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10:55 am, Jul 30, 2012

Alameda County
Environmental Health

SUPPLEMENTAL GROUNDWATER INVESTIGATION REPORT ADDENDUM 1

**2520 BLANDING AVENUE
ALAMEDA, CALIFORNIA 94501
Alameda County Fuel Leak Case No. RO3065
Geo Tracker Global ID No. T10000002455**

Prepared for:

P.J. Smith Family Trust

Prepared by:

**PACIFIC ENGINEERING AND CONSTRUCTION, INC.
35 STILLMAN STREET, SUITE 126
SAN FRANCISCO, CALIFORNIA 94107**

July 24, 2012

PACIFIC ENGINEERING & CONSTRUCTION, INC.

Consulting Engineers & Contractors

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California Professional Engineering License # 38905b

California Contractor State License Board # 858547 (A, B, Haz, Asb)

Nevada Professional Engineering License # 17624

Nevada Certified Environmental Manager #1870

July 24, 2012

Karel Detterman, PE
Hazardous Material Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

Subject: Supplemental Soil & Groundwater Investigation Report Addendum 1
2520 Blanding Avenue, Alameda, California

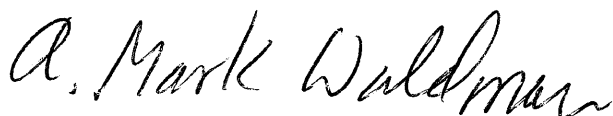
Dear Ms. Detterman:

Pacific Engineering and Construction, Inc (PECI) is pleased to present this Supplemental Groundwater Investigation Report Addendum for the investigation conducted at 2520 Blanding Avenue, Alameda, CA. Peci is providing this report to the Alameda County Environmental Health Department on behalf of the property P.J. Smith, who is a trustee of the P.J Smith Family Trust that owns the property. This was initiated by a request from you in your letter dated May 2, 2012, and covers questions that you have on two previous reports at the subject site:

- Limited soil and Groundwater Investigation by Olson Environmental, Inc., dated November 25, 2009 and
- Supplemental Groundwater Investigation Report by Pacific Engineering and Construction, Inc., dated September 26, 2011.

Please contact the undersigned at (415) 974-1853 if you have any questions.

Sincerely,



A. Mark Waldman, P.E.
Principal

cc: Mr. P.J. Smith

July 24, 2012

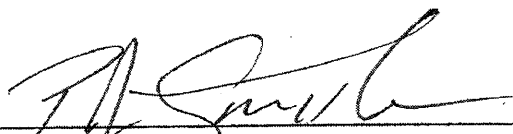
Karel Detterman, PE
Hazardous Material Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

Subject: Supplemental Soil & Groundwater Investigation Report Addendum 1
2520 Blanding Avenue, Alameda, California

Dear Ms. Detterman:

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached report is true and correct to the best of my knowledge.

Signed:



P.J. Smith, Trustee of the P.J Smith Family Trust

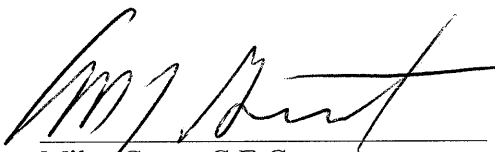
SUPPLEMENTAL GROUNDWATER INVESTIGATION REPORT ADDENDUM 1

**2520 BLANDING AVENUE
ALAMEDA, CALIFORNIA 94501
Alameda County Fuel Leak Case No. RO3065
Geo Tracker Global ID No. T10000002455**

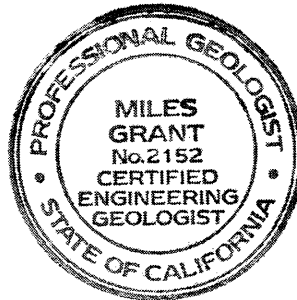
Prepared for:
P.J. Smith Family Trust

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**PACIFIC ENGINEERING AND CONSTRUCTION, INC.
35 STILLMAN STREET, SUITE 126
SAN FRANCISCO, CALIFORNIA 94107**

July 24, 2011



Miles Grant, C.E.G
Project Geologist



A. Mark Waldman, P.E.
Principal



INTRODUCTION

This addendum presents the answers to questions promulgated in a letter from Ms. Karel Detterman of the Alameda County Environmental Health department dated May 2, 2012. In that letter, Mr. Detterman requested five points of clarification for the following reports relating to the subject site:

- Limited soil and Groundwater Investigation by Olson Environmental, Inc., dated November 25, 2009 and
- Supplemental Groundwater Investigation Report by Pacific Engineering and Construction, Inc., dated September 26, 2011.

Following are our responses to these technical comments.

Technical Comment 1

This comment requests that the results of the reports associated with this site be uploaded into the GeoTracker system. We have claimed the GeoTracker Site. Our Global ID number is T10000002455. Furthermore, we have uploaded our reports that contain our analytical data per your request.

Technical Comment 2a:

The November 2009 report text indicates that soil samples were collected from depths of 5 and 8 feet below ground surface (bgs) for laboratory analysis, yet the soil sample designations (SB1-7, SB2-7, and SB3-7) on the three boring logs are each shown at a depth of 7 feet. In Table 1 of the September 2011 report, it is stated that each soil sample (SB1-7, SB2-7, and SB3-7) was collected at a depth of 7 feet. Please clarify in the requested Addendum the depths at which soil samples SB1-7, SB2-7, and SB3-7 were collected and verify internal consistency between text, tables, boring logs, and figures in all future reports.

Response:

This point of clarification contends that there is an internal inconsistency relating to sample depth designation in the November 2009 report. We believe that there is not an internal inconsistency, but there is a grammatical error in the sentence in question.

The text on page 2, paragraph 7, sentence 2 of the November 2009 report states: "Soil samples were collected from depths of 5 and 8 feet bgs for laboratory analysis." There is a minor grammatical error in this sentence. This sentence is intended to provide a general description of the sampling program and, therefore, should read: "Soil samples were collected from depths of 5 to 8 feet bgs for laboratory analysis." This wording imparts the intended meaning of the sentence, which is to provide a general description of the soil sampling program.

The exact depths of the samples in each of the three borings from which soil samples were recovered are:

- In Boring SB1, as described in the boring log, soil samples were collected at depths of 6 and 7 feet.
- In Boring SB2, as described in the boring log, soil samples were collected at depths of 6 and 7 feet.
- In Boring SB3, as described in the boring log, soil samples were collected at depths of 6 and 7 feet.

Table 1 presents the analytical results from samples in SB1, SB2, and SB3 that were collected at a depth of 7 feet. No analytical analysis was performed on samples that were collected at a depth of 6 feet.

Therefore, the text of report (with a minor grammatical correction), the boring logs, and the table of analytical results (Table 1) are all consistent.

Technical Comment 2b:

Groundwater sample collection details such as observations of the collected groundwater sample (turbidity and/or odor) or depth of sample collection were not provided in either of the reports. Please provide these details in the requested Addendum.

Response:

All of the groundwater samples described in both of the reports were murky tan brown color due to the presence of suspended sediment. The turbidity of the water samples was not measured. None of the groundwater samples in either of the reports had any odor.

Technical Comment 2c:

The September 2011 report text describes the locations of the second set of soil borings, but the figure does not show the new locations. Please present an updated figure showing both the 2009 and 2011 soil boring locations in the requested Addendum.

Response:

A figure showing the boring locations is presented as an attachment to this addendum.

Technical Comment 2d:

It is unclear from the September 2011 report which soil boring had to be deepened from 10 feet to 12 feet so as to collect a groundwater sample, since the new borings were not logged and SB-1 and SB-3 are referred to twice in the text. Please provide these missing details in the requested Addendum.

Response:

All three borings (SB1-2, SB2-2, and SB3-2) in the Supplemental Investigation (September 6, 2011) were initially drilled to a depth of 10 feet. After initial drilling no groundwater was observed in Boring SB2-1 so this boring was drilled an additional 2 feet (to a total depth of 12 feet) and at that point groundwater was observed in the boring.

Technical Comment 2e:

The lead concentrations in soil for SB-1 and SB-3 in Table 1 of the September 2011 report do not agree with the lead concentrations reported in the laboratory sheets. Please present a revised Table 1 in the requested Addendum.

Response:

A revised table is included with this addendum.

Technical Comment 3:

This point of clarification requests a soil and groundwater investigation that included borings at the north and south end (and within) the former tank pit area. We will furnish Alameda County with the requested work plan. In this work plan soil samples will be proposed at multiple depths in order to characterize the site and the former tank pit area in more detail.

Additional Correction:

In the first paragraph of the Subsurface Conditions section on page 4 we state that the topography is sloping to the north-northwest. This is incorrect. The topography is sloping in the direction of north-northeast and the groundwater is assumed to be flowing to the north-northeast as well.

REFERENCES

Olson Environmental, Inc. (OEI) 2009b. Limited Soil and Groundwater Investigation, 2520 Blanding Avenue, Alameda, California, November 25, 2009.

Pacific Engineering and Construction, Inc., Supplemental Groundwater Investigation Report, 2520 Blanding Avenue, Alameda, California, September 26, 2011.

LIMITATIONS

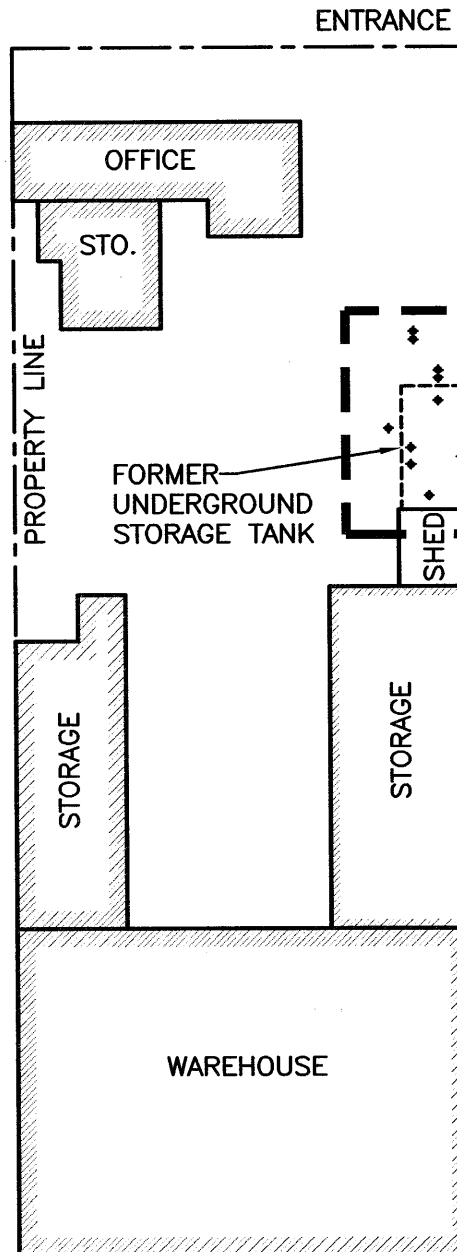
This report has been prepared by PECl according to the State and local agency suggested guidance documents for these investigations and in general accordance with the accepted standard of practice which exists in Northern California at the time the investigation was performed. The interpretations, conclusions and recommendations made herein are based upon the data and analysis for the soil and water samples collected on-site. PECl is not responsible for errors in laboratory analysis and reporting, or for information withheld during the course of the study. The purpose of this study is to screen for the presence of contaminants that may affect the use or value of the Site. As such, the evaluation of the geologic and environmental conditions on this site are made with very limited data. Judgements leading to conclusions are generally made with an incomplete knowledge of the conditions present. Additional conditions and materials could exist at the site that was not encountered during this investigation. No warranty or guarantee is expressed or implied therein.

Attachments

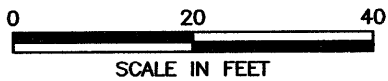
Figure 1: Revised Boring Location Map

Table 1: Revised Soil Sampling Results

BLANDING AVENUE



SEE FIGURE 2
FOR ENLARGED PLAN



FIGURE

1

P:\Pacific Engineering\2012 PEI\2012 Projects\2530 Blanding\CAD\Work Plan\Site Location Plan.dwg 7/19/12 2:35pm angle



Pacific Engineering & Construction, Inc.
Consulting Engineers & Contractors

35 Stillman Street, Suite 126, San Francisco, CA 94107
Phone/Fax: (415) 974-1853 Cell phone: (415) 516-8545
email: amwaldman@sbcglobal.net

SITE LOCATION PLAN
COMMERCIAL PROPERTY
2530 BLANDING AVE., ALAMEDA, CA 94501

DRAWN	DESIGN	APPROVED	DATE	REVISED DATE
AMA	MG		JULY 2012	

Table 1 - Soil Sampling Results in milligrams per kilogram (mg/kg)**Boring SB1, Sample SB1-7 (sampled at a depth of 7 feet)**

Date	11/6/09	ESL
Benzene	ND	2.7
Toluene	ND	9.3
Ethylbenzene	0.58	4.7
Xylene, Total	1.3	11
MTBE	ND	500
Gasoline C5-C12	550	1,800
Diesel C10-C28	100	1,800
Motor Oil C24-C36	110	2,500
Lead	15	7,500

Boring SB2, Sample SB2-7 (sampled at a depth of 7 feet)

Date	11/6/09	ESL
Benzene	ND	2.7
Toluene	ND	9.3
Ethylbenzene	ND	4.7
Xylene, Total	ND	110
MTBE	ND	8.4
Gasoline C5-C12	ND	1,800
Diesel C10-C28	ND	1,800
Motor Oil C24-C36	ND	2,500
Lead	2.7	7,500

Boring SB3, Sample SB3-7 (sampled at a depth of 7 feet)

Date	11/6/09	ESL
Benzene	ND	2.7
Toluene	ND	9.3
Ethylbenzene	ND	4.7
Xylene, Total	ND	110
MTBE	ND	8.4
Gasoline C5-C12	ND	1,800
Diesel C10-C28	ND	1,800
Motor Oil C24-C36	ND	2,500
Lead	3.1	7,500

ESL = Environmental Screening Level (Water Board, 2008; Table B: ground water not a current or potential drinking water source). Concentrations above the ESLs are shown above in bold print.

NA = Not Analyzed

ND - Not Detected (see laboratory report for detection limits)