3 - Report Preparation**

3.1 Summary of onsite procedures and evaluation of data . . . . . \$ 885.00

TOTAL COST TASKS 1 - 3 . . . . . \$ 4987.00 - \$ 5883.00

**EXCLUSIONS**

Due to the limited information available, costs associated with unusual or unforeseen circumstances, including but not limited to the following, are not included in this proposal:

- Unidentified conduits or other nonstandard construction features or conditions including but not limited to unstable soil conditions.
- Extra sampling analysis due to advancing more than 10 borings.
- Costs for sample analysis related to unknown constituents.
- Additional sampling that may be required by regulatory agencies or due to changes in regulatory requirements.
- Remedial actions which may be required by the Federal, State or Local agencies if contamination has occurred and exceeds the maximum allowable levels.
- The cost of all permits, if applicable, will be passed on to the client.

In the event that these conditions or circumstances are encountered, Client will be notified before ACC proceeds with any extra work. The fees specified in this proposal will be adjusted to allow for these conditions on a time and material basis.

**APPROVAL**

Please indicate your acceptance of this proposal by signing on the space below and returning a signed copy to our office. This agreement is subject to our General Terms and Conditions. Work will commence upon receipt of this agreement. Payment is due upon receipt of the report. ACC looks forward to working with you on this project. Please call me if you have any questions at (510) 638-8400.

Sincerely,

ACC Environmental Consultants, Inc

Ron Goode Toyota

David DeMent  
Senior Geologist

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

cc. Mr. Chuck Miller - Vice President