

ALAMEDA COUNTY  
**HEALTH CARE SERVICES**  
AGENCY  
ALEX BRISCOE, Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
OFFICE OF THE DIRECTOR  
1131 HARBOR BAY PARKWAY  
ALAMEDA, CA 94502  
(510) 567-6777  
FAX (510) 337-9135

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June 27, 2013

Mr. Phillip Smith (sent via electronic mail to [pjboise@aol.com](mailto:pjboise@aol.com))  
PJ Smith Family LLC  
PO Box 1542  
Boise, ID 83701-1542

Subject: Case Closure for Fuel Leak Case No. RO0003065 and GeoTracker Global ID T0600102132,  
Smith Commercial Property, 2520 Blanding Avenue, Alameda, CA 94501

Dear Mr. Smith:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health (ACEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

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**SITE INVESTIGATION AND CLEANUP SUMMARY**

Please be advised that the following conditions exist at the site:

- Residual pollution up to 550 parts per million total petroleum hydrocarbons as gasoline and 100 parts per million total petroleum hydrocarbons as diesel remain in place in soil at 7 feet below ground surface.
- Residual pollution up to 4,900 parts per billion total petroleum hydrocarbons as gasoline and 14,000 parts per billion total petroleum hydrocarbons as diesel remain in place in groundwater.
- Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

If you have any questions, please call Karel Detterman at (510) 567-6708. Thank you.

Sincerely,



Donna L. Drogos, P.E.  
Division Chief



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**REMEDIAL ACTION COMPLETION CERTIFICATION**

June 27, 2013

Mr. Phillip Smith (sent via electronic mail to [pjboise@aol.com](mailto:pjboise@aol.com))  
PJ Smith Family LLC  
PO Box 1542  
Boise, ID 83701-1542

Subject: Case Closure for Fuel Leak Case No. RO0003065 and GeoTracker Global ID T0600102132,  
Smith Commercial Property, 2520 Blanding Avenue, Alameda, CA 94501

Dear Mr. Smith:

This letter confirms the completion of a site investigation and remedial action for the underground storage tank formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ariu Levi".

Ariu Levi  
Director

Mr. Phillip Smith  
RO0003065  
June 27, 2013, Page 2

Enclosures:    1.     Remedial Action Completion Certificate  
                  2.     Case Closure Summary

cc:     Mark Waldman, Pacific Engineering and Construction, Inc., 35 Stillman Street, Ste. 126, San  
          Francisco, CA 94107 (Sent via E-mail to: [amwaldman@sbcglobal.net](mailto:amwaldman@sbcglobal.net))

Cherie McCaulou (w/enc.), SF- Regional Water Quality Control Board, 1515 Clay Street, Suite 1400,  
Oakland, CA 94612, (sent via electronic mail to [CMacaulou@waterboards.ca.gov](mailto:CMacaulou@waterboards.ca.gov))

Donna Drogos, (sent via electronic mail to [donna.drogos@acgov.org](mailto:donna.drogos@acgov.org))  
Karel Detterman (sent via electronic mail to [karel.detterman@acgov.org](mailto:karel.detterman@acgov.org))  
Electronic File, GeoTracker

**CASE CLOSURE SUMMARY  
LEAKING UNDERGROUND FUEL STORAGE TANK - LOCAL OVERSIGHT PROGRAM**

**I. AGENCY INFORMATION**

Date: June 26, 2013

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6708
Responsible Staff Person: Karel Detterman	Title: Hazardous Materials Specialist

**II. CASE INFORMATION**

Site Facility Name: Smith Commercial Property		
Site Facility Address: 2520 Blanding Avenue, Alameda, CA 94501		
RB Case No.: ----	STID: ----	LOP Case No.: RO0003065
URF Filing Date: ----	Geotracker ID: T10000002455	APN: 70-196-10
Responsible Parties	Addresses	Phone Numbers
Phillip Smith PJ Smith Family LLC	PO Box 1542 Boise, ID 83701	(208) 559-0588

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	550	Gasoline	Removed	circa 1982-1984
Piping			Not Reported	---

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and Type of Release: Unknown. No reports documenting the 1982-1984 UST removal submitted.		
Site characterization complete? Yes	Date Approved By Oversight Agency: ----	
Monitoring wells installed? No	Number: 0	Proper screened interval? N/A
Highest GW Depth Below Ground Surface: 3.8 feet below ground surface (bgs) in open borehole	Lowest Depth: 9.88 feet bgs in open borehole	Flow Direction: North to east *
Most Sensitive Current Use: Potential drinking water source.		

\* Gradient from RO0002601, 2421 Blanding Avenue, Alameda, CA 94502

Summary of Production Wells in Vicinity:

A 2,000-foot well survey from a case RO3024 (1555 Oak Street, Alameda) located 2,000 feet from the subject site was evaluated. Three water supply wells were identified within a radius of 2,000 feet of the site:

- The nearest water supply well is a 17-foot deep irrigation well is located approximately 740 feet southwest of the site. Based on the site and upgradient location, the irrigation well is not expected to be a receptor for the site.
- Two industrial wells are located approximately 1,240 feet west of the site. The wells are 72 and 80 feet deep and based on the distance from the site and cross-gradient location, the industrial water supply wells are not expected to be receptors for the site.
- An irrigation well of unknown depth is located approximately 1,752 feet south southwest of the site. Based on the distance from the site and upgradient location, the irrigation well is not expected to be a receptor for the site.

Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest SW Name: Alameda Tidal Canal, located approximately 390 feet to the north-northeast
Off-Site Beneficial Use Impacts (Addresses/Locations): None identified	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	Not Reported	Not Reported	circa 1982-1984
Piping	Not Reported	Not Reported	circa 1982-1984
Free Product	---	---	---
Soil	---	---	---
Groundwater	---	---	---

**MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS BEFORE AND AFTER CLEANUP**  
 (Please see Attachments 1 through 5 for additional information on contaminant locations and concentrations)

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before <sup>1</sup>	After <sup>1</sup>
TPH (Gas)	550	550	4,900	4,900
TPH (Diesel)	100	100	14,000	14,000
TPH (Motor Oil)	110	110	15,000	15,000
Oil and Grease	Not Analyzed	Not Analyzed	Not Analyzed	Not Analyzed
Benzene	< 0.49	< 0.49	14	14
Toluene	< 0.49	< 0.49	< 5	< 5
Ethylbenzene	0.58	0.58	28	28
Xylenes	1.3	1.3	49	49
Heavy Metals (Cd, Cr, Pb, Ni, Zn)	15 <sup>2</sup>	15 <sup>2</sup>	Not Analyzed	Not Analyzed
MTBE	< 0.49 <sup>3</sup>	< 0.49 <sup>3</sup>	< 5.0 <sup>4</sup>	< 5.0 <sup>4</sup>
Other (8240/8270)	Not Analyzed	Not Analyzed	Not Analyzed	Not Analyzed

<sup>1</sup> Grab Groundwater Sample

<sup>2</sup> Pb: 15 ppm; Cd, Cr, Pb, Ni, Zn not analyzed.

<sup>3</sup> MTBE <0.49 ppm; ETBE, TAME, DIPE <0.005 ppm; TBA <0.05 ppm; EDC, EDB, EtOH not analyzed.

<sup>4</sup> MTBE < 5.0 ppb; ETBE, TAME, DIPE <0.5 ppb; TBA <2.0 ppb; EDC, EDB, EtOH not analyzed.

**Site History and Description of Corrective Actions:**

The site is currently developed as a commercial business and is located southeast of the intersection of Blanding Avenue and Everett Street in Alameda, California. Surrounding property use is mixed commercial and residential. The site has reportedly been used as a business since the 1930's. The property is currently occupied by Kerry and Chris Smith Construction.

According to the City of Alameda Fire Department, a 550-gallon gasoline underground storage tank (UST) was reportedly installed at the site in approximately 1931 and according to the current property owner the UST was removed sometime between 1982 and 1984. However, no records documenting the UST's removal or installation have been submitted. The tank was reported by the property owner to have been located along the southeast property line of the site, four feet below the unpaved portion of the driveway.

November 6, 2009: Three soil borings (SB1 through SB3) were advanced in the reported area of the former UST. Three soil samples were collected from the borings at a depth of seven feet below ground surface (bgs) in addition to two grab groundwater samples. Soil samples detected up to 550 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg), 100 ppm Total Petroleum Hydrocarbons as diesel (TPHd), and 110 ppm Total Petroleum Hydrocarbons as motor oil (TPHmo). Petroleum hydrocarbons were detected in the soil sample collected from the western portion of the UST area (SB1). The grab groundwater samples detected up to 4,900 parts per billion (ppb) TPHg, 14,000 ppb TPHd, 15,000 ppb TPHmo, and 14 ppb benzene. Groundwater was first encountered at a depth of 6.0 to 7.5 feet bgs and evidence of contamination was first noted in all three soil borings at a depth of 6.0 feet bgs.

August 3, 2011: Three soil borings (SB1-2 through SB-3-2) were advanced in locations one to two feet north (downgradient) of the previous SB-1 through SB-3 borings. Grab groundwater samples, but no soil samples, were collected from each of the borings. Up to 100 ppb TPHd and 150 ppb TPHmo were detected in groundwater. Groundwater contamination was detected in the grab groundwater sample, located in the western portion of the former UST area (SB1-2).

November 16, 2012: Four soil borings (SB-4 through SB-7) were advanced in and adjacent to the former UST area at depths ranging between 10 and 12 feet bgs. Three soil samples were collected from each of the borings (12 total) at depths of four, six, and eight feet bgs. Grab groundwater samples were also collected from each boring. The soil sample collected in the eastern portion of the former UST area (SB-5) at a depth of 4 feet bgs detected TPHd at 13 ppm. Grab groundwater samples detected 1.3 ppb ethylbenzene and 9.1 ppb xylenes.

#### IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, closure of this site appears to be consistent with the policies established by the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy which became effective on August 17, 2012.		
Site Management Requirements: This fuel leak case has been evaluated for closure consistent with the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). Based on this evaluation, no site management requirements appear to be necessary. However, excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.		
Should corrective action be reviewed if land use changes? No		
Was a deed restriction or deed notification filed? No		Date Recorded: ----
Monitoring Wells Decommissioned: N/A	Number Decommissioned: 0	Number Retained: 0
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: ----		

**V. ADDITIONAL COMMENTS, DATA, ETC.**


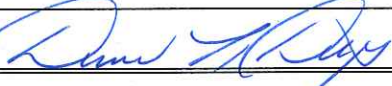
Considerations and/or Variances:

- Soil and groundwater samples were not analyzed for EDB or EDC.
- The site meets the general criteria for case closure under the LTCP.
- The site meets media-specific criteria scenario 1 for groundwater of the LTCP.
- The site does not appear to meet scenarios 1, 2, 3, or 4 of the numerical media-specific criteria in the LTCP for petroleum vapor intrusion to indoor air for the following reasons. The depth to groundwater at the site varies between 3.8 to 9.8 feet bgs, so a continuous zone that provides a vertical separation of at least five feet between the dissolved phase concentrations and any future building foundation is not always present. However, benzene and total TPH concentrations are less than the LTCP values within the top five feet. Therefore, a vapor intrusion risk does not appear to be present at the site.
- The site does not meet the media-specific criteria for direct contact and outdoor air exposure of the LTCP. The maximum concentrations of benzene and ethylbenzene detected in soil samples collected to date with the upper 10 feet are less than the media-specific criteria in Table 1 of the LTCP for direct contact and outdoor air exposure. The site should be closed due to the lack of volatiles in soil at the site and since naphthalene concentrations are not likely to exceed the media-specific criteria in Table 1 of the LTCP.

Conclusion:

Alameda County Environmental Health staff believe that the site meets the conditions for case closure under the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy. Based upon the information available in our files to date, no further investigation or cleanup for the fuel leak case is necessary at this time.

**VI. LOCAL AGENCY REPRESENTATIVE DATA**

Prepared by: Karel Detterman, P.G.	Title: Hazardous Materials Specialist
Signature: 	Date: 6/27/13
Approved by: Donna L. Drogos, P.E.	Title: Division Chief
Signature: 	Date: 6/27/13

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.



**VII. REGIONAL BOARD NOTIFICATION**

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
Notification Date: April 15, 2013	

**VIII. MONITORING WELL DECOMMISSIONING**

Date Requested by ACEH: ----	Date of Well Decommissioning Report: ----	
All Monitoring Wells Decommissioned: N/A	Number Decommissioned: 0	Number Retained: 0
Reason Wells Retained: No monitoring wells installed		
Additional requirements for submittal of groundwater data from retained wells: None		
ACEH Concurrence - Signature: <i>Karl Detter</i>		Date: <i>6/27/13</i>

Attachments:

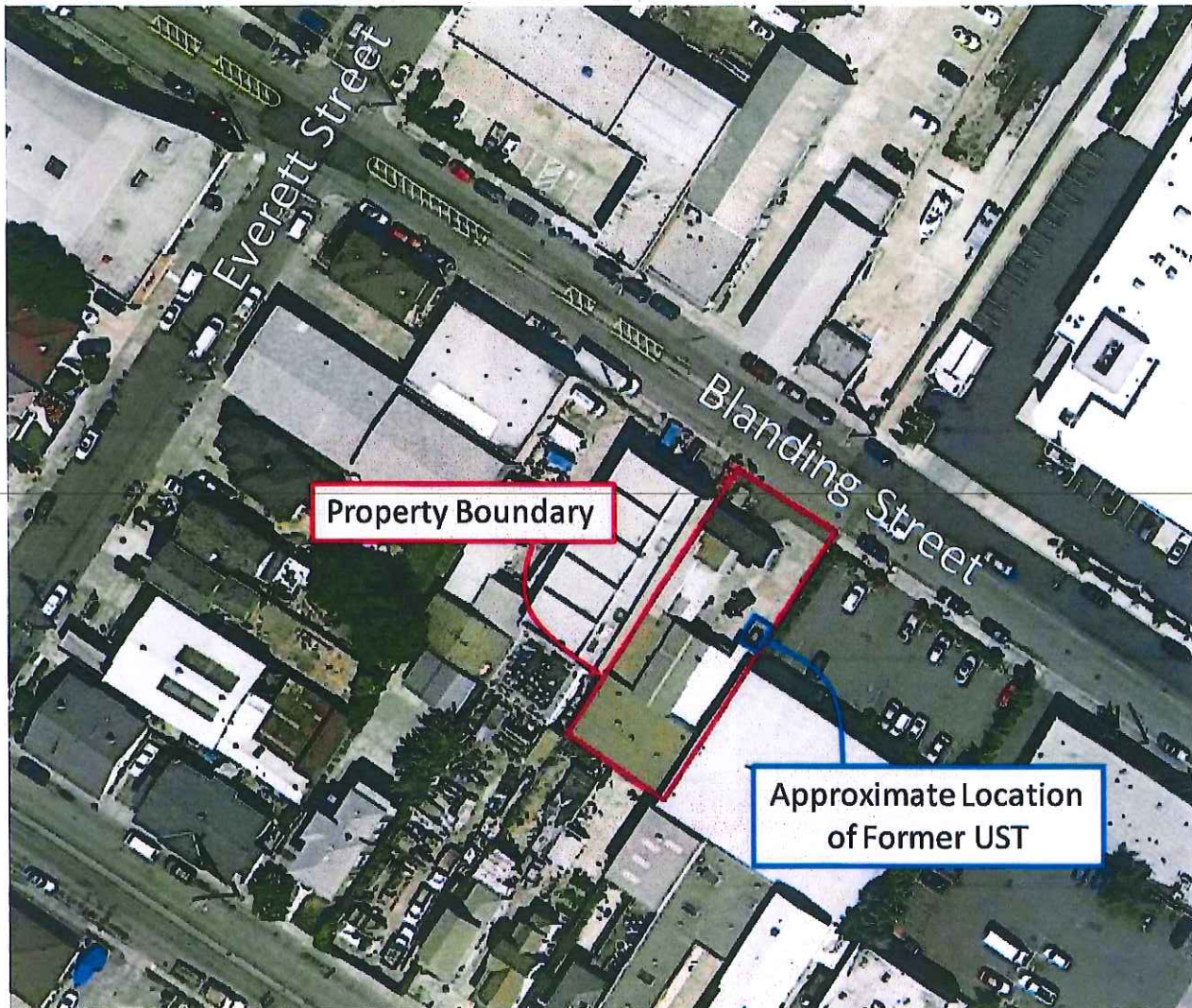
1. Site Vicinity Map and Aerial Photograph (2 pp)
2. Site Plans (3 pp)
3. Soil Analytical Data (2 pp)
4. Groundwater Analytical Data (2 pp)
5. Boring Logs (7 pp)

This document and the related CASE CLOSURE LETTER & REMEDIAL ACTION COMPLETION CERTIFICATE shall be retained by the lead agency as part of the official site file.

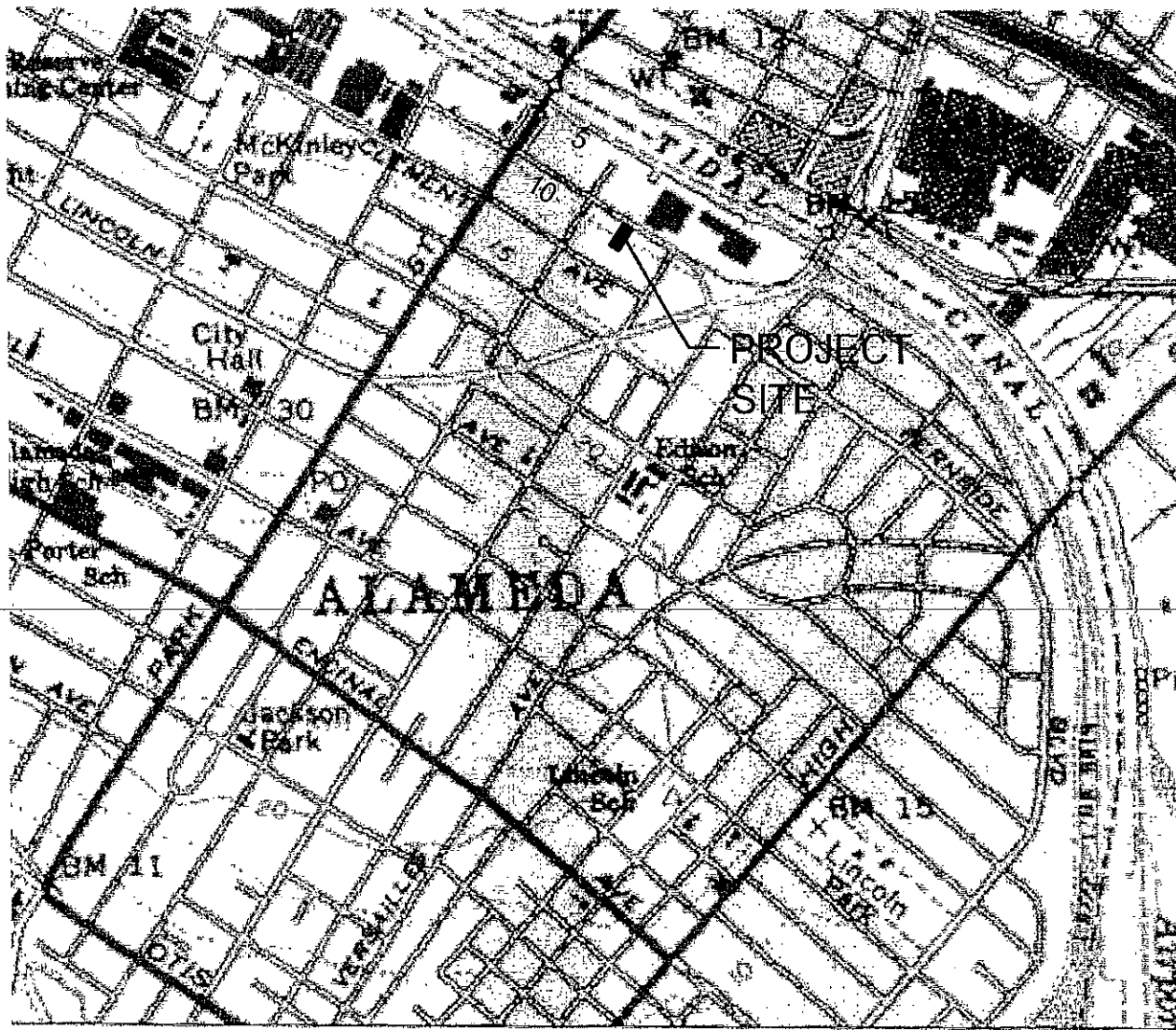
# ATTACHMENT 1

Site Vicinity Aerial Photograph

RO0003065 – Smith Commercial Property, 2520 Blanding Avenue, Alameda, CA 94501



Aerial View of Property (Google Earth, 2013)



Map provided by MyTopo.com

**LEGEND**

.....10..... TOPOGRAPHY IN FEET



**Pacific Engineering & Construction, Inc.**  
 Consulting Engineers & Contractors  
 35 Embarcadero Street, Suite 125, San Francisco, CA 94107  
 Phone/Fax: (415) 974-1853 Cell/phone: (415) 616-8546  
 email: steveltdiron@stszglobal.net

**TOPOGRAPHIC MAP**

COMMERCIAL PROPERTY  
 Address: 2520 BLANDING AVE., ALAMEDA, CA 94501

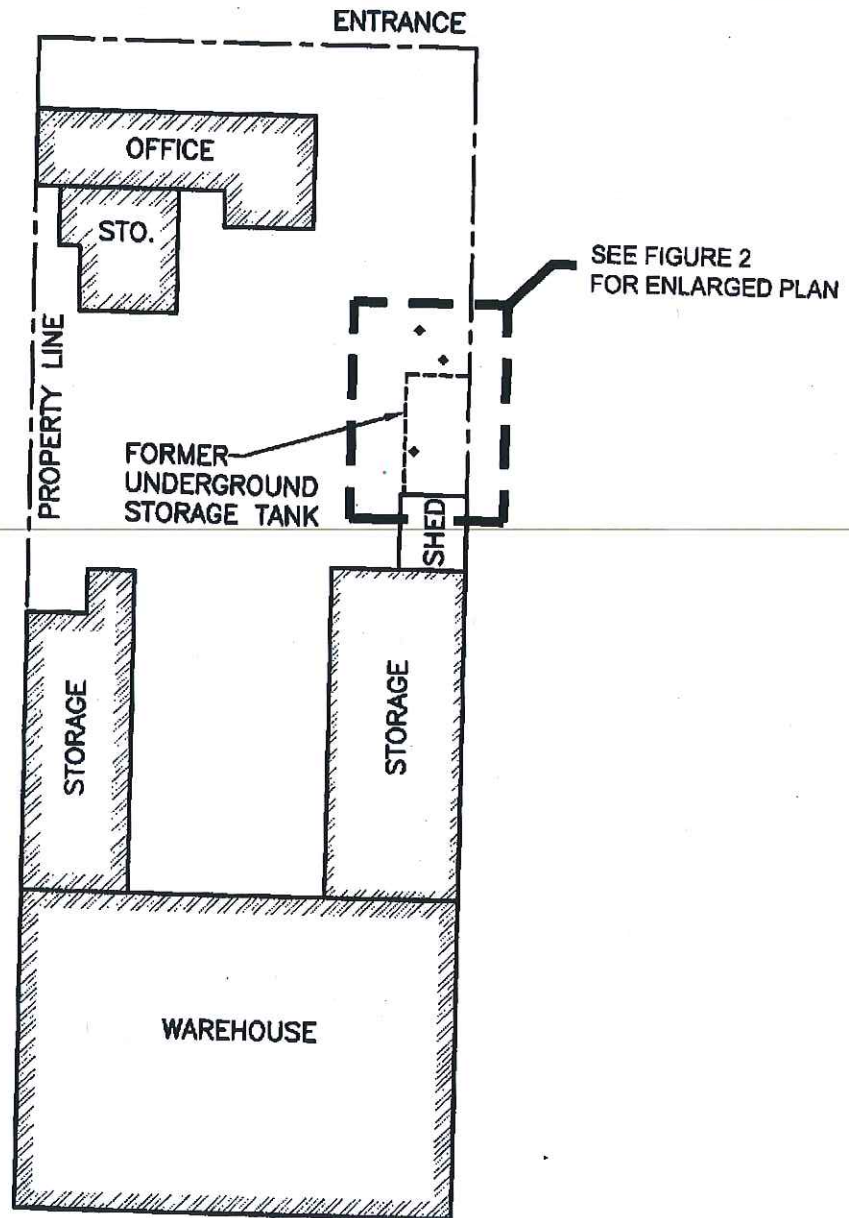
DRAWN AMA	DESIGN AMW	APPROVED	DATE SEPTEMBER, 2011	REVISED DATE
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FIGURE

**6**

# ATTACHMENT 2

BLANDING AVENUE



0 20 40  
SCALE IN FEET

P:\Pacific Engineering\2009 PECI\2009 Projects\Myron Olsen\2530 Blanding\CAD\Site Location Plan.dwg 12/01/09 3:20pm angle

## Olson Environmental

Environmental Consulting & Real Estate Due Diligence

2700 Central Avenue, Alameda, CA 94501

Phone: (510) 541-5850

Fax: (866) 902-8021

### SITE LOCATION PLAN

FIGURE

COMMERCIAL PROPERTY  
2520 BLANDING AVE., ALAMEDA, CA 94501

1

DRAWN  
AMA

DESIGN  
AMW

APPROVED

DATE

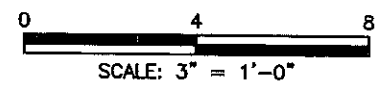
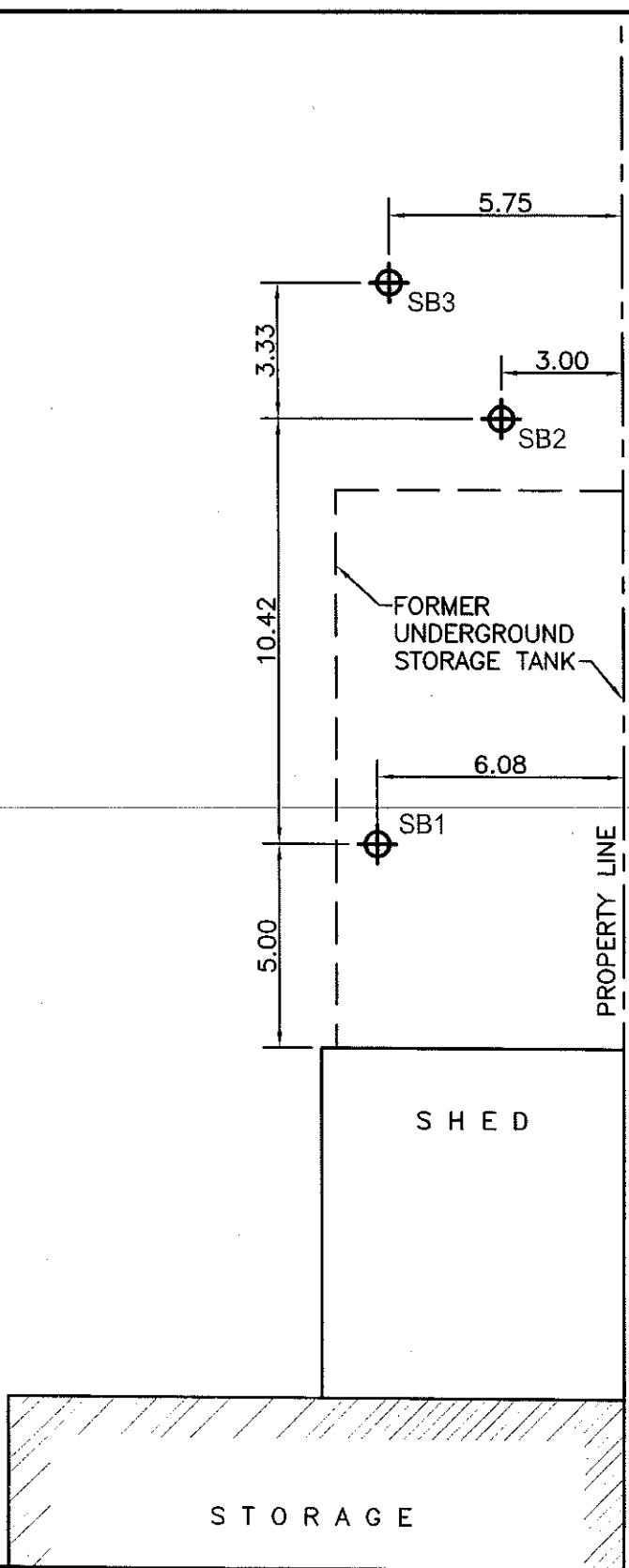
REVISED DATE

DEC. 2009

P: Pacific Engineering: 2009 PECL 2009 Projects: Myron Olsen: 2530 Blanding: CAD: Site Location Plan.dwg 12/01/09 3:17pm angle

**EXPLANATION**

⊕ SB1 SOIL BORING  
 ⊕ SB2 SOIL BORING ID



**Olson Environmental**

Environmental Consulting & Real Estate Due Diligence

2700 Central Avenue, Alameda, CA 94501  
 Phone: (510) 541-5650  
 Fax: (866) 902-8021

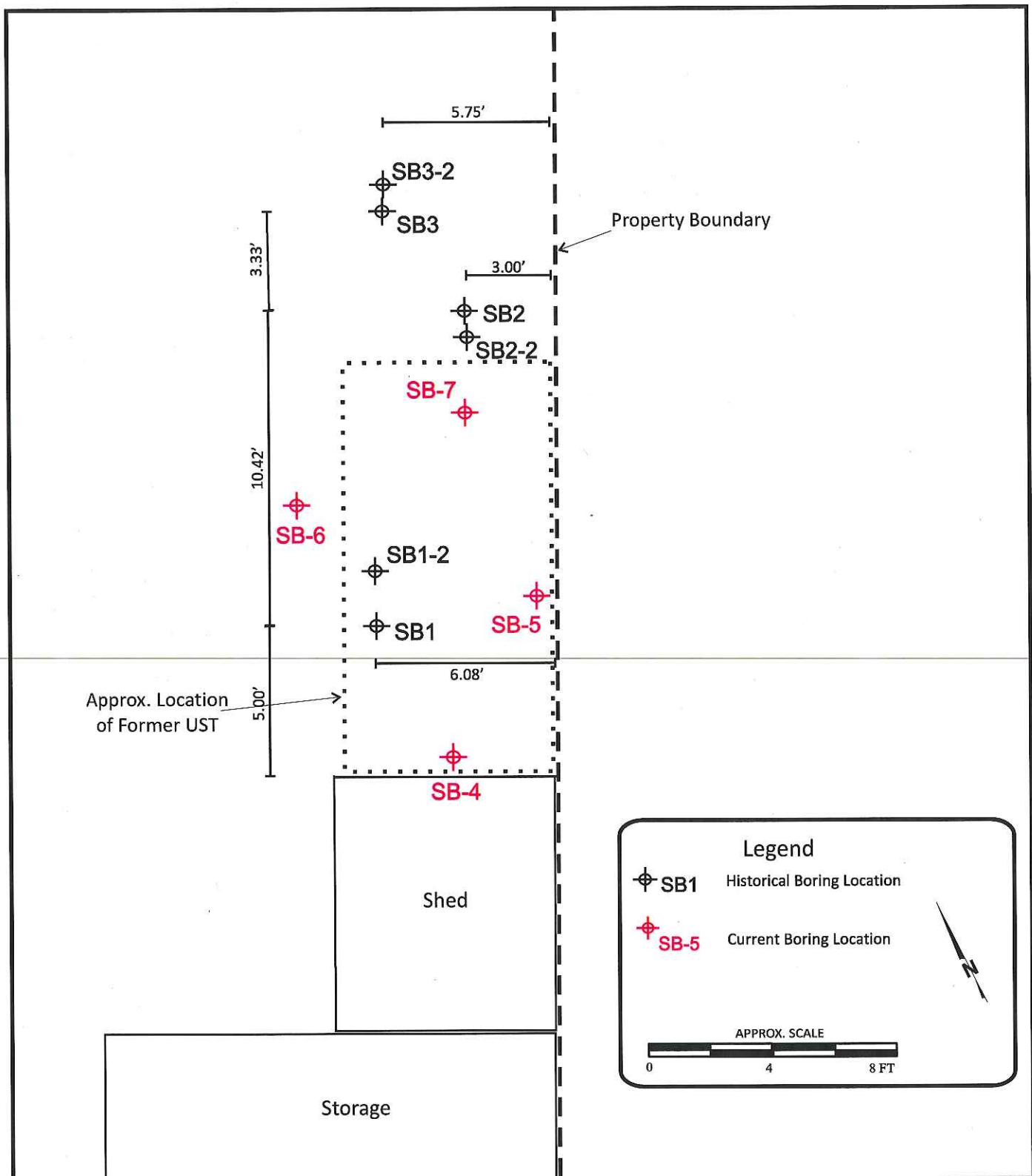
**SOIL BORING LOCATION**

COMMERCIAL PROPERTY  
 2520 BLANDING AVE., ALAMEDA, CA 94501

DRAWN	DESIGN	APPROVED	DATE	REVISED DATE
AMA	AMW		DEC. 2009	

FIGURE

**2**



2520 BLANDING AVENUE  
ALAMEDA, CALIFORNIA

SITE MAP

FIGURE

2

# ATTACHMENT 3

**Table 1 - Soil Sampling Results in milligrams per kilogram (mg/kg)**

**Boring SB1, Sample SB1-7 (sampled at a depth of 7 feet)**

<b>Date</b>	<b>11/6/09</b>	<b>ESL</b>
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)**

<b>Date</b>	<b>11/6/09</b>	<b>ESL</b>
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)**

<b>Date</b>	<b>11/6/09</b>	<b>ESL</b>
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)

**TABLE 1**  
**SUMMARY OF SOIL ANALYTICAL DATA**  
**2520 BLANDING AVENUE**  
**ALAMEDA, CALIFORNIA**

Sample ID	Sample Depth (ft.)	Sample Date	TPHg (mg/Kg)	TPHd (mg/Kg)	TPHmo (mg/Kg)	B (mg/Kg)	T (mg/Kg)	E (mg/Kg)	X (mg/Kg)	TAME (mg/Kg)	TBA (mg/Kg)	DIPE (mg/Kg)	ETBE (mg/Kg)	MtBE (mg/Kg)
SB-4d4.0	4	11/16/12	ND<0.25	ND<1.0	ND<50	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.005	ND<0.005	ND<0.005
SB-4d6.0	6	11/16/12	ND<0.25	---	---	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.005	ND<0.005	ND<0.005
SB-4d8.0	8	11/16/12	ND<0.25	---	---	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.005	ND<0.005	ND<0.005
SB-5d4.0	4	11/16/12	ND<0.25	13	ND<50	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.005	ND<0.005	ND<0.005
SB-5d6.0	6	11/16/12	ND<0.25	---	---	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.005	ND<0.005	ND<0.005
SB-5d8.0	8	11/16/12	ND<0.25	---	---	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.005	ND<0.005	ND<0.005
SB-6d4.0	4	11/16/12	ND<0.25	---	ND<50	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.005	ND<0.005	ND<0.005
SB-6d6.0	6	11/16/12	ND<0.25	---	---	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.005	ND<0.005	ND<0.005
SB-6d8.0	8	11/16/12	ND<0.25	---	---	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.005	ND<0.005	ND<0.005
SB-7d4.0	4	11/16/12	ND<0.25	ND<1.0	ND<50	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.005	ND<0.005	ND<0.005
SB-7d6.0	6	11/16/12	ND<0.25	---	---	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.005	ND<0.005	ND<0.005
SB-7d8.0	8	11/16/12	ND<0.25	---	---	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.005	ND<0.005	ND<0.005

**HISTORICAL SOIL ANALYTICAL DATA**

SB1-7	7	11/06/09	550	100	110	ND	ND	0.58	1.3	---	---	---	---	ND
SB2-7	7	11/06/09	ND	ND	ND	ND	ND	ND	ND	---	---	---	---	ND
SB3-7	7	11/06/09	ND	ND	ND	ND	ND	ND	ND	---	---	---	---	ND
<b>ESL Residential</b>			<b>83</b>	<b>83</b>	<b>370</b>	<b>0.044</b>	<b>2.9</b>	<b>2.3</b>	<b>2.3</b>	<b>NA</b>	<b>0.075</b>	<b>NA</b>	<b>NA</b>	<b>0.023</b>
<b>ESLs Commercial/Industrial</b>			<b>83</b>	<b>83</b>	<b>2,500</b>	<b>0.044</b>	<b>2.9</b>	<b>3.3</b>	<b>2.3</b>	<b>NA</b>	<b>0.075</b>	<b>NA</b>	<b>NA</b>	<b>0.023</b>

**Notes:**

— = Parameter not analyzed  
 <0.5 / ND = Not present at or above reporting detection limit  
 NA = Not established  
 mg/Kg = micrograms per kilogram = parts per million = ppm  
 ESLs = Environmental Screening Levels shallow (<10m) soil (potential source of drinking water)  
 TPHg = Total Petroleum Hydrocarbons as gasoline  
 TPHd = Total Petroleum Hydrocarbons as diesel  
 TPHmo = Total Petroleum Hydrocarbons as motor oil  
 B = Benzene  
 T = Toluene  
 E = Ethylbenzene  
 X = Total Xylenes  
 MtBE = Methyl-t-butyl ether  
 TAME = tert-Amyl methyl ether  
 TBA = t-Butyl alcohol  
 DIPE = Diisopropyl ether  
 ETBE = Ethyl tert-butyl ether



# ATTACHMENT 4

Table 2 - Groundwater Sampling Results in micrograms per liter (µg/L)

Sample Number	SB1	SB1-2 (1)	
Date	11/6/09	8/3/11	ESL
Benzene	14	ND	46
Toluene	ND	ND	130
Ethylbenzene	28	ND	43
Xylene, Total	49	ND	100
MTBE	ND	ND	1,800
Gasoline C5-C12	<b>4,900</b>	ND	210
Diesel C10-C28	<b>14,000</b>	100	210
Motor Oil C24-C36	<b>15,000</b>	150	210
Lead	NA	NA	2.5

(1) Groundwater sample 24 inches north-northeast of Boring SB-1

Sample Number	SB2	SB2-2 (2)	
Date	11/6/09	8/3/11	ESL
Benzene	Not Sampled	ND	46
Toluene		ND	130
Ethylbenzene		ND	43
Xylene, Total		ND	100
MTBE		ND	1,800
Gasoline C5-C12		ND	210
Diesel C10-C28		ND	210
Motor Oil C24-C36		ND	210
Lead		NA	2.5

(2) Groundwater sample 12 inches north of Boring SB-2

Sample Number	SB3	SB3-2	
Date	11/6/09	8/3/11 (3)	ESL
Benzene	ND	ND	46
Toluene	ND	ND	130
Ethylbenzene	ND	ND	43
Xylene, Total	ND	ND	100
MTBE	ND	ND	1,800
Gasoline C5-C12	ND	ND	210
Diesel C10-C28	ND	ND	210
Motor Oil C24-C36	ND	ND	210
Lead	ND	NA	2.5

(3) Groundwater sample 10 inches north of Boring SB-3

ESL = Environmental Screening Level (Water Board, 2008; Table F1b: 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)

TABLE 2 SUMMARY OF GROUNDWATER ANALYTICAL DATA 2520 BLANDING AVENUE ALAMEDA, CALIFORNIA													
Sample ID	Sample Date	TPHg	TPHd	TPHmo	B	T	E	X	TAME	TBA	DIPE	ETBE	MtBE
		(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)
SB-4	11/16/12	ND<50	ND<50	ND<500	ND<0.5	ND<0.5	1.3	9.1	ND<0.5	ND<2.0	ND<0.5	ND<0.5	ND<0.5
SB-5	11/16/12	ND<50	---	---	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.0	ND<0.5	ND<0.5	ND<0.5
SB-6	11/16/12	ND<50	---	---	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.0	ND<0.5	ND<0.5	ND<0.5
SB-7	11/16/12	ND<50	---	---	ND<0.5	ND<0.5	ND<0.5	0.81	ND<0.5	ND<2.0	ND<0.5	ND<0.5	ND<0.5
HISTORICAL GROUNDWATER ANALYTICAL DATA													
SB1	11/06/09	4,900	14,000	15,000	14	ND	28	49	---	---	---	---	ND
SB1-2	08/03/11	ND	100	150	ND	ND	ND	ND	---	---	---	---	ND
SB2	11/06/09	---	---	---	---	---	---	---	---	---	---	---	---
SB2-2	08/03/11	ND	ND	ND	ND	ND	ND	ND	---	---	---	---	ND
SB3	11/06/09	ND	ND	ND	ND	ND	ND	ND	---	---	---	---	ND
SB3-2	08/03/11	ND	ND	ND	ND	ND	ND	ND	---	---	---	---	ND
ESLs		100	100	100	1.0	40	30	20	NA	12	NA	NA	5.0
<p>Notes:</p> <p>--- = Parameter not analyzed                      &lt;0.5 / ND = Not present at or above reporting detection limit                      µg/L = micrograms per liter = parts per billion = ppb                      ESLs = Environmental Screening Levels Groundwater (potential source of drinking water)                      TPHg = Total Petroleum Hydrocarbons as gasoline                      TPHd = Total Petroleum Hydrocarbons as diesel                      TPHmo = Total Petroleum Hydrocarbons as motor oil                      B = Benzene                      T = Toluene                      E = Ethylbenzene                      X = Total Xylenes                      MtBE = Methyl-t-butyl ether                      TAME = tert-Amyl methyl ether                      TBA = t-Butyl alcohol                      DIPE = Diisopropyl ether                      ETBE = Ethyl tert-butyl ether</p>													

# ATTACHMENT 5

Drill Rig Type: Geo Probe 5400 GP Rig  
 Sampling Methods: 2"  
 Hammer WT. \_\_\_\_\_ Drop: \_\_\_\_\_  
 Start Time: 9:00 AM Date \_\_\_\_\_  
 Completed Time: 9:50 AM Date \_\_\_\_\_  
 Boring Depth: 12 Feet  
 Casing Depth: \_\_\_\_\_  
 Water Depth: @ 7.5  
 Time: \_\_\_\_\_  
 Date: \_\_\_\_\_

Boring No. SB1  
 Total Depth: 12 Feet  
 Date: 10-26-2009 Logged by: M. Olson  
 Drilling Contractor: Precision Sampling  
 Driller's Name: Hernandez, Crull

P:\Pacific Engineering\2009 PECI\2009 Projects\Myron Olsen\2530 Blanding\CAD\BORING LOG.dwg 12/02/09 12:21am angie

Time	Sample	Hydrocarbon Stain	Depth (ft.)	Surface Conditions: Unpaved and dry
	SM		1	Sand, Silty, Clay fill, Olive gray
			2	Small cobble rocks, fill Silty clay, black, dry, dark brown
	CL-ML		3	
			4	
9:30	CL		5	
9:35		YES	6	Collect (SBI-6), strong petro smell odor
			7	Collect (SBI-7), visible oily sheen, dark gray
	CL		7.5	Moist, damp
			8	Clay, sandy (fine), light brown
	CL		9	Clay, sandy (fine grained), light brown
			10	
			11	
			12	Collect GW1+

**Olson Environmental**  
Environmental Consulting & Real Estate Due Diligence

2700 Central Avenue, Alameda, CA 94501  
 Phone: (510) 541-5650  
 Fax: (866) 902-8021

**SOIL BORING LOG - SB1**

COMMERCIAL PROPERTY  
 2520 BLANDING AVE., ALAMEDA, CA 94501

DRAWN AMA	DESIGN AMW	APPROVED	DATE DEC. 2009
			REVISED DATE

FIGURE

3

P:\Pacific Engineering\2009 PEC\2009 Projects\Myron Olsen\2530 Blanding\CAD\BORING LOG.dwg 12/02/09 12:22am angle

Drill Rig Type: Geo Probe 5400 GP Rig  
 Sampling Methods: 2"  
 Hammer WT. \_\_\_\_\_ Drop: \_\_\_\_\_  
 Start Time: 9:50 AM Date \_\_\_\_\_  
 Completed Time: 10:35 AM Date \_\_\_\_\_  
 Boring Depth: 10 Feet  
 Casing Depth: \_\_\_\_\_  
 Water Depth: @ 6.0  
 Time: \_\_\_\_\_  
 Date: \_\_\_\_\_

Boring No. SB2  
 Total Depth: 10 Feet  
 Date: 10-26-2009 Logged by: M. Olson  
 Drilling Contractor: Precision Sampling  
 Driller's Name: Hernandez, Crull

Time	Sample	Hydrocarbon Stain	Depth (ft.)	Surface Conditions: Paved and dry
			1	Asphalt and fill
			2	Fill
	CL-ML		2	Silty clay, black, dry, dark brown
			3	
			4	
			5	
10:00	CL		6	Moist, damp, Collect (SB2-6), clay, sandy, fine, light brown
10:10			6	Odor, petro smell
			7	Collect (SB2-7)
			7.5	
			8	
			9	
			10	GW2 - no gw recharge

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**SOIL BORING LOG - SB2**

COMMERCIAL PROPERTY  
 2520 BLANDING AVE., ALAMEDA, CA 94501

DRAWN	DESIGN	APPROVED	DATE	REVISED DATE
AMA	AMW		DEC. 2009	

FIGURE

**4**

Drill Rig Type: Geo Probe 5400 GP Rig  
 Sampling Methods: 2"  
 Hammer WT. \_\_\_\_\_ Drop: \_\_\_\_\_  
 Start Time: 10:35 AM Date \_\_\_\_\_  
 Completed Time: 1:30 PM Date \_\_\_\_\_  
 Boring Depth: 10 Feet  
 Casing Depth: \_\_\_\_\_  
 Water Depth: @ 6.0  
 Time: \_\_\_\_\_  
 Date: \_\_\_\_\_

Boring No. SB3  
 Total Depth: 10 Feet  
 Date: 10-26-2009 Logged by: M. Olson  
 Drilling Contractor: Precision Sampling  
 Driller's Name: Hernandez, Crull

Time	Sample	Hydrocarbon Stain	Depth (ft.)	Surface Conditions: Paved and dry
			1	Asphalt and fill
	CL-ML		2	Silty clay, black, dry, dark brown
			3	
			4	
10:45	CL		5	
10:45			6	Moist, damp, Collect (SB3-6), clay, sandy, fine, light brown Strong odor Collect (SB3-7)
			7	
			7.5	
			8	
			9	
11:30			10	GW3 - collect

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## SOIL BORING LOG - SB3

FIGURE

COMMERCIAL PROPERTY  
 2520 BLANDING AVE., ALAMEDA, CA 94501

**5**

DRAWN AMA	DESIGN AMW	APPROVED	DATE DEC. 2009	REVISED DATE
--------------	---------------	----------	-------------------	--------------

FIELD LOCATION OF BORING:

PROJECT: # 1006 DATES DRILLED: 11/16/12

CLIENT: EnviroNova DRILLER: ECA (C-57# 695970)

PAGE 1 OF 1

SITE ADDRESS: 2520 Blanding Ave., Alameda, CA LOGGED BY: Forrest Cook PG#8201

DRILLING METHOD AND EQUIPMENT: GeoProbe w/Direct Push Sampler

WATER LEVEL

TIME

1st Encountered 4.00

Start

Static 8.30

Finish

SOIL DESCRIPTION

Depth (Feet)	Sample	Sample ID	Blow Count	PID (ppm)	Well Const.	Lithology	USCS	SOIL DESCRIPTION
1					Backfilled with neat cement	[Dotted pattern]	SM	SILTY SAND (SM): Dark brown (7.5YR3/2), well sorted, coarse, moist, estimated loose.  ▽ 1st encountered water, sample is very moist to saturated grades to olive gray (5Y5/2), wet.  ▼ Static water = 8.00'
2								
3								
4	SB-4d4.0							
5								
6	SB-4d6.0							
7								
8	SB-4d8.0							
9								
10								
11					[Diagonal hatching]	CL	SILTY CLAY (CL): Gray (5Y6/1) with rust colored mottling, moist to damp, estimated medium plasticity, estimated firm.	
12								Bottom of Hole = 12'
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								

WELL / BORING CONSTRUCTION DETAILS:

Backfilled with neat cement grout (Portland Type II)



2520 BLANDING AVENUE  
ALAMEDA, CALIFORNIA

BORING LOG

BORING

SB-4

FIELD LOCATION OF BORING:

PROJECT: # 1006 DATES DRILLED: 11/16/12

CLIENT: EnviroNova DRILLER: ECA (C-57# 695970)

PAGE 1 OF 1

SITE ADDRESS: 2520 Blanding Ave., Alameda, CA

LOGGED BY: Forrest Cook PG#8201

DRILLING METHOD AND EQUIPMENT: GeoProbe w/Direct Push Sampler

WATER LEVEL

TIME

1st Encountered	4.5	Start	
Static	3.80	Finish	

SOIL DESCRIPTION

Depth (Feet)	Sample	Sample ID	Blow Count	PID (ppm)	Well Const.	Lithology	USCS	SOIL DESCRIPTION
1					Backfilled with neat cement	[Dotted pattern]	SM	SILTY SAND (SM): Dark brown (7.5YR3/2), well sorted, coarse, moist, estimated loose. ▼ Static water = 3.80' ☒ 1st encountered water, sample is very moist to saturated. grades to olive gray (5Y5/2), wet.
2								
3								
4	SB-5d4.0							
5								
6	SB-5d6.0							
7								
8	SB-5d8.0							
9								
10					[Diagonal hatching]	CL	SILTY CLAY (CL): Gray (5Y6/1) with rust colored mottling, moist to damp, estimated medium plasticity, estimated firm.	
11								Bottom of Hole = 10'
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								

WELL / BORING CONSTRUCTION DETAILS:

Backfilled with neat cement grout (Portland Type II)



2520 BLANDING AVENUE  
ALAMEDA, CALIFORNIA

BORING LOG

BORING

SB-5

FIELD LOCATION OF BORING:

PROJECT: # 1006 DATES DRILLED: 11/16/12

CLIENT: EnviroNova DRILLER: ECA (C-57# 695970)

SITE ADDRESS: 2520 Blanding Ave., Alameda, CA LOGGED BY: Forrest Cook PG#8201

PAGE 1 OF 1

DRILLING METHOD AND EQUIPMENT: GeoProbe w/Direct Push Sampler

WATER LEVEL

TIME

1st Encountered 4.25

Start

Static 9.88

Finish

SOIL DESCRIPTION

Depth (Feet)	Sample	Sample ID	Blow Count	PLD (ppm)	Well Const.	Lithology	USCS
1					Backfilled with neat cement		SM
2							
3							
4	SB-6d4.0						
5							
6	SB-6d6.0						
7							
8	SB-6d8.0						
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							

SILTY SAND (SM): Dark brown (7.5YR3/2), well sorted, coarse, moist, estimated loose.

∇ 1st encountered water, sample is very moist to wet. grades to olive gray (5Y5/2)

▼ Static water = 9.88' (very slow recharge rate)

SILTY CLAY (CL): Gray (5Y6/1) with rust colored mottling, moist to damp, estimated medium plasticity, estimated firm.

Bottom of Hole = 12'

WELL / BORING CONSTRUCTION DETAILS:

Backfilled with neat cement grout (Portland Type II)



2520 BLANDING AVENUE  
ALAMEDA, CALIFORNIA

BORING LOG

BORING

SB-6



FIELD LOCATION OF BORING:

PROJECT: # 1105 DATES DRILLED: 11/16/12  
 CLIENT: EnviroNova DRILLER: ECA (C-57# 695970)  
 SITE ADDRESS: 2520 Blanding Ave., Alameda, CA  
 LOGGED BY: Forrest Cook PG#8201

PAGE 1 OF 1

DRILLING METHOD AND EQUIPMENT: GeoProbe w/Direct Push Sampler

WATER LEVEL		TIME	
1st Encountered	4.50	Start	
Static	8.05	Finish	

SOIL DESCRIPTION

Depth (Feet)	Sample	Sample ID	Blow Count	PID (ppm)	Well Const.	Lithology	USCS	SOIL DESCRIPTION
1					Backfilled with neat cement			
2								
3							SM	SILTY SAND (SM): Dark brown (7.5YR3/2), well sorted, coarse, moist, estimated loose.
4	█	SB-7d4.0						
5								▽ 1st encountered water, sample is very moist to wet. grades to olive gray (5Y5/2)
6	█	SB-7d6.0						
7								
8	█	SB-7d8.0						▼ Static water = 8.05' (very slow recharge rate)
9								
10								
11							CL	SILTY CLAY (CL): Gray (5Y6/1) with rust colored mottling, moist to damp, estimated medium plasticity, estimated firm.
12								
13							Bottom of Hole = 12'	
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								

WELL / BORING CONSTRUCTION DETAILS:

Backfilled with neat cement grout (Portland Type II)



2520 BLANDING AVENUE  
 ALAMEDA, CALIFORNIA

BORING LOG

BORING

SB-7