

April 16, 2017

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By Alameda County Environmental Health 3:42 pm, May 02, 2017

Mr. Mark Detterman
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

I, Michael Beritzhoff, hereby authorize ERAS Environmental, Inc. to submit the Addendum to Workplan for Limited Phase II Subsurface Investigation for 2449-2451 Santa Clara Street, Alameda, California, dated April 12, 2017 to the Alameda County Health Care Services Agency.

"I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the SWRCB's GeoTracker website."

Signature: Michael Beritzhoff

Printed Name: Michael Beritzhoff

Mr. Michael Beritzhoff, Trustee
A.S. McDonald Trust
(925) 988-9590
mikeberitzhoff@sbcglobal.net



Environmental, Inc.

1533 B Street

Hayward, CA 94541

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info@eras.biz

April 12, 2017

Mr. Michael Beritzhoff, Trustee
A.S. Macdonald Trust
1273 Laurel Lane
Lafayette, CA 94549

**Subject: Addendum to Workplan for
Limited Phase II Subsurface Investigation
2449 Santa Clara Avenue, California
ERAS Project Number 16-002**

Dear Mr. Beritzhoff:

ERAS Environmental, Inc. (ERAS) is pleased to present this Addendum to the Workplan for Limited Phase II Subsurface Investigation for the subject site (the "Property"). This amends the workplan for the Property prepared by ERAS dated August 24, 2016. The scope of work was conditionally approved in the letter from the Alameda County Health Care Services Agency (ACHCSA) dated January 18, 2017. The letter requested additional borings and additional laboratory analyses of selected samples.

The purpose of this addendum is to clarify the location and number of borings to be drilled for soil sampling and the analyses to be conducted.

The workplan proposed that seven (7) soil borings would be drilled to collect soil and groundwater samples for analysis. A selected soil sample from each boring in the 0-5 foot-depth range would be analyzed for total petroleum hydrocarbons gasoline range organics (TPH-gro) and benzene, toluene, ethylbenzene and total xylenes (BTEX).

The January 18, 2017 letter requested additional borings be drilled in two areas of possible sources of contamination identified during a geophysical survey in 2016 by ODIC Environmental. A copy of the geophysical survey map from the geophysical survey showing a "disturbed soil, possible degreasing area" and the "small area of buried metal" is attached.

Included with this addendum is a current parcel map that shows an easement that is 20 feet wide and that extends across the Property to the Goodman Property adjacent to the northwest. This easement constitutes the driveway that provides access to the outside parking lot that is part of the Goodman Property to the northeast and the underground parking area of the Goodman Property located adjacent to the northwest.

Note the "disturbed soil, possible degreasing area" is located on the Goodman Property parking lot. Therefore, this boring will not be added to the proposed drilling program. The "small area of buried metal" will be investigated with a boring.

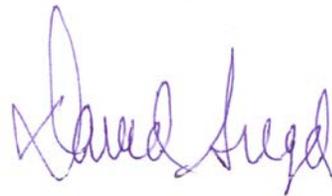
The January 18 letter also requested an additional boring to be drilled along the Everett Street site perimeter to investigate soil and groundwater in the area of the former pump island canopy. This boring has been added to proposed boring program.

A total of nine (9) soil borings will be drilled as shown on the attached **Figure 2**. Selected soil samples from each boring from the 0-5-foot depth interval will be analyzed for TPH-gro and BTEX as proposed in the workplan as well as total petroleum hydrocarbons diesel range organics (TPH-dro) total petroleum hydrocarbons oil range organics (TPH-oro).

As indicated in the workplan, groundwater samples will be collected from each boring and analyzed for THH-dro, TPH-oro and volatile organic compounds (VOCs). The groundwater samples from the four borings along the perimeter of the building will also be analyzed for TPH-gro.

If you have questions or comments regarding this addendum of the information in the workplan please contact me at 510-247-9885 x304, or by e-mail dave@eras.biz. ERAS thanks you for the opportunity to serve you.

Sincerely,
ERAS Environmental, Inc



Curtis Payton
California Registered Professional Geologist 5608

David Siegel
Senior Program Manager

Attachments: Geophysical Survey Site Map from ODIC 2016 Report
Exhibit C – Easement Area Map
Exhibit A – Macdonald Property
Exhibit B – Goodman Property
Figure 2 – Site Plan with Proposed Borings

Reduced to 93% to fit scale of IRAS Step Plan



ABBREVIATIONS

- G GAS
- SS SANITARY SEWER
- COM COMMUNICATION
- WM WATER METER
- UN UNKNOWN UTILITY

LEGEND:



- Sewer
- Water
- Gas
- Utility
- Telephone

GEOPHYSICAL SURVEY SITE MAP
SITE: 2449 SANTA CLARA AVE.
ALAMEDA, CA
SURVEY BY SUBTRONIC CORP.
ON FEBRUARY 8TH, 2016
BY PIERRE ARMAND

EXHIBIT "A"
Macdonald Property

ALL that certain lot, piece or parcel of land situate, lying and being in the City of Alameda, County of Alameda, State of California, described as follows:

BEGINNING at the point on the Westerly line of Everett Street, distant thereon Southerly one hundred (100) feet from the Southerly line of Webb Avenue, as said street and avenue are shown on that certain map entitled, "Alameda Station Homestead Tract", filed March 14, 1868 in Book 17 of Maps at Page 60, in the office of the County Recorder of Alameda County; thence Southerly along said line of Everett Street eighty-eight and 27/100 (88.27) feet, more or less, to the Northerly line of Santa Clara Avenue, as the same now exists; thence at right angles Westerly along said line of Santa Clara Avenue fifty (50) feet; thence at right angles Northerly eighty-eight and 15/100 (88.15) feet, more or less, to the Southerly boundary line of Lot 9 in Block "A", as said lot and block are shown on the map hereinabove referred to; thence Easterly along the Southerly boundary line of said Lot 9, fifty (50) feet to the point of beginning.

49,500

148,000
49
3 | 148
12
28
27
100

EXHIBIT "B"
Goodman Property

ALL that certain real property situate in the City of Alameda, County of Alameda, State of California, described as follows:

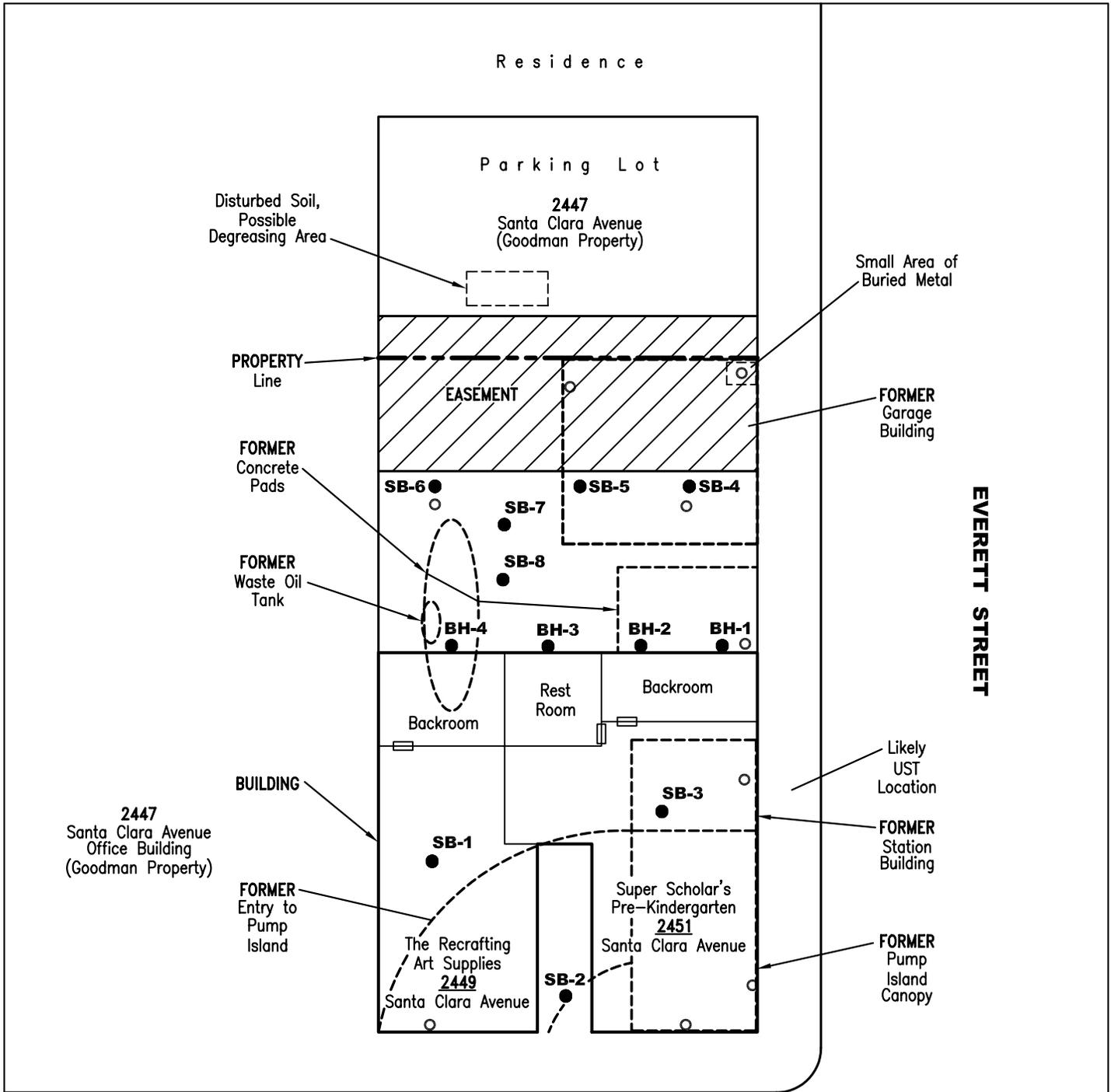
PARCEL 1:

BEGINNING at the point on the Northwestern line of Everett Street, distant thereon Southwesterly 66.8 feet from the intersection thereof with the Southwestern line of Webb Avenue, as said street and avenue are shown on the map herein referred to; and running thence Southwesterly along said line of Everett Street 33.2 feet; thence at right angles Northwesterly 99.3 feet; thence at right angles Northeasterly 33.2 feet; and thence at right angles Southeasterly 99.3 feet to the point of beginning.

Being a portion of Lot 9 in Block "A", as said lot and block are shown on the map entitled "Alameda Station Homestead Tract", filed March 14, 1868, in Book 17 of Maps, Page 60, in the Office of the County Recorder of Alameda County.

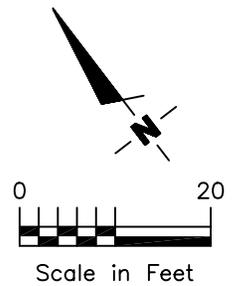
PARCEL 2:

Beginning at a point on the Northeastern line of Santa Clara Avenue, as said avenue now exists, distant thereon Northwesterly 50 feet from the Northwestern line of Everett Street; and running thence at right angles to said line of Santa Clara Avenue Northeasterly 84 feet, more or less, to the Northeastern line of the parcel of land described in the deed by Eustace Trenor to Joseph C. Tucker, dated August 22, 1871, recorded in Book 69 of Deeds, Page 437, Alameda County Records; thence along the last named line Northwesterly 50 feet; thence at right angles Southwesterly 84 feet, more or less, to said line of Santa Clara Avenue, and thence along the last named line Southeasterly 50 feet to the point of beginning.



EXPLANATION

- Soil boring
- Proposed borings



SITE PLAN w/PROPOSED BORINGS

DATE 04/2017	-	JOB NUMBER 16080
REVIEWED BY AS/DS	2449-2451 Santa Clara Avenue Alameda, California	FIGURE 2

ERAS Environmental Inc.