

March 26, 2004

Mr. Don Hwang - Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health – Environmental Protection
Local Oversight Program
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Alameda County
MAR 30 2004
Environmental Health

Subject: Workplan Addendum for Groundwater Characterization
Benner Automotive – 488 25th Street, Oakland, California
Alameda County Health Fuel Leak Case No. RO0002518

Dear Mr. Hwang:

On behalf of the property owner (Mr. Michael J. Benner), Stellar Environmental Solutions, Inc. (SES) is submitting to the Alameda County Environmental Health Department (ACEH) this workplan addendum. This addendum addresses the additional soil and groundwater characterization at the referenced site, as requested by the ACEH letter dated March 23, 2004. This addendum revises our original workplan dated February 13, 2004 to add the ACEH-requested revisions, as discussed below. All other original workplan items remain unchanged.

ACEH Comment #1

Proposed borehole BH-11 was located to provide a downgradient (to the west) sampling point. Per the ACEH comment, SES will move this borehole to the northeast of the former UFSTs (see attached figure).

Proposed borehole BH-10 was located to provide a sampling point to the southwest of the former UFSTs, in the event that groundwater flow is to the southwest. Per the ACEH comment, SES will move this borehole to the east, closer to the former UFSTs (see attached figure).

ACEH Comment #2

The workplan did not propose collecting soil samples in the saturated zone, rather we proposed collecting soil samples in the unsaturated zone above the water table and in the non-water-bearing zone below the water-bearing unit. We also proposed collecting “grab” groundwater samples from within the water-bearing zone. It is our professional opinion that a soil sample

collected within the water-bearing zone will provide equivocal data (i.e. the analytical result will be a mix of both dissolved [groundwater] and sorbed-phase hydrocarbons conditions). In accordance with the ACEH comment, we will collect one additional soil sample from each borehole, from within the water-bearing zone.

ACEH Comment #3

It is our professional experience that groundwater monitoring wells are most appropriately sited based on the hydrochemical results (i.e. footprint of the groundwater contaminant plume) from the previous borehole sampling program. This is because the plume footprint is often not coincident with groundwater flow direction.

In accordance with the ACEH comment, SES will install temporary piezometers to allow for collection of water level elevation data. Following completion of soil and water sampling, we will install an approximately 1-inch diameter PVC casing into the borehole, which will have a screened interval across the water-bearing zone. We will allow water levels to equilibrate overnight in these piezometers. The next day we will make final water level measurements (measured relative to a point marked on the immediately adjacent ground surface, or on the casing itself), remove the PVC casing, and grout the boreholes to surface. We will then have a licensed land surveyor survey vertical elevations at each borehole, to allow us to calculate equilibrated water level elevations.

We trust that this submittal meets your agency's needs. We request that ACEH provide to SES and the property owner written approval of this workplan addendum. Please contact the undersigned directly if you have any questions.

Sincerely,



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








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

Attachments: Revised figure showing proposed borehole locations

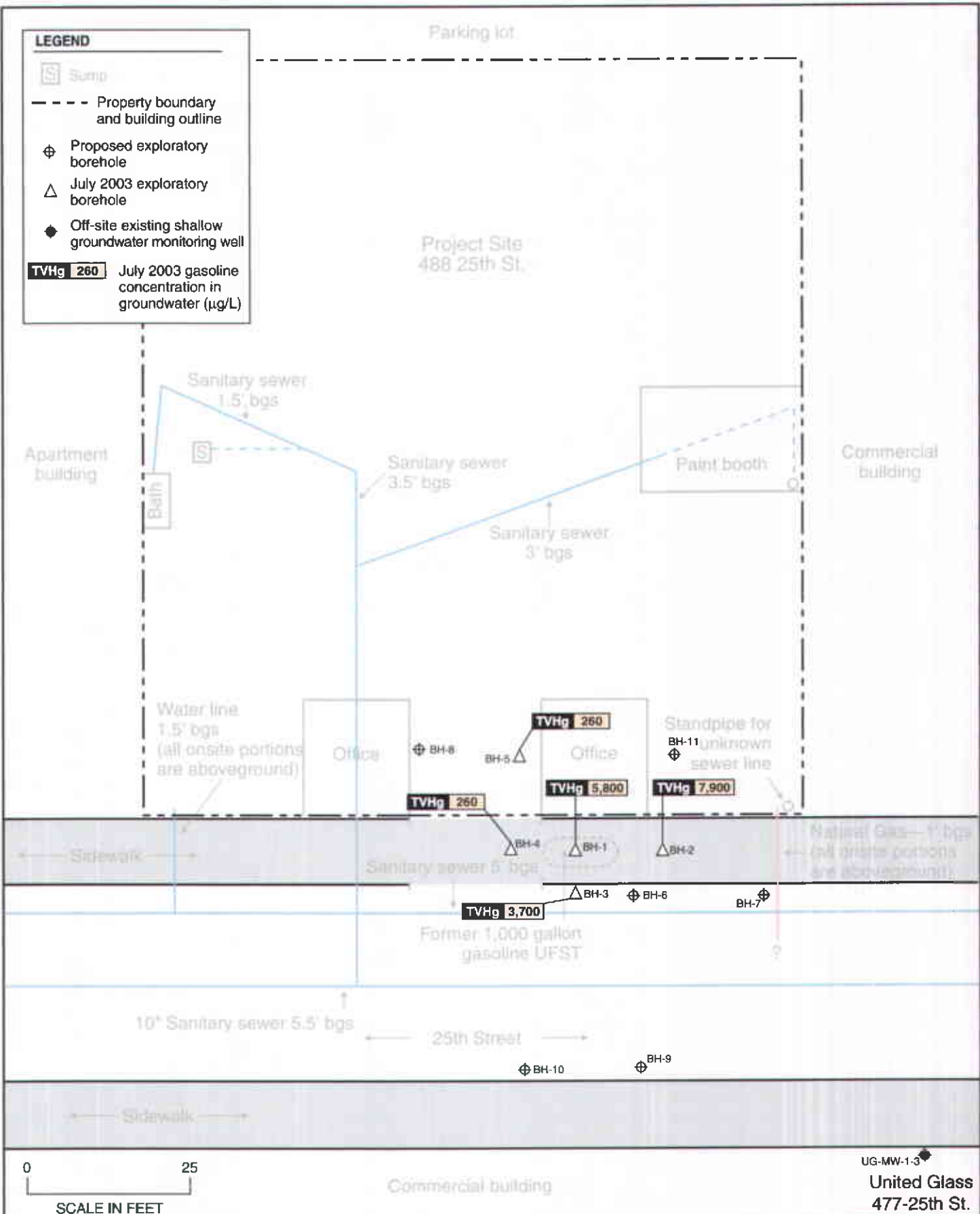
cc: Mr. Michael J. Benner – property owner

FIGURE

LEGEND

-  Sump
-  Property boundary and building outline
-  Proposed exploratory borehole
-  July 2003 exploratory borehole
-  Off-site existing shallow groundwater monitoring well

TVHg 260 July 2003 gasoline concentration in groundwater ($\mu\text{g/L}$)



PREVIOUS AND PROPOSED BOREHOLE LOCATIONS

Benner Auto Repair
488-25th St., Oakland, CA

By: MJC

MARCH 2004

Figure 4

Stellar Environmental Solutions, Inc.
Geoscience & Engineering Consulting

2002-55-17

STELLAR ENVIRONMENTAL SOLUTIONS
2198 SIXTH STREET, SUITE 201, BERKELEY, CA 94710
TEL: 510.644.3123 ★ FAX: 510.644.3859

Alameda County
FEB 18 2004
Environmental Health

TRANSMITTAL MEMORANDUM

**TO: ALAMEDA COUNTY ENVIRONMENTAL
HEALTH DEPARTMENT
ENVIRONMENTAL PROTECTION
LOCAL OVERSIGHT PROGRAM
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577**

DATE: FEBRUARY 13, 2004

ATTENTION: MR. DON HWANG

FILE: 2002-55

**SUBJECT: 488 25TH STREET, OAKLAND, CA
ACEH CASE NO. RO0002518**

WE ARE SENDING:

HEREWITH

UNDER SEPARATE COVER

VIA MAIL

VIA

**THE FOLLOWING: "WORKPLAN FOR GROUNDWATER CHARACTERIZATION" (DATED
2/13/04)**

AS REQUESTED

FOR YOUR APPROVAL

FOR REVIEW

FOR YOUR USE

FOR SIGNATURE

FOR YOUR FILES

**COPIES TO: MR. MICHAEL J. BENNER
(RESPONSIBLE PARTY)**

BY: Bruce Rucker

Bruce M. Rucker