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By Alameda County Environmental Health at 2:43 pm, Aug 12, 2013

Ms. Barbara Jakub, P.G.
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: Gritmit Auto Repair and Service, 1970 Seminary Boulevard, Oakland, California
(Fuel Leak Case No. RO0000413)

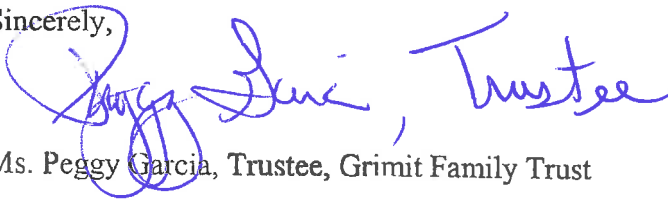
Dear Ms. Jakub:

Stratus Environmental, Inc. (Stratus) has recently prepared a report entitled Path to Closure Plan, on my behalf. The report was prepared in regards to Alameda County Fuel Leak Case No. RO0000413, for Gritmit Auto Repair and Service, 1970 Seminary Boulevard, Oakland, California.

I have reviewed a copy of this report, sent to me by representatives of Stratus, and "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge."

If you have any questions, please contact me via electronic mail at peggy.h.garcia@sbcglobal.net, or my daughter Angel LaMarca at angelcpt@gmail.com.

Sincerely,

A handwritten signature in blue ink that reads "Peggy Garcia, Trustee". The signature is written in a cursive style with a large initial "P".

Ms. Peggy Garcia, Trustee, Gritmit Family Trust

cc: Angel LaMarca



3330 Cameron Park Drive, Ste 550
Cameron Park, California 95682
(530) 676-6004 ~ Fax: (530) 676-6005

August 6, 2013
Project No. 2090-1970-01

Ms. Barbara Jakub, P.G.
Alameda County Environmental Health Department
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(via GeoTracker & Alameda County FTP site)

Re: Path to Closure Plan
Former Gritmit Auto Repair and Service
1970 Seminary Avenue
Oakland, California
(Fuel Leak Case No. RO0000413)

Dear Ms. Jakub:

Stratus Environmental, Inc. (Stratus) has prepared this *Path to Closure Plan*, on behalf of the Gritmit Family Trust, for the Former Gritmit Auto Repair and Service facility (the Site), located at 1970 Seminary Avenue, Oakland, California. The site previously utilized underground storage tanks (USTs) for storage of gasoline and waste oil, and Alameda County Environmental Health Department (ACEHD) currently regulates an environmental case on the subject property related to releases of these contaminants to the subsurface. In a letter dated June 20, 2013, ACEHD requested that a Path to Closure Plan be developed and submitted for the site, in order to comply with the State Water Resources Control Board's Resolution No. 2012-0062.

In the June 2013 letter, ACEHD provides a list of items that summarize key environmental project elements and requests a milestone schedule for completion of each element. This document has been prepared to discuss the approximate date that these project elements have been completed in the past, or a milestone date for implementation in the future.

Preferential Pathway Study: An underground utility survey was completed in March 2009 and discussed in a May 2009 Site Conceptual Model (SCM). A water supply well survey was completed in March 1994 to identify potential groundwater sensitive receptors. No nearby water supply wells are known to have been installed since 1994 and the area surrounding the site is served by a municipal water supply.

Soil, Groundwater, and Soil Vapor Investigations: Numerous subsurface investigations have been completed in the past, since an environmental case was opened on the property in 1989. A work plan to complete additional soil borings and monitoring well installations was requested by ACEHD, and recently submitted for agency review. A groundwater monitoring and sampling program has been performed since 1991 and is ongoing. A soil vapor investigation was completed in December 2011.

Initial, Updated, and Final/Validated SCM: An initial SCM was prepared and submitted in May 2009.

Interim Remedial Actions: Approximately 20 cubic yards of soil were overexcavated near a former waste oil UST in 1991. Approximately 27 cubic yards of soil was also overexcavated and removed at the time of a hydraulic hoist removal in 2001. Approximately 6 gallons of free product / groundwater mixture was bailed from a site monitoring well in 2011.

Feasibility Study / Corrective Action Plan (FS/CAP): An FS/CAP was submitted on August 8, 2012. At the request of ACEHD, a supplement to the FS/CAP was submitted on December 31, 2012 and a technical memorandum was prepared and submitted on May 22, 2013. The June 20, 2013 letter approved, with comments, a cleanup plan for the site that is to consist of initially performing dual phase extraction (DPE) to remove contaminant mass, followed by injection of ozone into shallow groundwater, as needed.

Pilot Tests: A DPE pilot test was performed in 1997.

Remedial Actions: DPE should be implemented in 2014 pending sufficient funding from California's Underground Storage Tank Cleanup Fund (USTCF).

Soil Vapor and Groundwater Monitoring Well Installation and Monitoring: Nine groundwater monitoring wells are currently in place, and an additional 7 groundwater monitoring wells have been proposed in a recent work plan submitted to ACEHD for review. The site is currently on a semi-annual groundwater monitoring program. Six soil vapor monitoring wells are in place and have been sampled once (December 2011). An additional soil vapor sampling event will likely be performed following the DPE remedial work.

Public Participation Program: DPE remediation is currently under a 60-day public review, ending on August 1, 2013.

Case Closure Tasks: Public participation and landowner notifications have been performed. DPE and additional site assessment activities should be completed by the end of 2014, unless funding limitations from the USTCF delay work. If necessary, ozone injection (OI) would likely be completed in 2015 and 2016. Post-remediation sampling,

Ms. Barbara Jakub, ACEHD
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Former Gritit Auto Repair & Service, Oakland, California
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August 6, 2013
Project No. 2090-1970-01

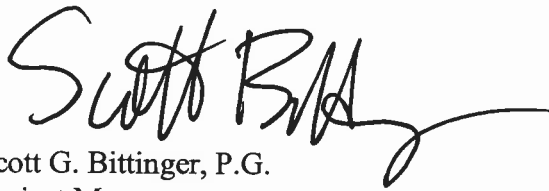
public comments on site closure, and well decommissioning could then be performed approximately 2017/2018. It should be noted that significant variability could occur with the proposed milestone dates associated with the case closure tasks, due to uncertainty associated with future work tasks and the long-term viability of the USTCF.

Closing

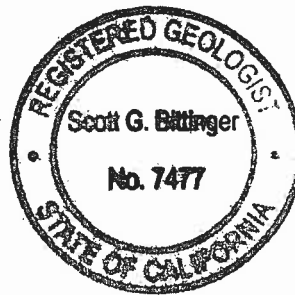
If you have any questions or comments concerning this report, or the site in general, please contact me at (530) 676-2062.

Sincerely,

STRATUS ENVIRONMENTAL, INC.



Scott G. Bittinger, P.G.
Project Manager



cc: Ms. Angel LaMarca and Ms. Peggy Garcia, Trustee, Gritit Family Trust