



WATERSTONE ENVIRONMENTAL, LLC

ENVIRONMENTAL
PROTECTION

SO MAR 17 AM 8:17

March 12, 1998

Ms. Susan Hugo
Senior Hazardous Materials Specialist
Alameda County Health Agency
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Dear Ms. Hugo:

RE: NOTIFICATION OF WELL ABANDONMENT, FORMER STANDARD BRANDS PAINT STORE #147, 4343 SAN PABLO AVENUE, EMERYVILLE, CALIFORNIA

This letter serves to notify ACDEH that monitoring wells MW1a and MW2 at the above-referenced Site were abandoned the morning of March 11, 1998, in accordance with our notification letter of such activities. The attached letter report from Fast-Tek Engineering Support Services documents the abandonment procedure and permit.

Based on your letter of March 2, 1998 to Ms. Deborah Midanek, requirements for your issuance of the "Remedial Action Completion Certification" (Closure letter) have been met for Tank Closure. We would appreciate receipt of a facsimile of this letter by the end of this week, as we had previously discussed, in order to satisfy escrow closure requirements.

If you have any questions, please contact me at (510) 533-6710. Thank you once again for your assistance in helping us move this project toward completion.

Sincerely,

Clifton Davenport, CEG/CHG
Principal



FAST-TEK
Engineering Support Services
drilling • excavating • in-situ technologies
589008, A, B, C-57, Haz, Asb

247 B Tewksbury Avenue
Pt. Richmond, CA 94801
510 232 2728
510 232 2823 fax
e-mail: augepro@aol.com

March 11, 1998

Ms. Susan Hugo
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Room 250
Alameda, CA 94502-6577

RE: Well Destruction Report - Permit # 98WR098
Former Standard Brands Paint Co. Store # 147
4343 San Pablo Avenue
Emeryville, California

Dear Ms. Hugo:

On March 11, 1998, FAST-TEK, a licensed driller and hazardous waste contractor (C57 license # 589008), destroyed groundwater monitoring wells MW-1A and MW-2 at the above-referenced site. The two wells were destroyed by pressure grouting under well destruction permit number 98WR098 issued by the Alameda County Public Works Agency, Water Resources Section.

FAST-TEK began well destruction activities by using a surge block to clean out any poorly compacted sediment to the bottom of the wells. FAST-TEK removed the concrete surface seals down to 2 feet below ground surface using a pneumatic jack hammer. Monitoring wells MW-1A and MW-2 were then destroyed by injecting the casings with neat cement grout at a pressure of approximately 60 pounds per square inch (psi). The casings were then cut off at 2 feet below ground surface. After the grout had set sufficiently, the remaining holes were backfilled with Class II AB base rock or existing base rock. The hole remaining from monitoring well MW-1A was backfilled to the surface with Class II AB base rock to match the existing surface. The hole left from monitoring well MW-2 was finished at the surface with approximately 3 inches of asphalt cold patch to match the existing surface.

Attachment A contains a map of the site showing the locations of MW-1A and MW-2 in relation to major features of the site. Also contained in Attachment A is the Well Completion Report filed with the California Department of Water Resources.

If you have any questions or comments, Please contact me at (510) 232-2728-230.

Sincerely,

Paul E. Jones, Project Manager

attachment

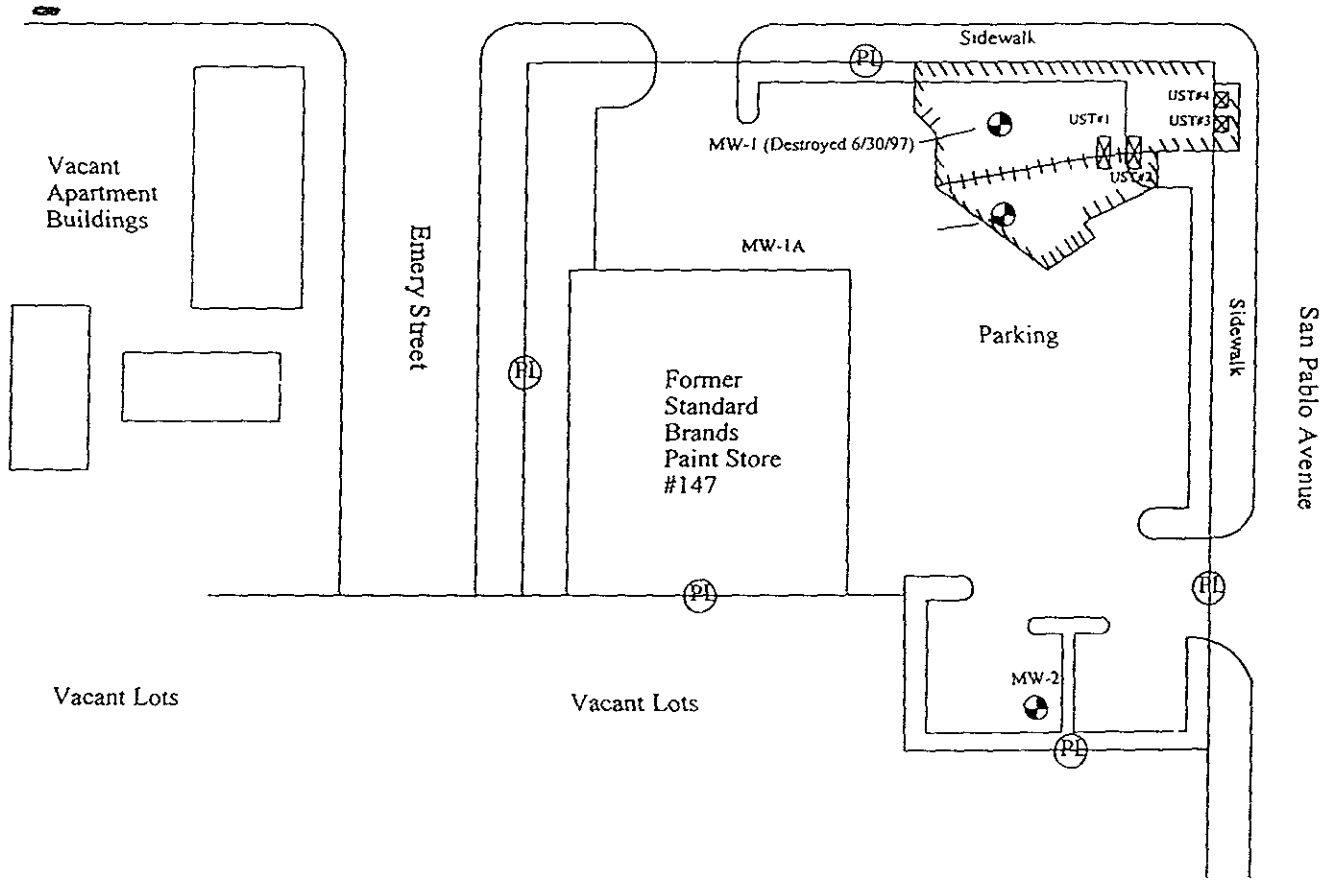
cc: Mr. Alvin Kan, Alameda County Public Works
Mr. Lyman Lokken, Keeper Properties, LLC
Ms. Christina Lycoyannis, Esq.; Kelley, Drye & Warren
Dr. Jeffrey Dagdigian, Waterstone Environmental, LLC
Mr. Clifton Davenport, Waterstone Environmental, LLC
Ms. Deborah Midanek, Standard Brands Paint Company

ATTACHMENT A





A.C. Transit

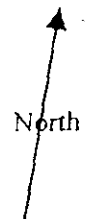
Berkeley Farms

45th Street



Note:

-  Excavated Area
-  Former USTs
-  Approximate Property Lines
-  Groundwater Barrier



NOT TO SCALE

FAST-TEK ENGINEERING SUPPORT SERVICES
 247B Tewksbury Aveune
 Point Richmond, California 94801
 Phone (510) 232-2728 Fax (510) 232-2823

Site Map
 Former Standard Brands Paint Company
 4343 San Pablo Avenue
 Emeryville, California

Project No.: 301-001-02F

Date: 9/24/97

Prepared by: E. Chan

Figure 2

CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



March 2, 1998

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Ms. Deborah Midanek
Standard Brands Paints
Solomon Asset Management
1981 N. Broadway, Suite 325
Walnut Creek, CA 94596

**RE: Case Closure - Former Standard Brands Paint Store (STID # 5406)
4343 San Pablo Avenue, Emeryville, CA 94608**

Dear Ms. Midanek:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently received concurrence from the Regional Water Quality Control Board regarding this office determination that no further action is required concerning the removal of two 750 gallon gasoline underground storage tanks (USTs) and two 350 gallon (unknown contents) USTs at the above referenced site.

Please be advised that the groundwater monitoring well (MW-1A) at the site must be properly decommissioned before our agency will issue the "Remedial Action Completion Certification" (closure letter) for the subject site. A report must be submitted documenting the abandonment of the monitoring well. Additionally, you will need to notify this office 72 hours in advance of the well abandonment field activities.

If you have any questions concerning this letter, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Dick Pantages, Chief, Environmental Protection Division
Stephen Hill, San Francisco Bay RWQCB
Cliff Davenport, 2712 Rawson Street, Oakland, CA 94619
Lyman Lokken, Transamerica Realty Services, 1150 S. Olive Street, Suite 2220
Los Angeles, CA 90015

SH / files