

**RECEIVED**

By Alameda County Environmental Health at 3:49 pm, Mar 12, 2015

March 12, 2015

Alameda County Department of  
Environmental Health  
1131 Harbor Bay Parkway, 2<sup>nd</sup> Floor  
Alameda, CA 94502

Attention: Mark Detterman

Subject: Well Abandonment Report  
1355 55<sup>th</sup> Street, Emeryville, California  
**ACDEH Site No. RO0000046, Geotracker Global ID No. T0600101623**

Ladies and Gentlemen:

Attached please find a copy of the *Well Abandonment Report* prepared by Gribi Associates. I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

Very truly yours,



Ronald W. Mooney, Member  
California Syrup & Extract Co. LLC  
PO Box 8305  
Emeryville, CA 94608



March 12, 2015

Alameda County Department of  
Environmental Health  
1131 Harbor Bay Parkway, 2nd Floor  
Alameda, CA 94502

Attention: Mark Detterman

Subject: Well Abandonment Report  
California Syrup & Extract Company, LLC  
1355 55<sup>th</sup> Street, Emeryville, California  
**ACDEH Site No. RO0000046, Geotracker Global ID No. T0600101623**

Ladies and Gentlemen:

Gribi Associates is pleased to provide this letter report documenting the abandonment of four groundwater monitoring wells on behalf of California Syrup & Extract, LLC for the underground storage tank (UST) site located at 1355 55<sup>th</sup> Street, Emeryville, California (see Figures 1 and 2). Four 2-inch diameter groundwater monitoring wells (MW-1 through MW-4) were abandoned at the subject site. Well abandonment activities were performed by Gregg Drilling, Inc., (C-57 License No. 485165) of Martinez, California. The four wells were abandoned as follows:

Well Identification	Total Depth (feet)	Method of Abandonment	Date of Abandonment
MW-1	20.0	Pressure-grout	11/24/2014
MW-2	20.0	Pressure-grout	11/24/2014
MW-3	15.0	Pressure-grout	11/24/2014
MW-4	20.0	Pressure-grout	11/24/2014

All wells were abandoned by pressure-grouting with neat cement.

Alameda County Department of  
Environmental Health  
March 12, 2015  
Page 2

Prior to abandoning the twenty wells, Gribi associates obtained drilling permits (W2-014-1022 to W2014-1025) from Alameda County Public Works Agency and an encroachment permit (No. 21411181) from the City of Emeryville. Copies of regulatory permits are included as Attachment A. California Department of Water Resource Well Completion Reports (e0243751 through e0243753, and e0243755) documenting the abandonment of all abovementioned wells were prepared and submitted to CDWR.

Following completion of well abandonment activities, four drums of investigation-derived waste materials were transported by ENV Environmental International, Inc. to Potrero Hills Landfill in Suisun, California for disposed. A copy of the disposal manifest is included in Attachment B.

We appreciate the opportunity to present this report for your review. Please call if you have any questions or require additional information.

Very truly yours,

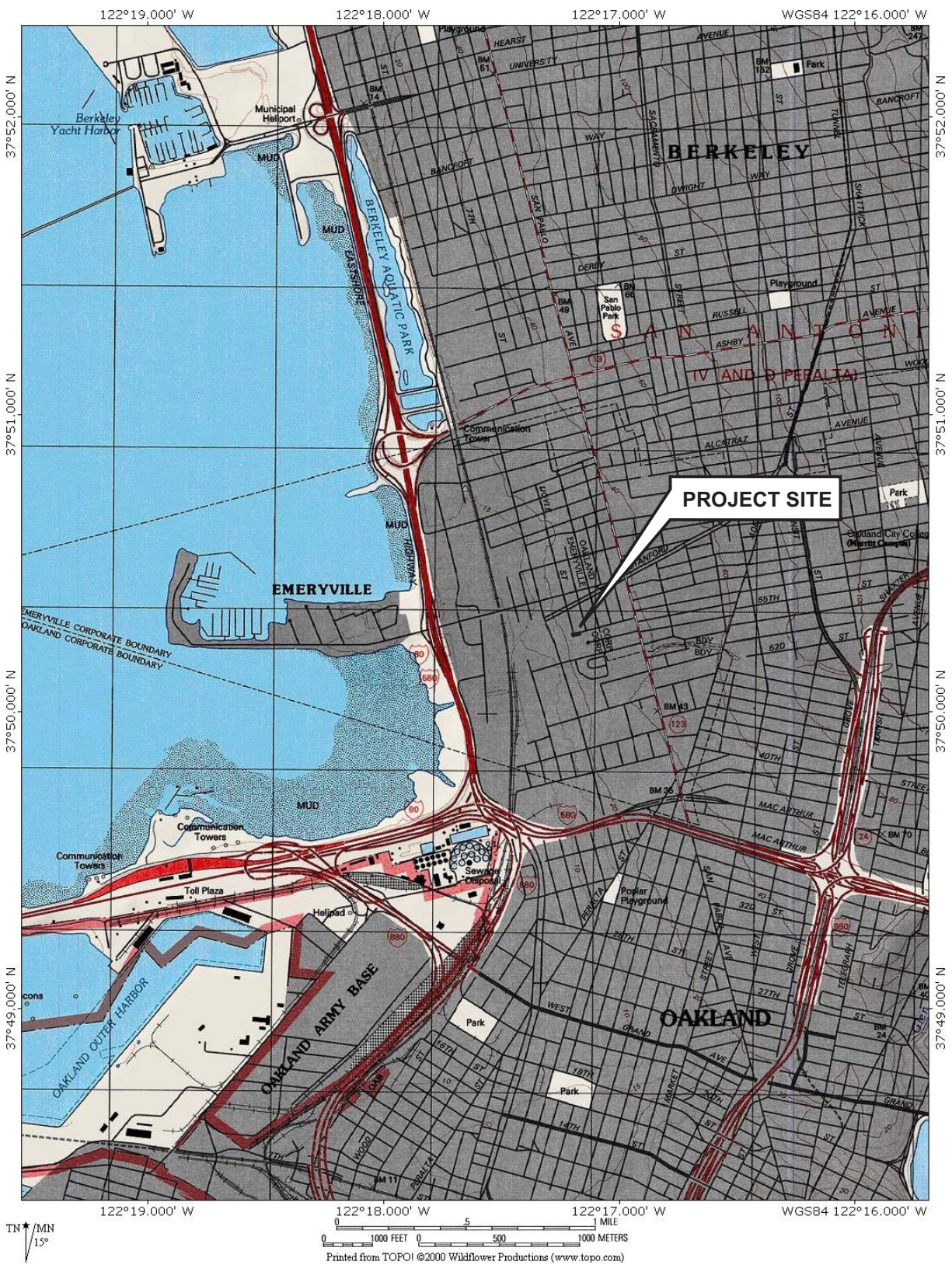


James E. Gribi  
Professional Geologist  
California No. 5843

Enclosure

c: Mr. Ron Mooney, California Syrup & Extract, LLC


## FIGURES

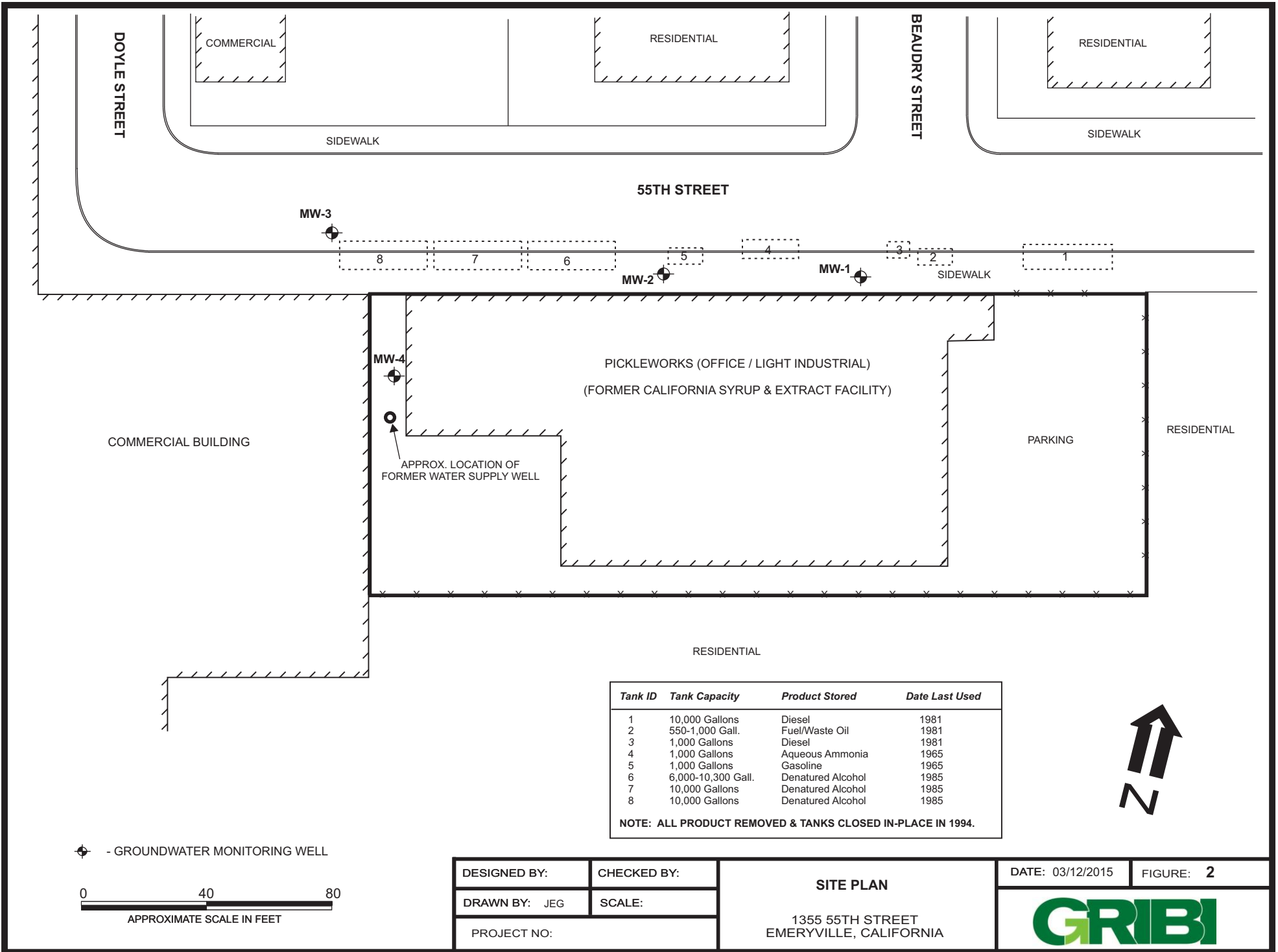


DESIGNED BY:	CHECKED BY:
DRAWN BY: JG	SCALE:
PROJECT NO: 320-01-01	

**SITE VICINITY MAP**

CALIFORNIA SYRUP AND EXTRACT  
1375 55TH STREET  
EMERYVILLE, CALIFORNIA

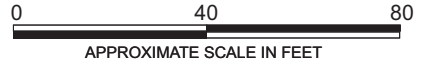
DATE: 03/12/2015	FIGURE: 1
	



Tank ID	Tank Capacity	Product Stored	Date Last Used
1	10,000 Gallons	Diesel	1981
2	550-1,000 Gall.	Fuel/Waste Oil	1981
3	1,000 Gallons	Diesel	1981
4	1,000 Gallons	Aqueous Ammonia	1965
5	1,000 Gallons	Gasoline	1965
6	6,000-10,300 Gall.	Denatured Alcohol	1985
7	10,000 Gallons	Denatured Alcohol	1985
8	10,000 Gallons	Denatured Alcohol	1985

**NOTE: ALL PRODUCT REMOVED & TANKS CLOSED IN-PLACE IN 1994.**

⊕ - GROUNDWATER MONITORING WELL



DESIGNED BY:	CHECKED BY:
DRAWN BY: JEG	SCALE:
PROJECT NO:	

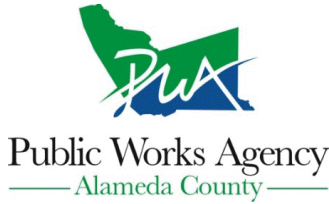
**SITE PLAN**

1355 55TH STREET  
EMERYVILLE, CALIFORNIA

DATE: 03/12/2015      FIGURE: **2**

**ATTACHMENT A**  
**REGULATORY 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: 11/04/2014 By jamesy**

**Permit Numbers: W2014-1022 to W2014-1025**  
**Permits Valid from 11/25/2014 to 11/25/2014**

**Application Id:** 1414087317988  
**Site Location:** 1355 55th Ave, Emeryville, CA 94608  
**Project Start Date:** 11/25/2014  
**Assigned Inspector:** Contact Steve Miller at (510) 670-5517 or stevem@acpwa.org

**City of Project Site:**Emeryville

**Completion Date:**11/25/2014

**Applicant:** Gribi - James Gribi  
1090 Adams St Ste K, Benicia, CA 94510

**Phone:** 707-748-7743

**Property Owner:** Ronald W Mooney  
PO Box, Emeryville, CA 94608

**Phone:** --

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

	<b>Total Due:</b>	\$1588.00
<b>Receipt Number: WR2014-0437</b>	<b>Total Amount Paid:</b>	\$1588.00
<b>Payer Name : Gribi</b>	<b>Paid By: CHECK</b>	<b>PAID IN FULL</b>

**Works Requesting Permits:**

Well Destruction-Monitoring - 4 Wells

Driller: Gregg Drilling - Lic #: 485165 - Method: other

**Work Total: \$1588.00**

**Specifications**

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2014-1022	11/04/2014	02/23/2015	MW1	8.00 in.	2.00 in.	4.00 ft	20.00 ft	1S/4W15Q4	94522	Logs Only
W2014-1023	11/04/2014	02/23/2015	MW2	8.00 in.	2.00 in.	4.00 ft	20.00 ft	1S/4W15Q5	94522	Logs Only
W2014-1024	11/04/2014	02/23/2015	MW3	8.00 in.	2.00 in.	8.00 ft	15.00 ft	1S/4W15Q	W2012-0526	No Records
W2014-1025	11/04/2014	02/23/2015	MW4	8.00 in.	2.00 in.	8.00 ft	20.00 ft	1S/4W15Q	W2012-0527	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 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.



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

4. Applicant shall submit the copies of the approved encroachment permit to this office within 60 days.
5. 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.
6. 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.
7. 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.
8. Remove the Christy box or similar structure. Destroy well(s) by overdrilling to total depth & Tremie Grouting with Cement. After the seal has set, backfill the remaining hole with concrete or compacted material to match existing.
9. 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.

10. Remove the Christy box or similar structure. Destroy wells MW-1, MW-2 and MW-3 by overdrilling the upper 5ft. BGS & Tremie Grouting with Cement. After the seal has set, backfill the remaining hole with concrete or compacted material to match existing.
  11. Remove the Christy box or similar structure. Destroy well MW-4 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.
  12. 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.
-



**CITY OF EMERYVILLE • DEPARTMENT OF PUBLIC WORKS  
ENCROACHMENT PERMIT**

**APPLICANT** Gribi Associates  
**CONTACT PERSON** James Gribi  
**ADDRESS** 1090 Adams Street  
Benicia, CA 94510  
**PHONE** 707-748-7743 **EMAIL** lgribi@gribiassociates.com

**OWNER/DEVELOPER** Ronald W. Mooney,  
California Syrup & Extract, LLC  
**ADDRESS** P.O. Box 8305  
Emeryville, CA 94608  
**PHONE** \_\_\_\_\_ **EMAIL** \_\_\_\_\_

**CONTRACTOR DOING WORK** Gregg Drilling  
**CONTACT PERSON** Chris Pruner  
**ADDRESS** 950 Howe Road  
Martinez, CA 94553  
**PHONE** 925-313-5800 **EMAIL** cpruner@greggdrilling.com  
**LICENSE NO.** 485165 **CLASS** C-57

**Yes**  **No** **CURRENT CITY BUSINESS LICENSE ON FILE**  
 **Yes**  **No** **PROVIDE PROOF OF INSURANCE**

<b>FOR CITY USE ONLY</b>	
Permit No. <u>241181</u>	Date <u>11-13-14</u>
<input type="checkbox"/> Temporary Permit # _____ days	<input type="checkbox"/> Long Term Permit
Permit Administrative Fee.....	\$ <u>175-</u>
"No Parking" Signs..... x \$ _____	\$ _____
Permit Inspection Deposit (2 hr. min.).....	\$ <u>202-</u>
Cost Recovery Estimate.....	\$ _____
Arborist Recovery Estimate.....	\$ _____
Long Term Permit Fee ( _____ mos. x _____)	\$ _____
Tree Removal Fee.....	\$ _____
Tree Protection Deposit (value x 3 + \$10,000)	\$ _____
<b>Required Security Deposit:</b>	
<input checked="" type="checkbox"/> \$1,000 cash.....	\$ <u>1,000-</u>
<input type="checkbox"/> \$10,000 Bond.....	Bond # _____
<input type="checkbox"/> 100% Performance Bond, Bond # _____	Bond Value \$ _____
<b>Total Payment Required.....</b> \$ <u>1,377-</u>	
Receipt # <u>03-23747</u>	Date <u>11/13/14</u> Amt. Received: \$ <u>1,377-</u>
<input type="checkbox"/> Business License	<input type="checkbox"/> Certificate of Insurance

**EST. START DATE** 11/25/2014 **EST. COMPLETION DATE** 11/25/2014 **EST. COST IN CITY RW** \$2,000

**LOCATION OF WORK** East bound parking lane & sidewalk of 55th Street, northwest of subject property.

- CHECK ALL CONDITIONS THAT APPLY:**
- Traffic Control  Survey  Sidewalk Detour  Dumpster  Temporary No Parking  Construction  Sidewalk  Obstruction
  - Private Facilities on Public Right of Way  Driveway Approach  Curb & Gutter  Pedestrian Ramp  Water Service  Fence
  - Excavation  Electric Service  Roof Drain  Utility Maintenance  Access Road  Monitoring Well  Sewer Lateral  Crane
  - Storm Drain  Block Party  Gas Service

**FULLY DESCRIBE PROPOSED WORK WITHIN CITY RIGHT-OF-WAY (additional space on reverse if needed):** Attach 3 complete sets of plans 8 1/2 X 11, if applicable.

Pressure grouting four (4) groundwater monitoring wells, MW-1 through MW-4, and removal of the well boxes.

I hereby agree to protect and indemnify the City of Emeryville and hold it harmless in every way from all claim or suits for injury or damage to persons or property as set forth in the Standard Provisions. I agree not to begin construction until all materials to be used are on hand; to perform all work in accordance with the plans submitted (if any), the Standard Provisions to Encroachment Permit, and all applicable Special Conditions of Approval, and to pay all inspection and engineering costs in addition to those paid at the time of issuance of this permit. I further agree to complete the work to the satisfaction of the City Engineer and if for any reason the City of Emeryville is required to complete this work, I will pay all costs for such work.

Applicant Signature  Date 10/21/14

FOR CITY USE ONLY

The following documents are attached and incorporated into this permit and have been given to the applicant:

- Standard Provisions to Encroachment Permit       Special Conditions of Approval
- City Standard Details (List Details)       Handout, Urban Runoff BMP's
- Other \_\_\_\_\_

Remarks Discuss pavement restoration with inspector  
\_\_\_\_\_  
\_\_\_\_\_

- 48 HOUR NOTICE PRIOR TO START OF WORK
- PROVIDE CONSTRUCTION SCHEDULE 5 DAYS PRIOR TO START OF WORK
- AS-BUILT PLANS REQUIRED

- PLEASE CALL FOR INSPECTION AT 510-596-4333 Dennis 455-7286
- PLEASE NOTIFY POLICE (510-596-3700) AND FIRE (510-596-3750) 24 HOURS IN ADVANCE.

This permit is void unless the work is completed before December 1, 2014  
This permit is to be strictly construed and no other work than is specifically mentioned is hereby authorized.

**After final inspection is approved, please contact the Public Works Department at 510-596-4330 to determine final cost, and for final payment or reimbursement of deposit.** Failure to obtain approval of a Final Inspection of the work covered by this Encroachment Permit within one (1) year of the estimated completion date shall result in the loss of the security deposit which shall be retained by the City of Emeryville.

APPROVED [Signature] TITLE Civil Engineer DATE 10/24/14  
FINAL INSPECTION APPROVED \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_



# CITY OF EMERYVILLE

1333 Park Avenue Emeryville, CA 94608 (510) 596-4325 <http://www.ci.emeryville.ca.us/>

## Finance Department Cash Receipt

**DUPLICATE RECEIPT**

Page 1

Receipt Number: 03000023747

Received By: DESIRI

Payor: GRIBI ASSOCIATES

Today's Date: 11/13/14

Register Date: 11/13/14 Time: 17:49

Item	Customer ID	Amount
ENCROACHMENT PERMIT	21411181-55TH ST	\$175.00
COST RECOVERY PUB. WKS	09101012-21411181-55TH ST	\$202.00
ENCROACH DEPOSIT	21411181-55TH ST	\$1,000.00
<b>TOTAL DUE:</b>		<b>\$1,377.00</b>

CHECK : \$1,377.00 REF NUM: 6992

TENDERED	CHANGE
\$1,377.00	\$ .00

Cashier Hours (Excluding Holidays): Monday - Friday 9am-5pm.

**ATTACHMENT B**  
**INVESTIGATIVE WASTES DISPOSAL**  
**MANIFEST**

<b>NON-HAZARDOUS WASTE MANIFEST</b>	1. Generator ID Number <b>N/A</b>	2. Page 1 of <b>1</b>	3. Emergency Response Phone <b>707-751-3817</b>	4. Waste Tracking Number <b>NH-GRI1501</b>		
5. Generator's Name and Mailing Address <b>California Syrup &amp; Extract Co. 1355 55th St. Emeryville, CA 94608</b>		Generator's Site Address (if different than mailing address)				
Generator's Phone: <b>(707)748-7743</b>		6. Transporter 1 Company Name <b>ENV Environmental International, Inc.</b>				
		U.S. EPA ID Number <b>CAR000247189</b>				
7. Transporter 2 Company Name		U.S. EPA ID Number				
8. Designated Facility Name and Site Address <b>Potrero Hills Landfill 3675 Potrero Hills Lane Suisun, CA 94585</b>		U.S. EPA ID Number <b>CAR000089466</b>				
Facility's Phone: <b>(707) 432-4622</b>						
GENERATOR	9. Waste Shipping Name and Description	10. Containers		11. Total Quantity	12. Unit Wt./Vol.	
		No.	Type			
	1. <b>Non-Hazardous Waste Solid (Soil)</b>	<b>3</b>	<b>DM</b>		<b>P</b>	
	2.					
	3.					
4.						
13. Special Handling Instructions and Additional Information <b>9 b1. Profile Number: <u>PHLF-15-032</u></b> <b>Always wear proper PPE when handling this material</b> <b>Send Invoice to: ENV America // Project No. GRI1501</b>						
14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.						
Generator's/Offeror's Printed/Typed Name <b>JAMES E GRIBI</b>		Signature <i>[Signature]</i>		Month <b>10</b>	Day <b>15</b>	Year <b>15</b>
INT'L	15. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S.		Port of entry/exit: Date leaving U.S.:			
TRANSPORTER	16. Transporter Acknowledgment of Receipt of Materials					
	Transporter 1 Printed/Typed Name <b>Mike Solis</b>	Signature <i>[Signature]</i>		Month <b>11</b>	Day <b>19</b>	Year <b>15</b>
	Transporter 2 Printed/Typed Name	Signature		Month	Day	Year
DESIGNATED FACILITY	17. Discrepancy					
	17a. Discrepancy Indication Space <input type="checkbox"/> Quantity <input type="checkbox"/> Type <input type="checkbox"/> Residue <input type="checkbox"/> Partial Rejection <input type="checkbox"/> Full Rejection					
	Manifest Reference Number:					
	17b. Alternate Facility (or Generator)		U.S. EPA ID Number			
	Facility's Phone:					
	17c. Signature of Alternate Facility (or Generator)		Month Day Year			
	18. Designated Facility Owner's Certificate of receipt of materials covered by the manifest except as noted in Item 17a					
	Printed/Typed Name <b>Shirley Jones</b>	Signature <i>[Signature]</i>		Month <b>11</b>	Day <b>20</b>	Year <b>14</b>