



City of Sacramento City Council

915 I Street, Sacramento, CA, 95814
www.CityofSacramento.org

Meeting Date: 4/10/2012

Report Type: Consent

Title: Supplemental Agreement: Florin Road Phase II Environmental Site Assessments

Report ID: 2012-00316

Location: Florin Road, Districts 5 and 8

Recommendation: Pass a motion 1) ratifying Supplemental Agreement #1 in the amount of \$29,500.00, 2) authorizing the City Manager or his designee to execute Supplemental Agreement #3 with Nichols Consulting Engineers in the amount of \$22,541.00, for a total revised contract amount of \$287, 921; and 3) resetting the City Manager's authority.

Contact: Denise Malvetti, Sr. Project Manager, (916) 808-7064, Economic Development Department

Presenter: None

Department: Economic Development Dept

Division: Citywide Development

Dept ID: 18001031

Attachments:

- 1-Description/Analysis
- 2-Supplemental 1with Nichols Consulting Engineers
- 3-Supplemental 3 with Nichols Consulting Engineers

City Attorney Review

Approved as to Form
 Sheryl Patterson
 3/29/2012 3:55:04 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
 Russell Fehr
 3/22/2012 2:39:22 PM

Approvals/Acknowledgements

Department Director or Designee: Jim Rinehart - 3/28/2012 5:05:36 PM



Description/Analysis

Issue: In 2009, the City was successful in receiving a \$400,000 Community Wide Assessment Grant from the United States Environmental Protection Agency (U.S. EPA) for environmental assessments in the southern portion of the City. In March 2011, the City entered into a contract with Nichols Consulting Engineers (NCE) to conduct Phase II Environmental Site Assessments (ESA) on seven former car dealership sites on Florin Road that had been identified in a previous Phase I ESA as potentially containing contaminants. The Phase II ESAs for all seven sites have been completed. Part of the Phase II ESA process was to identify areas that need further testing and characterization. Two of the seven sites have been identified and need further testing to characterize the extent of the contamination. NCE has prepared an amended Sampling and Analysis Plan (SAP) that outlines the additional testing. The amended SAP was approved by the U.S. EPA. This work will help advance the City's goal of transforming the Florin Road Corridor from an auto-oriented commercial corridor into a new mixed-use corridor as identified in the City's 2030 General Plan and the Florin Road Corridor Plan.

Policy Considerations: The action recommended in this report is consistent with previously approved policies to assist commercial projects and promote infill development and advances the goals of the City's 2030 General Plan and Florin Road Corridor Plan.

Environmental Considerations: The proposed action to collect information regarding potential contamination is exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines Section 15306 and under NEPA per 24CFR Part 58.34 (a)(4).

Sustainability: The Phase II ESA work is part of the City's efforts to transform Florin Road from an auto-oriented corridor dominated by commercial strip centers into a multi-modal, mixed-use corridor that provides opportunities for people to live and work in the corridor, thereby reducing vehicle miles traveled and related greenhouse gases.

Commission/Committee Action: None.

Rationale for Recommendation: NCE was selected to perform the Florin Road Phase II ESA because they are on the On-Call Consultant List and prepared a competitive cost proposal pursuant to an RFP process. This additional work will be funded entirely from U.S. EPA grant funds intended to be used for this purpose in South Sacramento. Additionally, conducting the proposed testing to characterize the contaminants furthers the City's goals of creating shovel ready sites along Florin Road.

Financial Considerations: On March 22, 2011, City Council approved a contract with NCE for \$230,880, the majority of the funds, \$160,496, came from a U.S. EPA Assessment Grant (G18000200, Fund 2702). The additional funds came from two other sources, Florin Road property owners contributed \$42,384 as the match and a previously established budget for Florin Road master planning contributed \$28,000. Supplemental Agreement #1 (Attachment 1) was executed on September 20, 2011 for \$29,500 for additional testing

that had not been identified during initial scoping. The U.S. EPA Grant paid for \$27,000 and the property owners matched \$2,500. Supplemental #2 was in the amount of \$5,000 and the funds were used to develop an amended SAP for further testing that was identified during the initial Phase II Assessment. The proposed Supplemental #3 is in the amount of \$22,541, to be funded through the U.S. EPA Assessment Grant (G18000200, Fund 2702), and is necessary to complete the testing contained in the amended SAP.

Emerging Small Business Development (ESBD): NCE is on the On-Call Consultant List. In developing the On-Call Consultant List, city staff solicited proposals from small businesses. The On-Call Consultant List does contain small businesses, however, NCE is not a certified small business.



SUPPLEMENTAL AGREEMENT

Project Title and Job Number: Florin Road Site Assessment

Date: September 7, 2011

Purchase Order #:

Supplemental Agreement No.: 1

The CITY OF SACRAMENTO ("City") and NICHOLS CONSULTING ENGINEERS, CHTD. ("Consultant") as parties to that certain Consultant and Professional Services Agreement designated as Agreement Number 2011-0557, including any and all prior supplemental agreements modifying said agreement (said agreement and supplemental agreements are hereafter collectively referred to as the "Agreement"), hereby supplement and modify the Agreement as follows:

1. The scope of Services specified in Exhibit A of the Agreement is amended as shown in Attachment A-1.
2. In consideration of the additional and/or revised services described in section 1, above, the maximum not-to-exceed amount that is specified in Exhibit B of the Agreement for payment of Consultant's fees and expenses, is **increased** by Twenty Nine Thousand Five Hundred Dollars (\$29,500) and said maximum not-to-exceed amount is amended as follows:

Agreement's original not-to-exceed amount:	\$230,880
Net change by previous supplemental agreements:	0
Not-to-exceed amount prior to this supplemental agreement:	\$230,880
Increase/decrease by this supplemental agreement:	\$29,500
New not-to exceed amount including all supplemental agreements:	\$260,380

3. Consultant agrees that the amount of increase in the not-to-exceed amount specified in section 2, above, shall constitute full compensation for the additional and/or revised services specified in section 1, above, and shall fully compensate Consultant for any and all direct and indirect costs that may be incurred by Consultant in connection with such additional and/or revised services, including costs associated with any changes and/or delays in work schedules or in the performance of other services or work by Consultant.
4. Consultant warrants and represents that the person or persons executing this supplemental agreement on behalf of Consultant has or have been duly authorized by Consultant to sign this supplemental agreement and bind Consultant to the terms hereof.
5. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Consultant shall perform all of the services, duties, obligations, and conditions required under the Agreement, as supplemented and modified by this supplemental agreement.

Approved By: Consultant


 Name: Michael L. Cox
 Title: Principal

Approved By: City of Sacramento


 Max Fernandez
 Community Development Director



2011-0557-1
 Title: Florin Road Site Assessment
 With: Nichols Consulting Engineers

SUPPLEMENTAL AGREEMENT

Approved As To Form:



Senior Deputy City Attorney

ATTEST:

ant 

City Clerk 9-20-11

Attachment A-1



NICHOLS CONSULTING ENGINEERS, Chtd.
Engineering and Environmental Services

8795 Folsom Blvd., Suite 250 • Sacramento, CA 95826 • 916.388.5655 • FAX 916.388.5676

September 7, 2011

NCE Project No. A437.04.35

Ms. Diana Sasser
City of Sacramento
Economic Development Department
915 I Street
Sacramento, California 95814

Change Order No. 1
Additional Field Investigation Activities
Phase II Environmental Site Assessment for the Florin Road Auto Dealers Project
Florin Road
Sacramento, California

Dear Ms. Sasser:

INTRODUCTION

Nichols Consulting Engineers Chtd. (NCE) is pleased to present to the City of Sacramento's Economic Development Department, Citywide Development Group (EDD), this change order to conduct additional field investigation activities at the Florin Road Auto Dealers, Site Nos. 4 and 6. The purpose of the additional field investigation activities is to assess environmental concerns that were not previously identified by the property owners during the initial scope development.

On August 1, 2011, NCE conducted a site reconnaissance at Site Nos. 4 through 7. Mr. Bill Samuelson, the owner representative for Sites Nos. 5 through 7, accompanied NCE at Florin Road Site Nos. 5 through 7. During the site reconnaissance, site features inconsistent with the initial inventory were noted. The site features noted at Site No. 4 include the following:

- Two additional hydraulic lifts that should be slated for removal were identified in Building No. 4.
- Ten rectangular hydraulic lift related structures were identified in Building Nos. 2, 4 and 5. These structures are approximately 10-feet long by 2-feet wide by 9-feet in depth. Some of the structures were observed to contain a mixture of water and oil at the time of the site reconnaissance.

In addition, borings 4-SB4, 4-SB5, and 4-SB6 were removed from the sampling program because the associated lifts do not exist.



The changes noted at Site No. 6 include the following:

- Twenty hydraulic lifts that were identified in the original inventory as "slated for removal" located in Building No. 16 were, according to the property owner representative, should have been classified as "lifts that were previously completely removed." This results in the addition of 12 borings and associated laboratory testing.
- Four additional lifts that were not previously inventoried that are slated for removal were identified in Building No. 17.

SCOPE OF WORK

Soil Sampling at Site No. 4

The scope of work for the proposed field investigation performed by NCE at Site No. 4 will include the following:

- Performing a utility locate at the 10 additional proposed boring locations in Building Nos. 2, 4 and 5 using a private utility location service;
- Installing the 10 borings using direct push drilling methods to 15-feet below ground surface (bgs) to assess the environmental conditions at 10 rectangular hydraulic lift related structures;
- Submitting soil samples for chemical analysis of total petroleum hydrocarbons (TPH) as hydraulic oil (TPH-HO).

Based on the information noted above, an additional \$10,000 in fees is required to do the additional work at Site No. 4. This number is based on the following:

Investigate the hydraulic lift structures	\$13,000
Remove three borings from the sampling program	<\$3,000>
Change Order Amount for Site No. 6	<hr/> \$10,000

Soil Sampling at Site No. 6

The scope of work for the proposed field investigation performed by NCE at Site No. 6 will include the following:

- Performing a utility locate at the proposed boring locations using a private utility location service;
- Drilling 12 borings in Building No. 16 adjacent to the previously removed hydraulic lifts using direct push drilling methods to 15-feet bgs to assess the environmental conditions at 12 lift locations;
- Collecting and field screening soil samples for laboratory analysis from four additional hydraulic lifts that are slated for removal in Building No. 17.



- Submitting soil samples from both the borings and the open excavations resulting from the removal of a hydraulic lifts for chemical analysis of TPH-HO.

Based on the information noted above, an additional \$19,500 in fees is required to do the additional work at Site No. 6. The number is based on the following:

Investigation of 12 hydraulic lifts inside Building No. 16	\$22,000
Remove 20 hydraulic lifts that will not be sampled during removal inside Building No. 16	<\$4,000>
Collect samples from four additional lifts that are slated for removal in Building No. 17	\$1,500
Change Order Amount for Site No. 6	<u>\$19,500</u>

FEE AND SCHEDULE

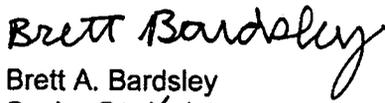
NCE's estimated fee for the above scope of work is \$29,500. These costs are based on the following assumptions:

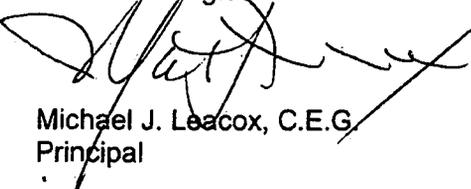
- Soil sampling using direct push drilling methods at Site No. 4 can be completed in two 8-hour days.
- Soil sampling using direct push drilling methods at Site No. 6 can be completed in four 8-hour days.
- All of the soil sampling locations will be accessible at the time of the investigations.

We will conduct the work on a time and materials basis in accordance with the existing agreement between the City and NCE. We will begin work upon receipt of the City's approval of a contract change order.

We appreciate the opportunity to present this proposal to the City. If you have any questions, please do not hesitate to call.

Sincerely,
NICHOLS CONSULTING ENGINEERS, Chtd.


Brett A. Bardsley
Senior Geologist


Michael J. Leacox, C.E.G.
Principal



Supplemental Agreement

Project Title and Job Number: Florin Road Site Assessment
Purchase Order #:

Date: 3-21-12
Supplemental Agreement No.: 3

The City of Sacramento ("City") and Nichols Consulting Engineers, Chtd..("Consultant"), as parties to that certain Consultant and Professional Services Agreement designated as Agreement Number 2011-0557 including any and all prior supplemental agreements modifying said agreement (said agreement and supplemental agreements are hereafter collectively referred to as the "Agreement"), hereby supplement and modify the Agreement as follows:

1. The scope of Services specified in Exhibit A of the Agreement is amended as follows:

See Attachment 1

2. In consideration of the additional and/or revised services described in section 1, above, the maximum not-to-exceed amount that is specified in Exhibit B of the Agreement for payment of Consultant's fees and expenses, is increased by \$22,541.00 (Twenty-two thousand, five hundred forty-one dollars) , and said maximum not-to-exceed amount is amended as follows:

Table with 2 columns: Description and Amount. Rows include Agreement's original not-to-exceed amount (\$230,880.00), Net change by previous supplemental agreements (\$34,500.00), Not-to-exceed amount prior to this supplemental agreement (\$265,380.00), Increase by this supplemental agreement (\$22,541.00), and New not-to exceed amount including all supplemental agreements (\$287,921.00).

- 3. Consultant agrees that the amount of increase or decrease in the not-to-exceed amount specified in section 2, above, shall constitute full compensation for the additional and/or revised services specified in section 1, above, and shall fully compensate Consultant for any and all direct and indirect costs that may be incurred by Consultant in connection with such additional and/or revised services, including costs associated with any changes and/or delays in work schedules or in the performance of other services or work by Consultant.
4. Consultant warrants and represents that the person or persons executing this supplemental agreement on behalf of Consultant has or have been duly authorized by Consultant to sign this supplemental agreement and bind Consultant to the terms hereof.
5. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Consultant shall perform all of the services, duties, obligations, and conditions required under the Agreement, as supplemented and modified by this supplemental agreement.

CITY OF SACRAMENTO
A Municipal Corporation

By: _____

Printed Name: James R. Rinehart
Title: Economic Development Director

For: John F. Shirey, City Manager

ATTEST:

City Clerk

Consultant

By: [Signature]

Print Name: Michael Leucox

APPROVED AS TO FORM:

Deputy City Attorney



NICHOLS CONSULTING ENGINEERS, Chtd.
Engineering and Environmental Services

8795 Folsom Blvd., Suite 250 • Sacramento, CA 95826 • 916.388.5655 • FAX 916.388.5676

March 1, 2012

NCE Project No. A437.04.35

Ms. Denise Malvetti
City of Sacramento
Economic Development Department
915 I Street
Sacramento, California 95814

Draft
Change Order No. 3
Supplemental Phase II Environmental Site Assessment (ESA)
Florin Road Auto Dealers Site Nos. 1 and 2
3655 and 3801 Florin Road
Sacramento, California

Dear Ms. Malvetti:

INTRODUCTION

Nichols Consulting Engineers Chtd. (NCE) is pleased to present to the City of Sacramento's Economic Development Department (herein referred to as the City) this Change Order No. 3 to conduct a supplemental Phase II environmental site assessment (ESA) at Florin Road Auto Dealers Site Nos. 1 and 2 located in Sacramento, California. Site No. 1 is located at 3655 Florin Road. Site No. 2 is located at 3801 Florin Road. The purpose of the supplemental work is to collect additional soil data at four locations where the vertical depths of the constituents of concern (COCs) are not known to assess if those COCs attenuate in the vadose zone (unsaturated-zone soil) before reaching the underlying groundwater table.

BACKGROUND

In July and August 2011, Phase II ESA field investigations were performed at Site Nos. 1 and 2. The results of these investigations, including detailed discussions of the sample locations, sample depths, and laboratory analytical results and methodologies used to analyze the samples, and comparisons of the data to regulatory screening levels; are provided in NCE's draft Phase II ESA documents for Site Nos. 1 and 2.

On November 3, 2011, a representative with the City, the property owner of Site Nos. 1 and 2, and representatives with NCE met with a supervising environmental specialist with the SCEMD. The purpose of the meeting was to discuss the findings of the initial investigations at Site Nos. 1 and 2, with the intent to get feedback and direction from the SCEMD regarding what additional actions, if any, would SCEMD require at Site Nos. 1 and 2 to reach a "no further action determination" for each site.

Upon review of the results of the previous investigation SCEMD requested that additional soil data be collected at the locations where the vertical depths of the COCs in soil were not known based on the initial Phase II ESA field investigation. Thus, the purpose of the



supplemental Phase II ESA is to collect additional soil data to assess if the COCs at locations where the vertical depths of those COCs are not known attenuate in the vadose zone (unsaturated-zone soil) before reaching the underlying groundwater table.

The COCs exceeding the applicable ESLs for commercial/industrial and residential land uses and where the vertical depths of those COCs are not known at Site No. 1 (Plate 3) are the following:

- Total petroleum hydrocarbons (TPH) as diesel (TPH-D) in the vicinity of a sump/oil water separator identified as 1-Sump/OWS-1 and a wash rack identified as 1-WR-2. Both of these locations are located near the northwest corner of Building 13.
- Total oil and grease in the vicinity of a hazardous waste/materials storage area identified as 1-HW/MSA-1. This location is located near the northeast portion of Building 13.

The COCs exceeding the applicable ESLs for commercial/industrial and residential land uses and where the vertical depths of those COCs are not known at Site No. 2 (Plate 4) are the following:

- TPH as hydraulic oil (TPH-HO) in the vicinity of a former lift location identified as 2-RHL-3. This location is located in the southern portion of Building 11.
- Total oil and grease in the vicinity of an equipment area identified as 2-EA-1. This location is located in the northern portion of Building 15.

Upon completing the scoping process and discussing the scope with the City and property owner, preparation of a sampling and analysis plan (SAP) addendum (herein identified as the Addendum) was initiated. This Addendum associated with the supplemental Phase II ESA work was approved by the United States Environmental Protection Agency (USEPA) on February 6, 2012 (USEPA, 2012).

The Addendum was required to support the City's acquisition of the Brownfield Assessment Grant funding recently awarded to the City. It is intended to be used in conjunction with NCE's USEPA-approved SAP (herein identified as the SAP) dated February 2, 2011, which was developed for the Florin Road Auto Dealers Project (herein referred to as the Project). The initial Phase II ESA field investigations at Site Nos. 1 and 2 were conducted in conformance with the SAP.

SCOPE OF WORK

Soil Sampling at Site No. 1

The scope of work for the proposed field investigation performed by NCE at Site No. 1 will include the following:

- Obtaining a Sacramento County Department of Environmental Health (SCDEH) drilling permit.
- Performing a utility locate at the two additional proposed boring locations identified in the Addendum as borings 1-SB29 and 1-SB30 using a private utility location service and contacting Underground Service Alert (USA) North for utility location.



- Installing borings 1-SB29 and 1-SB30 using direct push drilling methods to 30-feet below ground surface (bgs), the highest anticipated groundwater level. As noted in the SAP, boring 1-SB29 is intended to further assess the environmental conditions in the vadose zone in the vicinity of a sump/oil water separator (1-Sump/OWS-1) and a wash rack (1-WR-2); and boring 1-SB30 is intended to further assess the environmental conditions in the vadose zone in the vicinity of a hazardous waste/materials storage area (1-HS/MSA-1).
- Describing the soil conditions encountered during advancement of each boring in accordance with the Unified Soil Classification System (USCS), and field screening soil samples for evidence of contamination.
- Collecting discrete soil samples from the borings at minimum 5-foot intervals and at each change in lithology or changes in soil contamination as observed by photoionization detector (PID) headspace readings, and/or staining, and/or olfactory indications of contamination.
- Submitting the samples collected from boring 1-SB29 for chemical analysis of total petroleum hydrocarbons (TPH) as diesel (TPH-D) by USEPA Method 8015M; and submitting the samples collected from boring 1-SB30 for chemical analysis of total oil and grease by USEPA Method 1664A.
- Collecting the investigation-derived waste materials (in accordance with the SAP) and temporarily storing them at a secure designated location at Site No. 2 in properly labeled 55-gallon steel drums, pending laboratory profiling and proper disposal.
- Adding the new data to NCE's draft Phase II ESA document for Site No. 1.

Soil Sampling at Site No. 2

The scope of work for the proposed field investigation performed by NCE at Site No. 2 will include the following:

- Obtaining a SCDEH drilling permit.
- Performing a utility locate at the two additional proposed boring locations identified in the Addendum as borings 2-SB37 and 2-SB38 using a private utility location service and contacting USA North for utility location.
- Installing borings 2-SB37 and 2-SB38 using direct push drilling methods to 30-feet bgs. As noted in the SAP, boring 2-SB37 is intended to further assess the environmental conditions in the vadose zone in the vicinity of a previously removed hydraulic lift (2-RHL-3); and boring 2-SB38 is intended to further assess the environmental conditions in the vadose zone in the vicinity of a former equipment area (2-EA-1).
- Describing the soil conditions encountered during advancement of each boring in accordance with the USCS, and field screening soil samples for evidence of contamination.



- Collecting discrete soil samples from the borings at minimum 5-foot intervals and at each change in lithology or changes in soil contamination as observed by PID headspace readings, and/or staining, and/or olfactory indications of contamination.
- Submitting the samples collected from boring 2-SB37 for chemical analysis of TPH as hydraulic oil (TPH-HO) by USEPA Method 8015M; and submitting the samples collected from boring 2-SB38 for chemical analysis of total oil and grease by USEPA Method 1664A.
- Collecting the investigation-derived waste materials (in accordance with the SAP) and temporarily storing them at a secure designated location at Site No. 2 in properly labeled 55-gallon steel drums, pending laboratory profiling and proper disposal.
- Adding the new data to NCE's draft Phase II ESA document for Site No. 2.

FEE AND SCHEDULE

Based on the information noted above, an additional 11,043 in fees is required to do the additional work at Site No. 1, and an additional 11,498 in fees is required to do the additional work at Site No. 2. NCE's total estimated fee for the above scope of work is 22,541. These costs are based on the following assumptions:

- Soil sampling using direct push drilling methods at Site No. 1 can be completed in one 8-hour day.
- Soil sampling using direct push drilling methods at Site No. 2 can be completed in one 8-hour day.
- All of the soil sampling locations will be accessible at the time of the investigations.
- Data from the supplemental investigation can be added to NCE's draft Phase II ESA documents.

We will conduct the work on a time and materials basis in accordance with the existing agreement between the City and NCE. We will begin work upon receipt of the City's approval of a contract change order.



We appreciate the opportunity to present this proposal to the City. If you have any questions, please do not hesitate to call.

Sincerely,
NICHOLS CONSULTING ENGINEERS, Chtd.

Brett A. Bardsley
Senior Geologist

Michael J. Leacox, C.E.G.
Principal

Attachments: Plates 3 and 4 from the SAP Addendum



(1-SB-26) 1-WR-1

July 2011	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(ug/kg)	(ppm)	(mg/kg)	(mg/kg)
DEPTH	TPH-G	TPH-D	TPH-HO	O&G	NAPH.	PID	VOCs	SVOCs
15	<1	<2	NA	<50	<5	ND	ND	ND

(1-SB-25) 1-WR-1

July 2011	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(ug/kg)	(ppm)	(mg/kg)	(mg/kg)
DEPTH	TPH-G	TPH-D	TPH-HO	O&G	NAPH.	PID	VOCs	SVOCs
15	<1	<2	NA	<50	<5	ND	ND	ND

1-Sump/OWS-2 (1-SB-3)

Jul 2011	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(ug/kg)	(ppm)	(mg/kg)	(mg/kg)
DEPTH	TPH-G	TPH-D	TPH-HO	O&G	NAPH.	PID	VOCs	SVOCs
15	<1.1	<2.0	NA	<50	<5.0	0.3	ND	ND

(1-SB-27) 1-WR-2

July 2011	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(ug/kg)	(ppm)	(mg/kg)	(mg/kg)
DEPTH	TPH-G	TPH-D	TPH-HO	O&G	NAPH.	PID	VOCs	SVOCs
15	<0.79	<2	NA	<50	<4.4	ND	ND	ND

1-Sump/OWS-3 (1-SB-4)

July 2011	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(ug/kg)	(ppm)	(mg/kg)	(mg/kg)
DEPTH	TPH-G	TPH-D	TPH-HO	O&G	NAPH.	PID	VOCs	SVOCs
15	<1.1	<2.0	NA	270	<5.0	0.8	ND	D

(1-SB-1) 1-AST-1

July 2011	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(ug/kg)	(ppm)	(mg/kg)	(mg/kg)
DEPTH	TPH-G	TPH-D	TPH-HO	O&G	NAPH.	PID	VOCs	SVOCs
5	<0.89	<2	NA	<50	<4.4	0.8	ND	ND

1-HS/MSA-1 (1-SB-22)

Aug 2011	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(ug/kg)	(ppm)	(mg/kg)	(mg/kg)
DEPTH	TPH-G	TPH-D	TPH-HO	O&G	NAPH.	PID	VOCs	SVOCs
5	ND	11	NA	5,600	<5.8	11.5	ND	ND

(1-SB-2) 1-Sump/OWS-1

July 2011	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(ug/kg)	(ppm)	(mg/kg)	(mg/kg)
DEPTH	TPH-G	TPH-D	TPH-HO	O&G	NAPH.	PID	VOCs	SVOCs
5	2.7	2,600	NA	<50	15	38.3	D	D

1-Body/DSA-1 (1-SB-23)

Aug 2011	(ug/kg)	(mg/kg)	(mg/kg)
DEPTH	NAPH.	VOCs	SVOCs
5	<5.0	NA	NA

(1-SB-28) 1-WR-2

July 2011	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(ug/kg)	(ppm)	(mg/kg)	(mg/kg)
DEPTH	TPH-G	TPH-D	TPH-HO	O&G	NAPH.	PID	VOCs	SVOCs
10	390	740	NA	220	13,000	794	D	D
15	11	300	NA	440	90	ND	D	D

1-FHL-6 (1-SB-21)

Aug 2011	(mg/kg)	(ppm)	(mg/kg)	(mg/kg)
DEPTH	TPH-HO	PID	VOCs	SVOCs
10	<20	1.7	NA	NA
15	<20	1.2	NA	NA

1-Body/DSA-1 (1-SB-24)

Aug 2011	(ug/kg)	(mg/kg)	(mg/kg)
DEPTH	NAPH.	VOCs	SVOCs
5	<4.2	NA	NA

(1-SB-15) 1-HL-7

Jul 2011	(mg/kg)	(ppm)	(mg/kg)	(mg/kg)
DEPTH	TPH-HO	PID	VOCs	SVOCs
10	<20	ND	NA	NA
15	<20	ND	NA	NA

(1-SB-12) 1-FHL-3

(1-SB-11) 1-HL-5

(1-SB-10) 1-FHL-2

(1-SB-30) 1-HS/MSA-1

1-HL-6 (1-SB-14)

1-FHL-4 (1-SB-13)

1-HL-11 (1-SB-20)

1-HL-10 (1-SB-19)

1-HL-9 (1-SB-18)

1-HL-8 (1-SB-17)

1-HL-4 (1-SB-9)

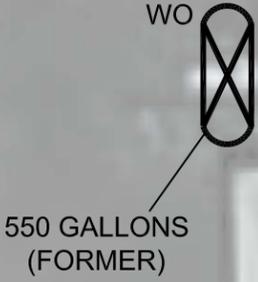
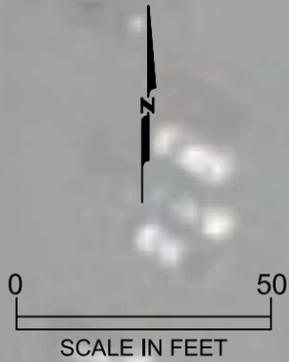
1-HL-3 (1-SB-8)

1-HL-2 (1-SB-7)

1-FHL-1 (1-SB-6)

1-HL-1 (1-SB-5)

13



NOTE: RESULTS EXCEEDING REGION 2 ESLs FOR RESIDENTIAL LAND USES ARE SHOWN IN RED

Reference: Google Earth Pro - Aerial Photograph, 2007

LEGEND

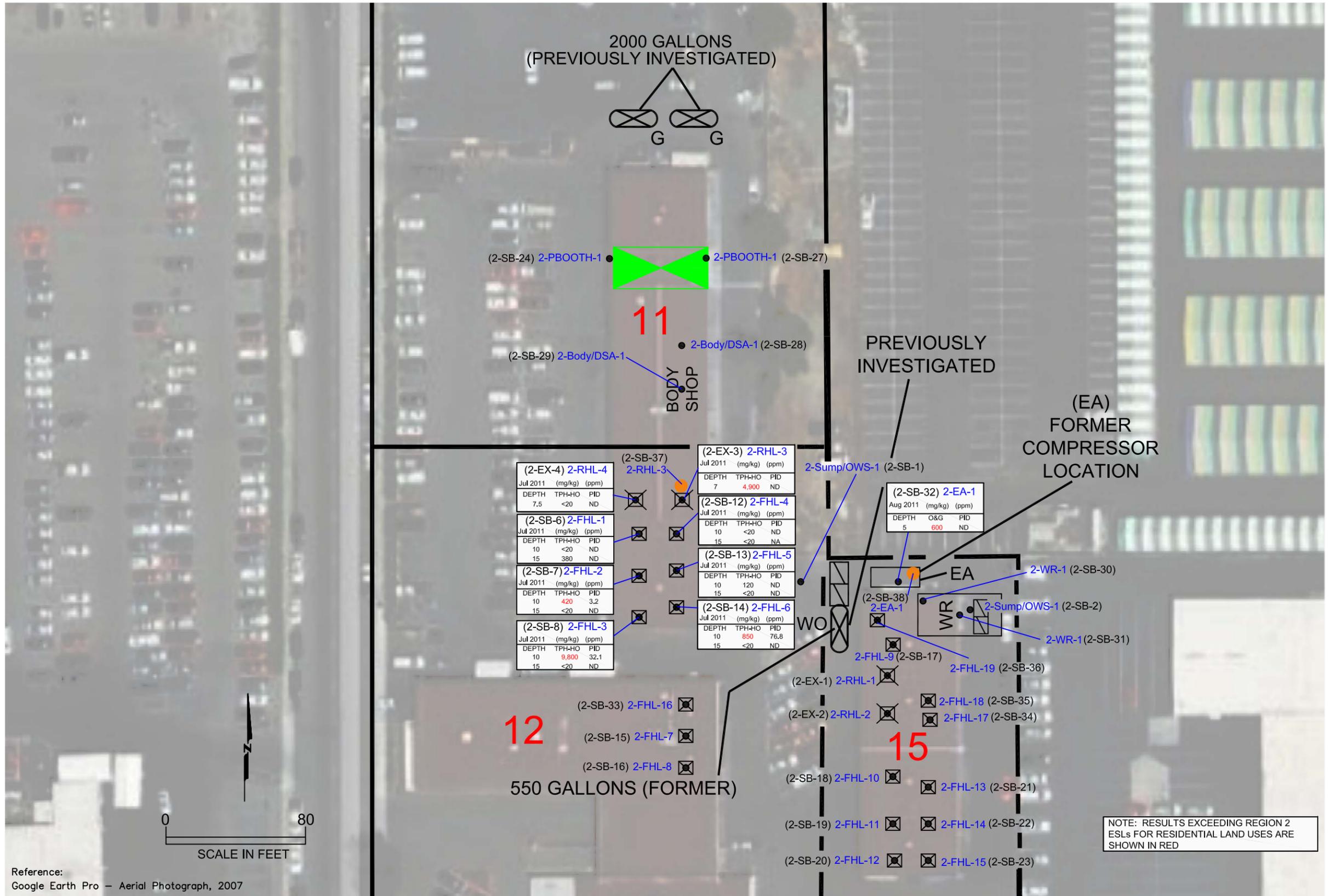
- SAMPLING LOCATION
- ⊗ EXISTING HYDRAULIC LIFT THAT IS TO BE RETAINED SAMPLING LOCATION
- ⊗ FORMER HYDRAULIC LIFT SAMPLING LOCATION
- ⊗ ABOVE GROUND STORAGE TANK
- WO ⊗ FORMER UST (WASTE OIL)
- (1-SB-29) ● PROPOSED BORING LOCATION
- 13 BUILDING NUMBER
- ⊗ SUMPS/ OIL WATER SEPARATOR
- WR WASH RACK
- HW HAZARDOUS WASTE / MATERIALS STORAGE AREA
- (1-SB-5) SAMPLE LOCATION IDENTIFICATION
- 1-HL-1 ENVIRONMENTAL CONCERN IDENTIFICATION
- PID PID HEADSPACE READING
- NAPH. = NAPHTHALENE
- O&G = TOTAL OIL AND GREASE
- TPH-HO = TOTAL PETROLUUM HYDROCARBONS AS HYDRAULIC OIL
- TPH-D = TOTAL PETROLUUM HYDROCARBONS AS DIESEL
- TPH-G = TOTAL PETROLUUM HYDROCARBONS AS GASOLINE
- PPM = PARTS PER MILLION
- ug/kg = MICROGRAMS PER KILOGRAM
- mg/kg = MILLIGRAMS PER KILOGRAM
- D = DETECTED
- ND = NOT DETECTED
- NA = NOT ANALYZED

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DRAWN: YG
 FILE NAME: 4370235950.dwg

Site Plan For Designated Site No. 1
 Florin Road Auto Dealers Project
 3655 Florin Rd. APN 041-0112-018
 City of Sacramento, CA

PROJECT NUMBER	APPROVED	DATE	REVISED DATE
A437.02.35		4/09	12/09



Reference:
Google Earth Pro - Aerial Photograph, 2007

LEGEND

- SAMPLING LOCATION
- PAINT BOOTH(S)
- ⊠ FORMER HYDRAULIC LIFT SAMPLING LOCATION
- ⊠ HYDRAULIC LIFT SLATED FOR REMOVAL SAMPLING LOCATION
- WO ⊠ FORMER UST (WASTE OIL)
- G ⊠ FORMER UST (GASOLINE)
- 12** BUILDING NUMBER
- ⊠ SUMPS/ OIL WATER SEPARATOR
- WR ⊠ WASH RACK
- EA ⊠ EQUIPMENT AREA
- (2-SB-20) SAMPLE LOCATION IDENTIFICATION
- 2-FHL-12** ENVIRONMENTAL CONCERN IDENTIFICATION

- ND = NOT DETECTED
- NA = NOT ANALYZED
- O&G = TOTAL OIL AND GREASE
- TPH-HO = TOTAL PETROLEUM HYDROCARBONS AS HYDRAULIC OIL
- PPM = PARTS PER MILLION
- mg/kg = MILLIGRAMS PER KILOGRAM
- PID = PID HEADSPACE READING
- (2-SB-37) ● PROPOSED BORING LOCATION

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Site Plan for Designated Site No. 2
Florin Road Auto Dealers Project
3801 Florin Rd. APN 041-0112-016
City of Sacramento, CA

PLATE

4

16 of 16

DRAWN YG	FILE NAME 4370235960.dwg	PROJECT NUMBER A437.02.35	APPROVED	DATE 4/09	REVISED DATE 12/09
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