

★ Stellar Environmental Solutions

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Geoscience & Engineering Consulting

March 18, 1999

Ms. Madhulla Logan
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Re: Proposed Soil Investigation and Remediation -
2144 Alvarado Street, San Leandro, California

Dear Ms. Logan:

This letter summarizes the telephone conversation between you and Messrs. Bruce Rucker and Richard Makdisi of Stellar Environmental Solutions (SES) regarding proposed soil investigation and remediation activities at the referenced property. The proposed work follows the Phase II investigation with findings presented in the SES January 15, 1999 report. The approximately 8,900 square foot property is currently 95% paved, and approximately 1/3 of the total property is covered by building footprint.

In brief, nine shallow soil borings have been advanced and sampled, and four locations contain organochlorine pesticide concentrations in excess of residential PRGs. Maximum depth of concentrations above the PRGs is estimated to be 2 to 3 feet (depending on location). As we discussed, the property owner has elected to remove by excavation and offsite disposal the pesticide contamination that is in excess of residential PRGs and summarize the information in a report of findings, to which will be attached to a petition for site closure (i.e. a "no further action" letter from ACDEH). We will submit to ACDEH a workplan for the proposed remediation activities prior to field work.

ACDEH approval of site closure will be contingent upon collecting for laboratory analysis a limited number of additional shallow subsurface soil samples in areas not previously characterized, to identify any other locations that might also warrant remediation. As shown on the figure, we created a grid overlay consisting of 8 cells of approximately 1,250 square feet, and eliminated cells in which samples were previously collected and/or that were primarily covered with building footprint. This resulted in 4 cells remaining that had no sample analytical representation. We propose to collect one sample in each of the 4 cells (total of 4 additional samples) at approximately 0.5 feet depth which is the depth most likely to have the greatest contaminant concentrations.

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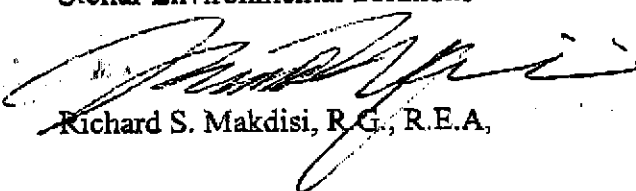
This will bring the total number of sampling locations to 13, corresponding to 1 sampling location per 450 square feet of area not covered by building footprint.

We propose to initially composite the 4 additional samples prior to laboratory analysis by EPA Method 8080 for organochlorine pesticides. If the composite sample results are below the PRGs or are at levels otherwise acceptable to ACDEH, no remediation at any of these locations will be proposed. If the composite sample results are above the PRGs, we will subsequently re-analyze the discrete samples and propose remediation at only those locations where the discrete sample results are in excess of the PRGs. The methodologies for soil excavation and confirmation sampling will be detailed in the forthcoming workplan to be prepared following this additional sampling and analysis task.

We trust that this proposed task meets the objectives that we discussed. Please call me (510-644-3123) if you have any questions. We plan to conduct the sampling on or before Tuesday March 23, 1999.

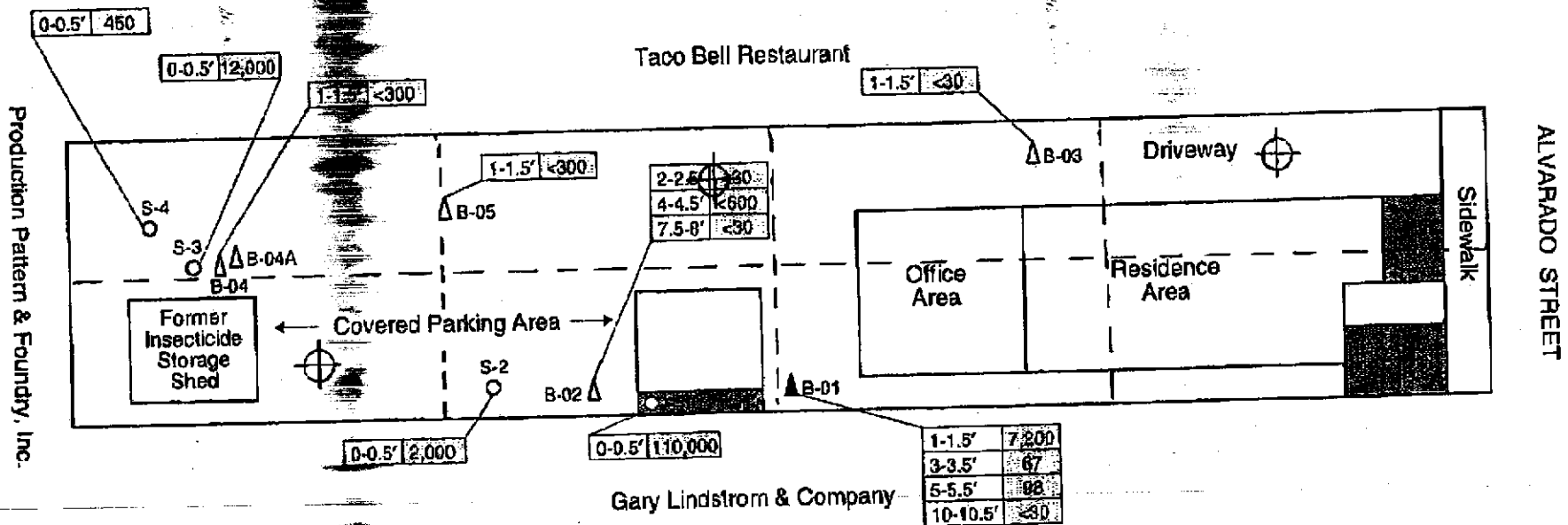
Sincerely,

Stellar Environmental Solutions


Richard S. Makdisi, R.G., R.E.A.

(K10)

644-3859

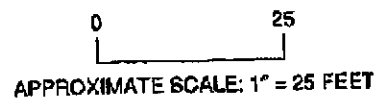


LEGEND

- OS-2 K/JC Soil Sample (Oct. 1998)
- △ B-05 SES Exploratory Bore (Soil Sample Only)
- ▲ B-01 SES Exploratory Bore (Soil and Groundwater Sample)
- Unpaved Area
- 0-0.5' 450 Chlordane concentration (µg/kg) and depth of soil sample (feet)
- * < designation indicates concentration less than detection limit
- * Location incorrect on previous investigation report's figure (Appendix A)

⊕ Proposed additional shallow soil sample (0.5 foot depth)

----- Grid cell boundary



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Bore Locations and Chlordane Analytical Results
Coffel Property, 2144 Alvarado Street

Figure 3

by: MJC

JANUARY 1999