★ **Stellar Environmental Solutions, Inc.**
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Geoscience & Engineering Consulting

February 13, 2003

Alameda County Health Care Services Agency
Environmental Health Services – Environmental Protection
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Attention: Mr. Barney Chan – Hazardous Materials Specialist

Subject: Workplan for Site Investigation
A.A. Johnson & Son Inc. Facility
1164 66th Street, Oakland, California
Fuel Leak Case RO0000325

Dear Mr. Chan:

INTRODUCTION AND BACKGROUND

Stellar Environmental Solutions (SES), Inc. is submitting to the Alameda County Health Care Services Agency (ACHCSA) this workplan for site investigation at the referenced site. This work will implement the activities requested in the February 3, 2003 ACHCSA letter to the property owner.

SES submitted to ACHCSA the August 2002 Site Closure Assessment Report that summarized previous work associated with former underground fuel storage tanks (UFSTs) containing gasoline. That report concluded that there was a low potential for residual contamination associated with the former UFST and requested site closure. The ACHCSA letter indicated that analysis of site groundwater for MTBE (previously not analyzed for) would be needed to consider closure

Pre-Field Work Planning

SES will prepare a site-specific Health and Safety Plan for the proposed work. We will apply for the requisite borehole drilling permit from Alameda County Public Works Agency, and we will notify Underground Service Alert of proposed drilling for their notification to utilities to mark any potential underground utilities.

Borehole Installation and Sampling

The ACHCSA letter stipulates "a groundwater sample from beneath the former gasoline tanks..." suggesting that only one borehole directly through the former tank excavation would be required. We propose to advance and sample two boreholes: one within the former excavation and one in the hydraulically upgradient (east) direction, near the eastern site property line. This second borehole will be instrumental if MTBE contamination is detected in the excavation borehole but is then confirmed to be the result of offsite-sourced contamination (i.e. from upgradient fuel releases). The attached figure shows the proposed borehole locations.

The boreholes will be advanced with a Geoprobe (direct-push) rig that advances approximately 2-inch diameter sampling rods to first occurrence of groundwater (likely between 20 and 30 feet below grade). One grab-groundwater sample will be collected from each borehole using new Tygon tubing connected to a vacuum pump. The hydropunch sampling will be completed using a licensed drilling contractor (Fisch Environmental Services – C57 license no. 683865), to provide the sampling services under SES's direction.

Groundwater samples will be securely sealed in appropriate containers, placed in an ice chest with ice at approximately 4 degrees C., and transported to the analytical laboratory under chain-of-custody record the same day they are collected.

Laboratory Analyses

Curtis and Tompkins, Ltd. (C&T), a California-certified analytical laboratory, will complete the laboratory analyses. The analytical results will be performed at a standard turnaround (2 weeks). The two groundwater samples will be analyzed for MTBE (only) by EPA Method 8260B.

Report Preparation

The methodology and findings of the investigation will be incorporated into a comprehensive documentation report that will contain the following elements:

- Investigation scope and objectives
- Sampling and analytical protocols used
- Hydrochemical data from the sample analyses

- Site map delineating borehole locations
- Discussion of the fate and transport mechanisms of the constituents of concern in the groundwater and their potential migrational pathways
- Conclusions and, where appropriate, recommendations
- Technical appendices

The project will be overseen by and the report will be signed by a California Registered Geologist.

ESTIMATED SCHEDULE

We estimate that the drilling will be conducted in late February or early March 2003, depending on driller availability. Analytical laboratory results will be completed on normal (10 working day) turnaround. The final report will be submitted within 2 weeks following receipt of analytical results.

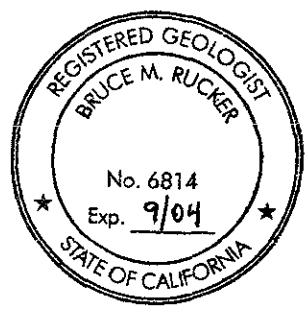
We trust that this submittal meets your agency needs. We request that ACHCSA provide to SES written approval of this workplan. Please contact me directly if you have any questions.

Sincerely,

Stellar Environmental Solutions, Inc.

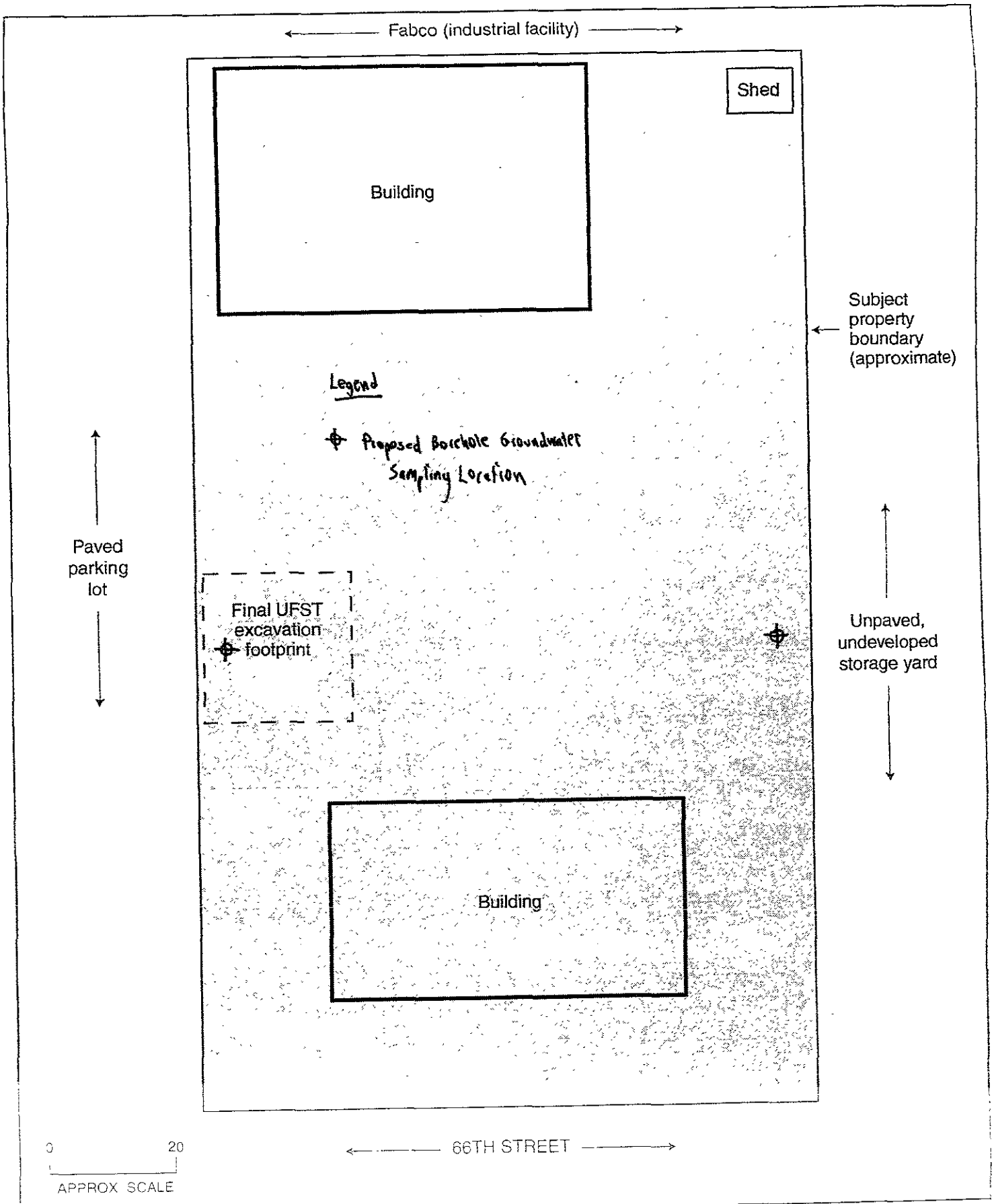
Bruce M. Rucker.

Bruce M. Rucker, R.G., R.E.A
Project Manager



Attachments: Site plan with proposed borehole locations

cc: John Twomey – A A Johnson & Son, Inc



SITE PLAN

1164 66th Street
Oakland, CA

By. MJC

AUGUST 2002

Stellar Environmental Solutions
Geoscience & Engineering Consulting

R0325

STELLAR ENVIRONMENTAL SOLUTIONS
2198 SIXTH STREET, BERKELEY, CA 94710
TEL: 510.644.3123 FAX: 510.644.3859

TRANSMITTAL MEMORANDUM

TO: ALAMEDA COUNTY DEPT. OF ENVIRONMENTAL HEALTH
1131 HARBOR BAY PKWY, SUITE 250
ALAMEDA, CA 94502

DATE: 2/13/03

ATTENTION: MR. BARNEY CHAN

FILE: SES-2003-09

SUBJECT: 1164 – 66TH STREET
OAKLAND, CALIFORNIA
FUEL LEAK CASE RO0000325

WE ARE SENDING: (HEREWITH) UNDER SEPARATE COVER

(VIA MAIL) VIA

THE FOLLOWING: WORKPLAN FOR SITE INVESTIGATION (DATED 2/13/03)

AS REQUESTED (FOR YOUR APPROVAL)

FOR REVIEW FOR YOUR USE

FOR SIGNATURE FOR YOUR FILES

COPIES TO: **A.A. JOHNSON & SON, INC.**
(MR. JOHN TWOMEY)

BY: Bruce Rucker BNR 2/13/03