



BURLINGTON ENVIRONMENTAL

*Del. on 3-10-92 to
our office by
Tim Blaney &
Barbaly Jan*

February 26, 1992
Proposal No. 731

Tim Blaney
Patterson Ranch
1211 Newell Avenue, Suite 120
Walnut Creek, California 94596

*Larry, please response as
quick as possible*

RE: UNDERGROUND TANK REMOVAL
Downtown Toyota
4145 Broadway
Oakland, Ca. 94611

Dear Mr. Blaney,

Burlington Environmental (Burlington) is pleased to submit this status report regarding the completion of the underground waste oil tank removal from the above referenced site. In addition, this letter documents the request for a workplan by Mr. Larry Seto of Alameda County Health Services during a phone conversation with Jeff Allen on February 26, 1992.

On February 7, 1992, the underground tank at your site was removed and the soils underlying the tank were sampled at a depth of 8 feet below ground level. Analytical results of the soil sample collected from the tank pit on February 7, 1992, indicate hydrocarbon contamination with total petroleum hydrocarbons as stoddard solvent (TPH) at a concentration of 130 parts per million (ppm). In addition, motor oil was detected at 900 ppm, and Oil and Grease (O&G) at 630 ppm. Certified Analytical Results are attached. Burlington has proposed overexcavating an additional 2 to 4 feet, in an attempt to remove the soils that have been impacted by the former tank. However, due to structural limitations, complete removal of the impacted soils may not be possible without jeopardizing the integrity of the building structure.

In response to your conversation with Felicia Rein on March 3, 1992, we wanted to explain normal and customary procedures for sites such as yours, as established by the Alameda County Health Services. When an underground storage tank is removed, an inspector from the County must be present. Established guidelines dictate the number and location for soil sample collection, which are then approved or modified by the inspector. When the analytical results are received by the consultant, they are submitted to the Client, who in turn must submit them to the County. An Unauthorized Release Form is required to be submitted if (a) the inspector determines it is necessary based on the visual inspection of the excavation pit or (b) analytical results of the soil samples indicate concentrations of TPH or O&G are greater than 100 ppm.

Alameda County Health Services also requires the installation of a minimum of one groundwater monitoring well when analytical results indicate that the hydrocarbon concentrations in the soil are above 100 ppm TPH or Oil and Grease, and the depth to groundwater is less than 50 feet below ground level. In addition, depending on the analytical results of the soil samples from the excavation pit and the groundwater samples from the monitoring well(s), the County often requires some

form of soil and/or groundwater remediation. Attached please find relevant pages of the Tri-Regional Guidelines for your records.

Burlington proposes to complete the overexcavation as discussed and collect another soil sample from the tank pit at the completion of the overexcavation. Based on the analytical results of that sample, Burlington proposes the following actions. If the sample is determined to be below the required action levels (TPH or O&G less than 100 ppm), Burlington will propose to the appropriate regulating agency to fill the pit and re-concrete the surface, as initially proposed. However, if the sample still indicates hydrocarbon contamination above the required action level, Burlington proposes to remediate the soils *insitu*, utilizing a low cost bioremediation method. In addition, if it is required by the County, Burlington is prepared to install one or more monitoring wells to determine if the groundwater has been impacted by the hydrocarbon release.

According to a conversation between Jeff Allen and Mr. Larry Seto on February 26, 1992, a workplan is required before any of the remediation or investigation can occur. Burlington proposes to prepare a workplan which will discuss the required scope of work, including the potential remediation design as well as the proposed monitoring well installation. The estimated cost for this workplan is \$900.00.

Burlington appreciates the opportunity to provide you with quality environmental consulting and remediation services. Please review this proposal and we will contact you this week to answer any questions that you may have. Feel free to contact us anytime at (510) 524-9372.

Sincerely,
BURLINGTON ENVIRONMENTAL



Felicia A Rein
Environmental Scientist

Kyle Flory
Project Geologist

Jeff Allen
Field Supervisor