

An Affiliate of St. Anton Partners

1415 L Street, Suite 450 Sacramento, CA 95814 (916) 400-2080 anton.co

RECEIVED

July 22, 2015

By Alameda County Environmental Health 3:35 pm, Oct 02, 2015

Alameda County Department of Environmental Health 1131 Harbor Bay Parkway Alameda, California 94502-6577

Attention: Mr. Mark Detterman, PG, CEG, Senior Hazardous Materials Specialist

TRANSMITTAL LETTER
MONITORING WELL AND SOIL VAPOR PROBE DECOMMISSIONING REPORT
6701, 6705, AND 6707 SHELLMOUND STREET
EMERYVILLE, CALIFORNIA
Fuel Leak Case No. RO0000548
Geotracker Global ID T0600100894

Dear Mr. Detterman:

Submitted herewith for your review is the *Monitoring Well and Soil Vapor Probe Decommissioning Report*, 6701, 6705, and 6707 Shellmound Street, Emeryville, California dated July 22, 2015, prepared by PES Environmental, Inc.

I declare, under penalty of perjury, that the information and/or recommendations contained in the above-referenced document for the subject property are true and correct to the best of my knowledge.

Very truly yours,

ANTON EMERYVILLE, LLC

Rachel Green

Development Manager



July 22, 2015

1448.001.01.009

Alameda County Environmental Health 1131 Harbor Bay Parkway, Suite 250 Alameda, California 94502

Attention: Mr. Mark Detterman, PG, CEG

MONITORING WELL AND SOIL VAPOR PROBE DECOMMISSIONING REPORT 6701, 6705, AND 6707 SHELLMOUND STREET EMERYVILLE, CALIFORNIA Fuel Leak Case No. RO0000548 Geotracker Global ID T0600100894

Dear Mr. Detterman:

PES Environmental, Inc. (PES) has prepared this Monitoring Well and Soil Vapor Probe Decommissioning Report on behalf of Anton Emeryville LLC (Anton) for the commercial property located at 6701, 6705, and 6707 Shellmound Street, Emeryville, California (the Site). The location of the Site is shown on Plate 1.

The Site is currently an open Spills, Leaks, Investigation and Cleanup (SLIC) case and a conditionally closed Leaking Underground Storage Tank (LUST) case with Alameda County Environmental Health Services (ACEH) as the lead environmental regulatory agency. The Site is listed in the State Water Resources Control Board (SWRCB) GeoTracker database under Mike Roberts Color Production (MRCP) at 6707 Bay Street, and the database lists other solvents and non-petroleum hydrocarbons as the potential contaminants of concern.

PES is assisting Anton in working with ACEH to obtain case closure as part of the Site redevelopment process. On June 8, 2015, PES submitted a *Work Plan for Monitoring Well and Soil Vapor Probe Decommissioning Activities* (Work Plan) to ACEH, proposing to properly destroy the five existing groundwater monitoring wells (MW-1, MW-3, MW-5, MW-8, and MW-9) and five existing soil vapor probes (SG-1 through SG-5) at the Site as required to support closure of the open SLIC and LUST cases. The Work Plan also proposed to conduct a limited geophysical survey at the Site in an attempt to locate three additional wells

(identified as MW-5, MW-6, and MW-10) which were historically present at the Site¹ but were not found during an inspection performed by PES in November 2013. If located, PES proposed to destroy the additional wells in accordance with the methods proposed in the Work Plan. During a June 10, 2015 meeting between ACEH, Anton, and PES, ACEH provided verbal approval to proceed with implementation of the Work Plan. ACEH subsequently approved the Work Plan in correspondence dated June 16, 2015.

WELL DESTRUCTION PROCEDURES

Preliminary Field Activities

Prior to conducting field activities: (1) monitoring well and soil vapor probe destruction permits were obtained from the Alameda County Public Works Agency, Water Resources Section (ACPWA; Appendix A); (2) Underground Service Alert was contacted more than 48 hours before beginning activities; and (3) PES' Site-specific Health and Safety Plan, compliant with applicable federal, California Occupational Safety and Health Administration (OSHA), and Title 29 CFR 1910.120 guidelines, was updated for the proposed activities.

Subtronic Corporation Inc., a private utility locating and geophysical surveying contractor, was retained by PES to perform a limited geophysical survey at the Site in an attempt to locate monitoring wells MW-5, MW-6, and MW-10. The survey, conducted on June 11, 2015, utilized a magnetometer and/or ground penetrating radar (GPR) to identify anomalies potentially associated with steel well boxes used in construction of the monitoring wells. Wells MW-5 and MW-10 were located during the survey; PES inspected the condition of each well for suitability for destruction and contacted the ACPWA to amend the monitoring well destruction permits. Well MW-6 was not located.

Upon inspection of the on-Site monitoring wells by PES, wells MW-1, MW-3, MW-5, and MW-7 were found to contain well casing obstructions including sediment and plant roots. Therefore, PES retained Confluence Environmental, Inc. (Confluence), a State of California C-57 licensed well services contractor, to remove casing obstructions from each monitoring well in preparation for well destruction. On June 15, 2015, Confluence used a pressurized tap water jetting system and bladder pump to remove obstructions from wells MW-1, MW-3, MW-5, and MW-7 to the total constructed depth of each well.

¹ ENVIRON International Corporation, 2013. *Draft Phase I Environmental Site Assessment, Nady Systems,* 6701-6707 Bay Street, Emeryville, California. July 3.

Groundwater Monitoring Well and Soil Vapor Probe Destruction Procedures

Penecore Drilling Company of Woodland, California, a State of California C-57 licensed drilling contractor, was retained to perform the well and probe decommissioning activities. The work was performed with oversight by a licensed California Professional Geologist.

Groundwater monitoring well and soil vapor probe destruction activities were conducted in accordance with County and State requirements (California Well Standards Bulletins 74-81² and 74-90³) under supervision of an ACPWA inspector. On June 15, 2015, seven monitoring wells at the Site (MW-1, MW-3, MW-5, and MW-7 through MW-10) were destroyed by filling the well casing from bottom to top with neat cement grout using a tremie pipe and applying a minimum of 25 pounds per square inch (PSI) of pressure for five minutes to ensure potential voids or migration pathways within the well casing, filter pack, and surrounding formation were sealed. The approximate volume of grout used to destroy each monitoring well is indicated below:

- Well MW-1: 52 gallons grout;
- Well MW-3: 30 gallons grout;
- Well MW-5: 17 gallons grout;
- Well MW-7: 28 gallons grout;
- Well MW-8: 38 gallons grout;
- Well MW-9: 22 gallons grout; and
- Well MW-10: 9 gallons grout.

On June 15, 2015, the five existing soil vapor probes at the Site (SG-1 through SG-5) were destroyed by removing the sample tubing and filling the boring with neat cement grout from the bottom of the boring to the ground surface. The locations of the decommissioned monitoring wells and soil vapor probes at the Site are shown on Plate 2.

² California Department of Water Resources (DWR), 1981. Water Well Standards: State of California, Bulletin 74-81. December.

³ DWR, 1991. California Well Standards, Bulletin 74-90 (Supplement to Bulletin 74-81). June.

Following completion of grouting, the steel Christy box from each well surface completion was removed and the resulting void was backfilled with concrete. The concrete was dyed to match the approximate color of the existing asphalt surface. Equipment coming in contact with subsurface materials was decontaminated using an Alconox™ wash and triple rinsed before use at each well location and following completion of the work.

Decontamination wastewater and material removed from within the casings of wells MW-1, MW-3, MW-5, and MW-7 by Confluence was stored on-Site in Department of Transportation-approved 55-gallon drums, profiled, and disposed off-Site on July 17, 2015 by American Integrated Services, Inc. (AIS) at a licensed waste acceptance facility. A copy of the non-hazardous waste manifests/bills of lading for off-Site disposal of the generated waste are presented as Appendix B. No drilling spoils were generated during the well destruction activities. Inert concrete and metal debris, consisting of Christy boxes and surrounding concrete surface finish, was stockpiled on-Site pending transport off-Site for recycling or disposal.

In accordance with ACPWA permit conditions, original California Department of Water Resources Well Completion Reports (WCRs) were prepared for each destroyed groundwater monitoring well and transmitted to ACPWA. Copies of the WCRs are presented as Appendix C.

If you have any questions or comments regarding the above scope of work, please contact Kyle Flory at (415) 899-1600.

MORGAN G. JONES No. 9125

Very truly yours,

PES ENVIRONMENTAL, INC.

Morgan G. Jones, P.G.

Project Geologist

Kyle S. Flory, P.G.

Principal Geologist

Attachments: Plate 1 - Site Location Map

Plate 2 - Site Plan Showing Locations of Decommissioned Monitoring Wells

and Soil Vapor Probes

Appendix A - Alameda County Public Works Agency Well Destruction

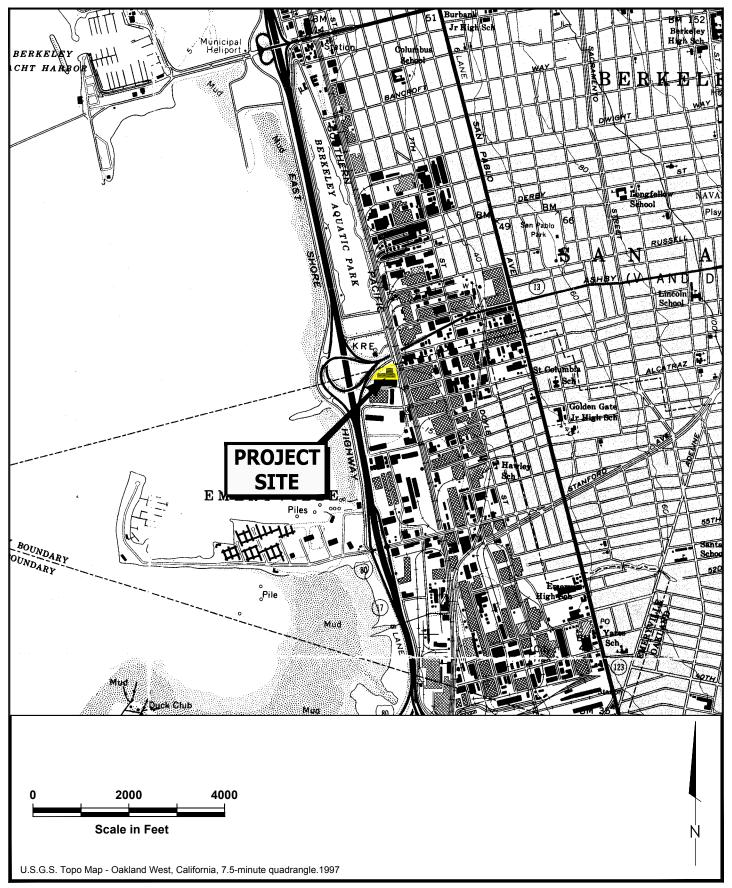
Permits

Appendix B - Waste Manifest/Bill of Lading

Appendix C - California Department of Water Resources Well Completion

Reports

PLATES

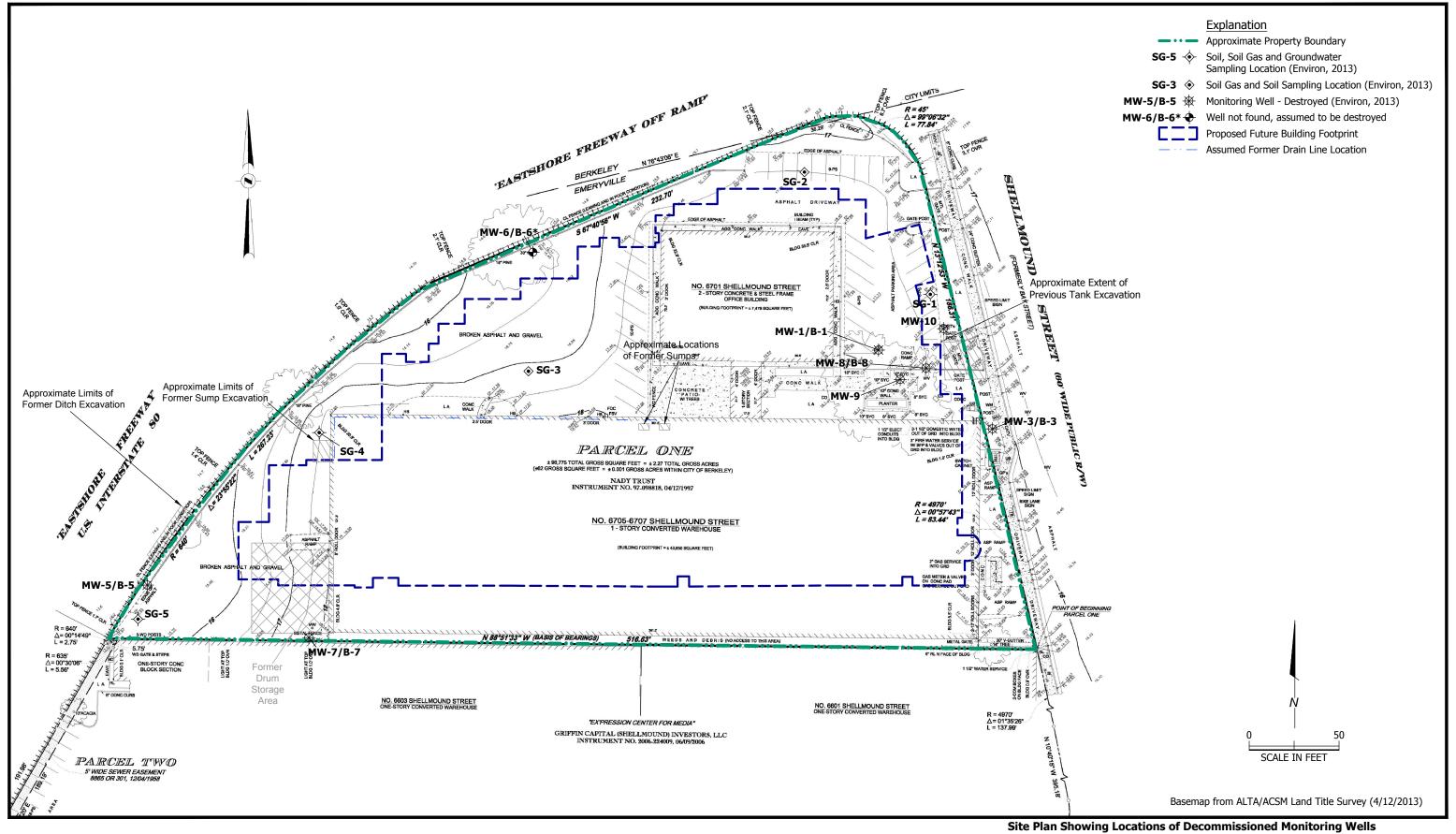




Site Location Map

Monitoring Well and Soil Vapor Probe Decommissioning Report 6701, 6705, and 6707 Shellmound Street Emeryville, California PLATE

1





Site Plan Showing Locations of Decommissioned Monitoring Well and Soil Vapor Probes

Monitoring Well and Soil Vapor Probe Decommissioning Report 6701, 6705, and 6707 Shellmound Street Emeryville, California

2

1448.001.01.009 1448-00101009_WPr1_1-2

MJ

7/15

JOB NUMBER

P	FS	Environr	nental.	Inc.

APPENDIX A

ALAMEDA COUNTY PUBLIC WORKS AGENCY WELL DESTRUCTION PERMITS

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: 06/12/2015 By jamesy Permit Numbers: W2015-0513 to W2015-0520 Permits Valid from 06/15/2015 to 06/15/2015

Application Id: 1433460302232 City of Project Site: Emeryville

Site Location: 6701-6707 Shellmound St.
Project Start Date: 06/15/2015 Completion Date:06/15/2015

Assigned Inspector: Contact Steve Miller at (510) 670-5517 or stevem@acpwa.org

Applicant: PES Environmental Inc. - Morgan Jones **Phone:** 415-899-1600

1682 Novato Blvd, Suite 100, Novato, CA 94947

Property Owner: John Nady Phone: 510-652-2411

6701 Shellmound St., Emeryville, CA 94608

Client: Rachel Green 1415 L Street, Suite 450, Sacramento, CA 95814

Contact: Morgan Jones Phone: 415-899-1600 x255

Cell: 415-827-2554

Total Due: \$3044.00

Receipt Number: WR2015-0290 Total Amount Paid: \$3044.00

Payer Name : Morgan Jones Paid By: VISA PAID IN FULL

Works Requesting Permits:

Well Destruction-Monitoring - 7 Wells

Driller: Penecore Drilling - Lic #: 906899 - Method: press Work Total: \$2779.00

Specifications

•										
Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2015- 0513	06/12/2015	09/13/2015	MW-1	8.00 in.	2.00 in.	4.00 ft	30.00 ft	No Records	No Records	No Records
W2015- 0514	06/12/2015	09/13/2015	MW-10	8.00 in.	2.00 in.	4.00 ft	15.00 ft	No Records	No Records	No Records
W2015- 0515	06/12/2015	09/13/2015	MW-3	8.00 in.	2.00 in.	4.00 ft	25.00 ft	No Records	No Records	No Records
W2015- 0516	06/12/2015	09/13/2015	MW-5	8.00 in.	2.00 in.	4.00 ft	25.00 ft	No Records	No Records	No Records
W2015- 0517	06/12/2015	09/13/2015	MW-7	8.00 in.	2.00 in.	4.00 ft	22.00 ft	No Records	No Records	No Records
W2015- 0518	06/12/2015	09/13/2015	MW-8	10.50 in.	4.00 in.	6.00 ft	22.00 ft	No Records	No Records	No Records
W2015- 0519	06/12/2015	09/13/2015	MW-9	8.00 in.	2.00 in.	4.00 ft	15.00 ft	No Records	No Records	No Records
0517 W2015- 0518 W2015-	06/12/2015	09/13/2015	MW-8	10.50 in.	4.00 in.	6.00 ft	22.00 ft	No Records		No Records No Records

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. 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

Alameda County Public Works Agency - Water Resources Well Permit

permits and requirements have been approved or obtained.

- 3. Compliance with the well-sealing specifications shall not exempt the well-sealing contractor from complying with appropriate State reporting-requirements related to well construction or 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. Include permit number and site map.
- 4. 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 and liability in connection with or resulting from the exercise of this Permit including, but not limited to, property damage, personal injury and wrongful death.
- 5. Applicant shall contact assigned inspector listed on the top of the permit 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.
- 6. 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.
- 7. Remove the Christy box or similar structure.

Destroy well by grouting neat cement with a tremie pipe or pressure grouting (25 psi for 5min.) to the bottom of the well and by filling with neat cement to three (3-5) feet below surface grade. Allow the sealing material to spill over the top of the casing to fill any annular space between casing and soil.

After the seal has set, backfill the remaining hole with concrete or compacted material to match existing conditions.

8. 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.

Work Total: \$265.00

Well Destruction-Vapor monitoring well - 5 Wells

Driller: Penecore Drilling - Lic #: 906899 - Method: over

Specifications

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2015- 0520	06/12/2015	09/13/2015	SG-1	2.50 in.	0.25 in.	4.00 ft	5.00 ft	No Records	W2013- 0293	No Records
W2015- 0520	06/12/2015	09/13/2015	SG-2	2.50 in.	0.25 in.	4.00 ft	5.00 ft	No Records	W2013- 0293	No Records
W2015- 0520	06/12/2015	09/13/2015	SG-3	2.50 in.	0.25 in.	4.00 ft	5.00 ft	No Records	W2013- 0293	No Records
W2015- 0520	06/12/2015	09/13/2015	SG-4	2.50 in.	0.25 in.	4.00 ft	5.00 ft	No Records	W2013- 0293	No Records
W2015- 0520	06/12/2015	09/13/2015	SG-5	2.50 in.	0.25 in.	4.00 ft	5.00 ft	No Records	W2013- 0293	No Records

Alameda County Public Works Agency - Water Resources Well Permit

- 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 contact assigned inspector listed on the top of the permit 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.
- 8. Remove the Christy box or similar structure. Overdrill or clean out to original depth. After the seal has set, backfill the remaining hole with concrete or compacted material to match existing.
- 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 decomissioned 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.

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).

APPENDIX B

WASTE MANIFEST/BILL OF LADING

NON-HAZARDOUS WASTE MANIFEST	1. Generator ID Number	REQUIRED	2. Page 1 of	3. Emergency Response		4. Waste T	Fracking Numbe	7004258
5. Generator's Name and Maili Anton Emeryville,	ing Address , LLC uite 450, Sacramento,	CA 95814		Generator's Site Address 6701 Shellmo Erneryville, CA	und Str	eet	ress)	
Generator's Phone: 6. Transporter 1 Company Nan	(916) 444-9887	1				U.S. EPA ID	Mumhar	
	nated Services, Inc.					U.S. EFA ID		R000148338
7. Transporter 2 Company Nan						U.S. EPA ID		(000) (10000
	_811							
8. Designated Facility Name ar Crosby & Overt 1630 W. 16th S			17			U.S. EPA ID		0028409019
	Long Beach, C	A Q0813 582-	432-5445			1		70201
Facility's Phone:	LUIN DOGLE, C	M. 800 IU VUL-	402-0440	10. Conta	inneg	I Total	10 11-0	
9. Waste Shipping Nam	e and Description			No.	Type	11. Total Quantity	12. Unit Wt./Vol.	
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3.								
	ons and Additional Information e equipment while had the second of the				Profile Project	#: 2757	1 ×55 78 96-12-7	
14. GENERATOR'S/OFFERO marked and labeled/placar	DR'S CERTIFICATION: I hereby a rded, and are in all respects in pr	roper condition for transport a	according to applic	cable international and na	scribed abov	e by the proper : mental regulation	shipping name, a	ind are classified, packaged,
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17b. Alternate Facility (or Ger	nerator)			Manifest Reference	Number:	U.S. EPA I	ID Number	-
Facility's Phone:				1.70				
17c. Signature of Alternate Fa	acility (or Generator)		1					Month Day Yes
17b. Alternate Facility (or Ger Facility's Phone: 17c. Signature of Alternate Fa								
18. Designated Facility Owne	er or Operator: Certification of rec	elpt of materials covered by	the manifest exce	pt as noted in Item 17a	J. 100			CALLES
To a day of the country of the count								Month Day Ye

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A	NON-HAZARDOUS WASTE MANIFEST	1. Generator ID Number NOT RE	QUIRED	2, Page 1 of 3. Emergency Response Phone 1 888-423-6060					4. Waste Tracking Number 07004259				
П	5. Generator's Name and Mailin	ng Address			Genera	tor's Site Address	(if dilferent t	han mailing addr	ess)				
П	Anton Emeryville,	LLC			67	701 Shellm	ound St	reet					
П	1415 Street Su	lte 450, Secremento, CA	05814			neryville, C							
П		(916) 444-9887	0										
H	6. Transporter 1 Company Nam												
American Integrated Services, Inc. CAR0001											8		
7. Transporter 2 Company Name U.S. EPA									Number				
П			ir.										
	8. Designated Facility Name an Potrero Hills La 3675 Potrero H Facility's Phone:	ndfili			4			U.S. EPA ID	Number N (OT REQUIRE	D		
П	Acres and a second			*		10. Conta	iners	11, Total	12. Unit				
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П	13. Special Handling Instruction												
	Wear protective	ve equipment while handling. Weights or volumes are 24 hour emergency number (888) 423-8080 Profile#: PHLF Project #: 7500							F11058 6-12-7				
,	14. GENERATOR'S/OFFEROI	R'S CERTIFICATION: I hereby decla	are that the contents of th	is consignment a	are fully a	and accurately des	scribed above	by the proper si	hipping name	, and are classified, p	ackaged,		
П	marked and labeled/placare	ded, and are in all respects in proper	condition for transport at	ccording to applic	cable Into	mational and nati	ional governn	nental regulation	S.				
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	17c. Signature of Alternate Fac	cility (or Generator)						-		Month E	Day Year		
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APPENDIX C

CALIFORNIA DEPARTMENT OF WATER RESOURCES WELL COMPLETION REPORTS

(CONFIDENTIAL)