



Moller Investment Group, Inc.

**RECEIVED**

10:20 am, Nov 29, 2010

Alameda County  
Environmental Health

Mr. Jerry Wickham, P.G.  
Alameda County Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Re: Former USA Service Station No. 57  
10700 MacArthur Boulevard, Oakland CA  
(Fuel Leak Case No. RO0000232)

Dear Mr. Wickham:

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

If you have any questions, please contact me at (805) 299-8214.

Sincerely,

Mr. Charles Miller  
Moller Investment Group  
6951 Collins Drive, Suite E-11  
Moorpark, CA 93021



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

November 19, 2010  
Project No. 2007-0057-01

Mr. Jerry Wickham, P.G.  
Alameda County Health Care Services  
Department of Environmental Health  
1131 Harbor Bay Parkway, 2<sup>nd</sup> Floor  
Alameda, California 94502  
(via GeoTracker)

Subject: Removal of Soil Gas Implants  
Former USA Service Station No. 57  
10700 MacArthur Boulevard  
Oakland, California

Dear Mr. Wickham:

Stratus Environmental, Inc. (Stratus) has prepared this report, on behalf of Moller Investment Group, Inc. (MIGI), for Former USA Service Station No. 57 (the Site), located at 10700 MacArthur Boulevard, Oakland, California (the Site, see Figure 1). In September 2010, Stratus prepared and submitted a work plan proposing to complete a soil gas survey at the subject property, as was directed by Alameda County Environmental Health Department (ACEHD). ACEHD personnel subsequently approved the scope of work presented in the September 2010 work plan. In October 2010, Stratus oversaw the installation of 18 soil gas implants at the subject property and collected soil gas samples from each of these implants. A report documenting this work was submitted to ACEHD on November 12, 2010.

The scope of work presented in the September 2010 work plan included a task to remove the 18 soil gas implants from the subject property, however, this work had not yet been completed at the time that the November 12, 2010 report was submitted. Stratus has subsequently prepared this report in order to provide documentation regarding removal of the soil gas implants from the subsurface.

## **REMOVAL OF SOIL GAS IMPLANTS**

Prior to implementation of field activities, a drilling permit was secured from Alameda County Public Works Agency (ACPWA). Drilling locations were marked 48 hours prior to fieldwork. Underground Service Alert, ACPWA, and a representative of the property owner were notified 48 hours prior to beginning work activities. All work was conducted under the direct supervision of a State of California Professional Geologist. A copy of

November 19, 2010

the drilling permit is provided in Appendix A. The locations of the former soil vapor implants are depicted on Figure 2.

On November 18, 2010, a Stratus geologist was on-site to oversee Vironex, Inc. (C-57 No. 705927) remove the soil gas implants using a direct push drilling rig. Soil coring equipment was advanced around the original borehole in order to remove the soil gas sampling implant materials from the subsurface. Following advancement to total depth, and removal of these materials, a neat cement slurry was used to backfill the boreholes. Following placement of this slurry, the ground surface was patched to match the surrounding area.

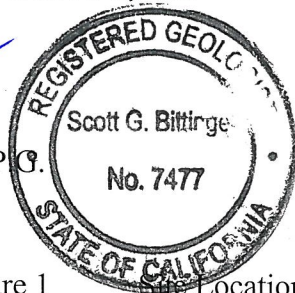
As requested by ACPWA, Stratus has prepared Department of Water Resources (DWR) well destruction forms to document removal of the soil gas implants. Copies of these forms are included in Appendix A.

If you have any questions or comments concerning this document, please contact Mr. Scott Bittinger at (530) 676-2062 or Mr. Gowri Kowtha at (530) 676-6001.

Sincerely,

STRATUS ENVIRONMENTAL, INC.

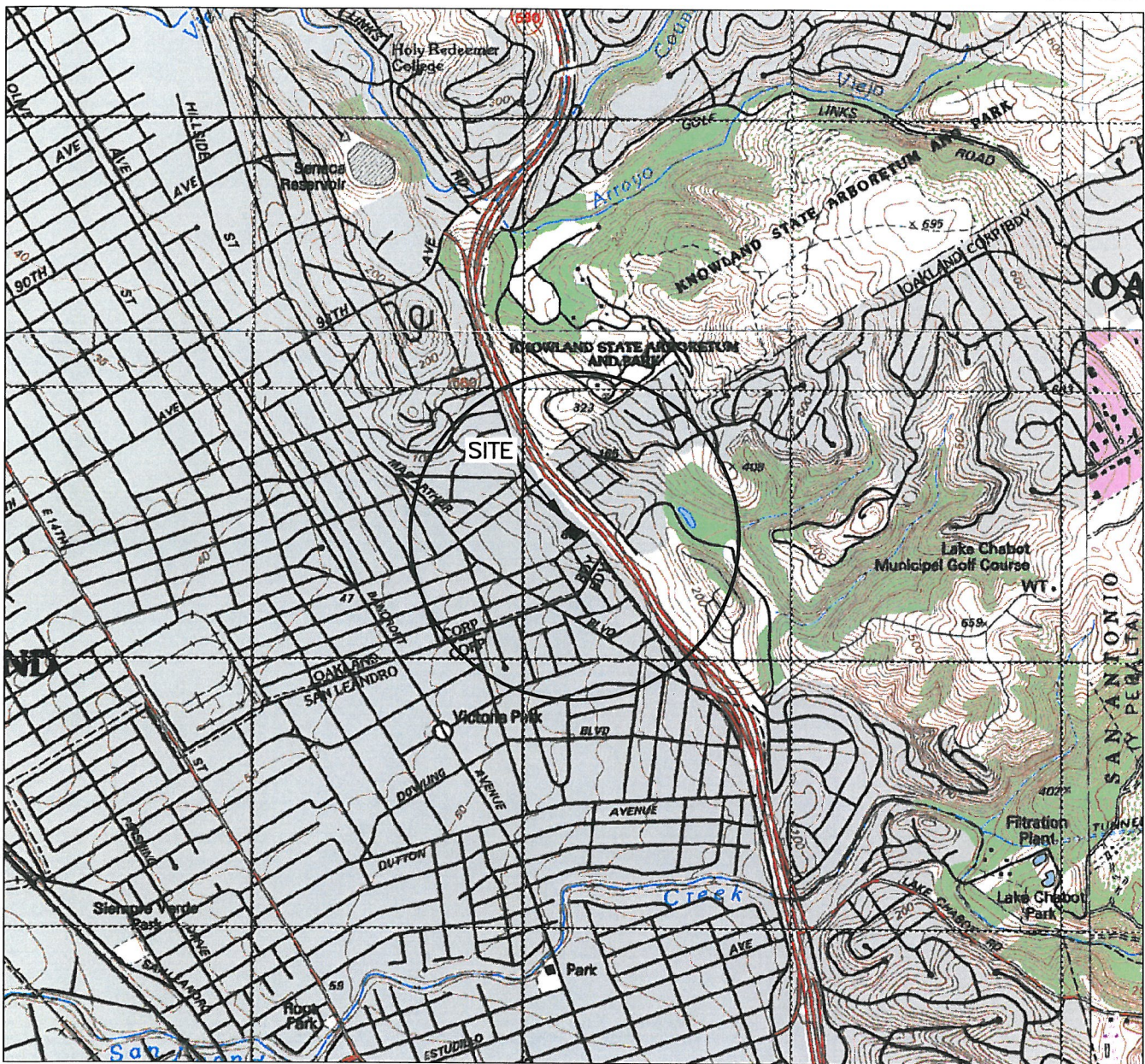
Scott G. Bittinger, P.E.  
Project Geologist



Gowri S. Kowtha, P.E.  
Project Manager

Attachments: Figure 1 Site Location Map  
Figure 2 Site Plan  
Appendix A Drilling Permit and DWR Well Destruction Forms

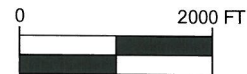
cc: Mr. Charles Miller, Moller Investment Group, Inc.



GENERAL NOTES:  
 BASE MAP FROM U.S.G.S.  
 OAKLAND, CA  
 7.5 MINUTE TOPOGRAPHIC  
 PHOTOREVISED 1980



QUADRANGLE LOCATION



SCALE 1:24,000

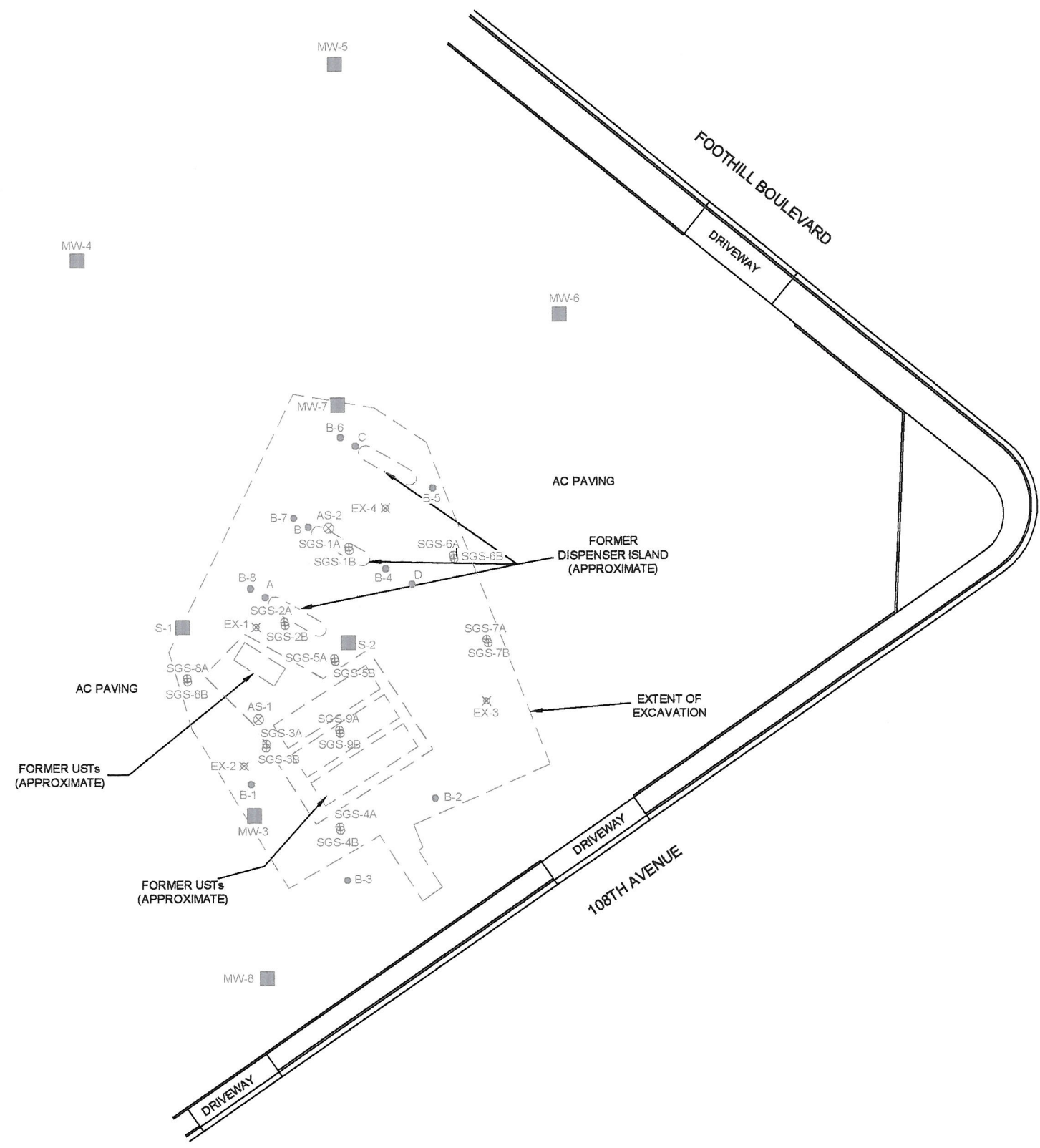
*STRATUS*  
 ENVIRONMENTAL, INC.

FORMER USA SERVICE STATION NO. 57  
 10700 MACARTHUR BOULEVARD  
 OAKLAND, CALIFORNIA  
 SITE LOCATION MAP

FIGURE  
**1**  
 PROJECT NO.  
 2007-0057-01

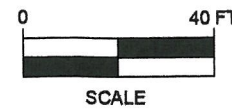


- LEGEND
- MW-6 ABANDONED MONITORING WELL LOCATION
  - ⊗ AS-1 ABANDONED AIR SPARGE WELL LOCATION
  - ⊗ EX-1 ABANDONED EXTRACTION WELL LOCATION
  - B-1 APPROXIMATE SOIL BORING LOCATION
  - ⊕ SGS-1 LOCATION OF FORMER SOIL GAS IMPLANTS



USA67 REV November 1, 2010 USA 57 NSiteplan

**STRATUS**  
ENVIRONMENTAL, INC.



FORMER USA SERVICE STATION NO. 57  
10700 MACARTHUR BOULEVARD  
OAKLAND, CALIFORNIA

SITE PLAN

FIGURE

**2**

PROJECT NO.  
2007-0057-01

**APPENDIX A**

**DRILLING PERMIT AND DWR WELL DESTRUCTION  
FORMS**

# Alameda County Public Works Agency - Water Resources Well Permit



399 Elmhurst Street  
Hayward, CA 94544-1395  
Telephone: (510)670-6633 Fax:(510)782-1939

**Application Approved on: 11/04/2010 By jamesy**

**Permit Numbers: W2010-0833**  
**Permits Valid from 11/18/2010 to 11/18/2010**

**Application Id:** 1288889934490  
**Site Location:** 10700 MacArthur Bl, Oakland, CA 94605  
**Project Start Date:** 11/18/2010  
**Assigned Inspector:** Contact Vicky Hamlin at (510) 670-5443 or vickyh@acpwa.org

**City of Project Site:**Oakland

**Completion Date:**11/18/2010

**Applicant:** Stratus - Scott Bittinger  
3330 Cameron Park Dr #550, Cameron Park, CA 95682  
**Phone:** 530-676-2062

**Property Owner:** MacArthur Blvd. Associates  
10700 MacArthur Blvd, Ste 200, Oakland, CA 94605  
**Phone:** 510-562-9500

**Client:** \*\* same as Property Owner \*\*

	<b>Total Due:</b>	\$265.00
<b>Receipt Number: WR2010-0371</b>	<b>Total Amount Paid:</b>	\$265.00
<b>Payer Name : Stratus</b>	<b>Paid By: CHECK</b>	<b>PAID IN FULL</b>

**Works Requesting Permits:**

Well Destruction-Vapor monitoring well - 18 Wells  
Driller: Vironex - Lic #: 705927 - Method: DP

**Work Total: \$265.00**

**Specifications**

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2010-0833	11/04/2010	02/16/2011	SG-1A	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0941181
W2010-0833	11/04/2010	02/16/2011	SG-1B	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0981180
W2010-0833	11/04/2010	02/16/2011	SG-2A	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0941181
W2010-0833	11/04/2010	02/16/2011	SG-2B	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0981180
W2010-0833	11/04/2010	02/16/2011	SG-3A	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0941181
W2010-0833	11/04/2010	02/16/2011	SG-3B	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0981180
W2010-0833	11/04/2010	02/16/2011	SG-4A	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0941181
W2010-0833	11/04/2010	02/16/2011	SG-4B	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0981180
W2010-0833	11/04/2010	02/16/2011	SG-5A	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0941181
W2010-0833	11/04/2010	02/16/2011	SG-5B	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0981180
W2010-0833	11/04/2010	02/16/2011	SG-6A	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0941181
W2010-0833	11/04/2010	02/16/2011	SG-6B	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0981180
W2010-0833	11/04/2010	02/16/2011	SG-7A	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0941181
W2010-0833	11/04/2010	02/16/2011	SG-7B	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0981180
W2010-0833	11/04/2010	02/16/2011	SG-8A	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0941181

## Alameda County Public Works Agency - Water Resources Well Permit

W2010-0833	11/04/2010	02/16/2011	SG-8B	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0981180
W2010-0833	11/04/2010	02/16/2011	SG-9A	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0941181
W2010-0833	11/04/2010	02/16/2011	SG-9B	2.50 in.	1.00 in.	1.00 ft	10.00 ft	2S/3W24E	W2010-0705	0981180

### Specific Work Permit Conditions

1. Drilling Permit(s) can be voided/ cancelled only in writing. It is the applicant's responsibility to notify Alameda County Public Works Agency, Water Resources Section in writing for an extension or to cancel the drilling permit application. No drilling permit application(s) shall be extended beyond ninety (90) days from the original start date. Applicants may not cancel a drilling permit application after the completion date of the permit issued has passed.
2. Compliance with the above well-sealing specifications shall not exempt the well-sealing contractor from complying with appropriate state reporting-requirements related to well destruction (Sections 13750 through 13755 (Division 7, Chapter 10, Article 3) of the California Water Code). Contractor must complete State DWR Form 188 and mail original to the Alameda County Public Works Agency, Water Resources Section, within 60 days, including permit number and site map.
3. Permittee shall assume entire responsibility for all activities and uses under this permit and shall indemnify, defend and save the Alameda County Public Works Agency, its officers, agents, and employees free and harmless from any and all expense, cost, liability in connection with or resulting from the exercise of this Permit including, but not limited to, properly damage, personal injury and wrongful death.
4. Permittee, permittee's contractors, consultants or agents shall be responsible to assure that all material or waters generated during drilling, boring destruction, and/or other activities associated with this Permit will be safely handled, properly managed, and disposed of according to all applicable federal, state, and local statutes regulating such. In no case shall these materials and/or waters be allowed to enter, or potentially enter, on or off-site storm sewers, dry wells, or waterways or be allowed to move off the property where work is being completed.
5. Prior to any drilling activities, it shall be the applicant's responsibility to contact and coordinate an Underground Service Alert (USA), obtain encroachment permit(s), excavation permit(s) or any other permits or agreements required for that Federal, State, County or City, and follow all City or County Ordinances. No work shall begin until all the permits and requirements have been approved or obtained. It shall also be the applicants responsibilities to provide to the Cities or to Alameda County an Traffic Safety Plan for any lane closures or detours planned. No work shall begin until all the permits and requirements have been approved or obtained.
6. No changes in construction procedures or well type shall change, as described on this permit application. This permit may be voided if it contains incorrect information.
7. Applicant shall submit the copies of the approved encroachment permit to this office within 60 days.
8. Applicant shall contact Vicky Hamlin for an inspection time at 510-670-5443 or email to [vickyh@acpwa.org](mailto:vickyh@acpwa.org) at least five (5) working days prior to starting, once the permit has been approved. Confirm the scheduled date(s) at least 24 hours prior to drilling.
9. Copy of approved drilling permit must be on site at all times. Failure to present or show proof of the approved permit application on site shall result in a fine of \$500.00.
10. Vapor monitoring wells constructed with tubing shall be decommissioned by complete removal of tubing, grout seal, and fill material of sand or bentonite. Fill material may be removed by hand auger if material can be removed completely.



## Alameda County Public Works Agency - Water Resources Well Permit

Vapor monitoring wells constructed with pvc pipe less than 2" shall be overdrilled to total depth.

Vapor monitoring wells constructed with 2" pvc pipe or larger may be grouted by tremie pipe (any depth) or pressure grouted (less than 30', 25 psi for 5 min).

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**CONFIDENTIAL**

STATE OF CALIFORNIA DWR  
WELL COMPLETION REPORT  
(WELL LOGS)

**REMOVED**

**CONFIDENTIAL**

STATE OF CALIFORNIA DWR  
WELL COMPLETION REPORT  
(WELL LOGS)

**REMOVED**