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By Alameda County Environmental Health at 3:58 pm, Feb 26, 2013

February 26, 2013

Mr. Jerry Wickham
Alameda County Environmental Health
1311 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Subject: **Report Submittal – Well Decommissioning Report**
Site: Former Berkeley Farms Fuel Leak Case Numbers RO0000245 and RO0002452
4501 and 4575 San Pablo Avenue
Emeryville, California

Dear Mr. Wickham:

I declare under penalty of perjury that, to the best of my knowledge, the information contained in the attached report is true and correct.

If you have any questions or need additional information, please call me at (214)721-1195.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael M. Miller', written over a light blue circular stamp.

Michael M. Miller
Senior Director, Environmental Health & Safety
Berkeley Farms | Dean Foods Company

Enc: Antea Group's, *Well Decommissioning Report*



Antea USA, Inc.
1350 Treat Boulevard, Suite 250
Walnut Creek, California 94597 USA
www.anteagroup.com

February 5, 2013

Mr. Jerry Wickham
Alameda County Environmental Health
1311 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Subject: Report Submittal – Well Decommissioning Report

Site: Former Berkeley Farms Fuel Leak Case Numbers RO0000245 and RO0002452
4501 and 4575 San Pablo Avenue
Emeryville, California
Antea Group Project No. 2012040697

Dear Mr. Wickham:

Antea™Group has prepared the enclosed *Well Decommissioning Report* on behalf of Berkeley Farms as requested by Alameda County Environmental Health Department. The three monitoring wells (MW-1A, MW-2, and MW-3) have been decommissioned in accordance with Alameda County Public Works Agency requirements. In addition, both sites have been claimed on GeoTracker website and the site documents have been uploaded to it.

We therefore request that these former UST cases now be officially closed.

Please feel free to contact either of us if you have any questions about this report or this closure request.

Sincerely,

Handwritten signature of Nicole Persaud in black ink.

Nicole Persaud
Project Manager
(407) 758-3428
Nicole.Persaud@anteagroup.com
Antea Group

Handwritten signature of Andrew M. Lojo in black ink.

Andrew Lojo, P.G 6034
Senior Consultant
(925) 954-4522
andy.Lojo@anteagroup.com
Antea Group

Cc: Lynn Petersen, Berkeley Farms
Gregory Packer, Berkeley Farms
Mitch Fine, Armstrong Installation Service
Travis Gutke, Harmon Management Corp.

Enclosures: *Well Decommissioning Report* dated February 5, 2013

Well Decommissioning Report

*Berkeley Farms Truck Repair Southern Site
4501 San Pablo Avenue
Emeryville, California
Alameda County Environmental Health
Fuel Leak Case No. RO0002452*

*Berkeley Farms Truck Shop Yard
4575 San Pablo Avenue
Emeryville, California
Alameda County Environmental Health
Fuel Leak Case No. RO0000245*

*Antea Group Project No. 2012040697
February 5, 2013*

Prepared for:
Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94602

Prepared by:
Antea™Group
1350 Treat Boulevard
Suite 250
Walnut Creek, CA 94597
+1 800 477 7411

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- Figure 2 Site Plan

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Well Decommissioning Report

*Former Berkeley Farms
Truck Repair Southern Site & Truck Shop Yard
4501 and 4574 San Pablo Avenue
Emeryville, California*

1.0 INTRODUCTION

Antea™Group (Antea Group) has prepared this well decommissioning report on behalf of Berkeley Farms, Incorporated to document proper abandonment of three groundwater monitoring wells located on two former Berkeley Farms sites in Emeryville, California. The two sites are referred to as the “Truck Repair Southern Site” and the “Truck Shop Yard”. The sites are located at 4501 San Pablo Avenue, and 4575 San Pablo Avenue respectively (**Figure 1**). The regulatory fuel leak case number for the Truck Repair Southern site is RO0002452. The regulatory fuel leak case number for the Truck Shop Yard is RO0000245.

This report documents the proper abandonment of monitoring well MW-1A located at 4501 San Pablo Avenue, and monitoring wells MW-2 and MW-3 which are located at 4575 San Pablo Avenue. Both sites are referred to in this report as “the site” as illustrated on **Figure 2**.

1.1 Site Location and Background

Historically, the site operated as one parcel which was used by Berkeley Farms as a truck repair shop and yard. Soil and groundwater remediation activities related to two former underground storage tanks (one at each site) were conducted by Berkeley Farms between 1997 and 1998, under the regulatory oversight of Alameda County Environmental Health Department (ACEH). Subsequent groundwater monitoring activities were completed at both properties from approximately 1998 to 2006. Both sites originally had one case number. The site was sold in 1998 to Harmon Management Company however, and the site was subsequently separated into two parcels and given two case numbers as described above.

The site is currently divided into those two parcels with addresses 4501 San Pablo Avenue (“Truck Repair Southern Site”) and 4575 San Pablo Avenue (“Truck Shop Yard”) in Emeryville, California (**Figures 1 and 2**). The Truck Repair Southern Site is now owned by Harmon Management Company and is occupied by a Kentucky Fried Chicken restaurant. The Truck Shop Yard is now owned and occupied by Armstrong Installation Services (Armstrong), a roofing and home improvement installation company.

A request for closure dated March 6, 2002 was prepared by Geo-Logic on behalf of Berkeley Farms and submitted to ACEH. The ACEH and California Regional Water Quality Control Board (RWQCB) stated in a letter dated April 14, 2006 that both sites could be closed, pending abandonment of the monitoring wells and transfer of site documents to the State of California GeoTracker website. Groundwater monitoring activities were completed at both properties in approximately 2006.

2.0 SCOPE OF WORK

Prior to the commencement of field activities, Antea Group obtained well destruction permits from the Alameda County Public Works Agency (ACPWA) (**Appendix A**). Gregg Drilling (Gregg), a State of California C-57 licensed drilling contractor conducted the well destruction activities.

Antea Group also prepared a Health and Safety Plan (HASP) and Job Safety Analyses (JSAs) in accordance with state and federal requirements which the field crew reviewed prior to starting fieldwork. Antea Group notified the ACPWA prior to well abandonment activities to schedule an inspection of the abandonment procedures.

2.1 Well Abandonment

Antea Group's subcontractor Gregg Drilling abandoned well MW-1A on September 7, 2012 and wells MW-2 and MW-3 on December 7, 2012. Well MW-1A was abandoned within a landscaped area using the ACPWA-approved pressure grouting method. Grout was poured into the well via tremie pipe until the grout level reached a few inches below the top of the well casing. An air-tight fitting was attached to the well head to apply 25 pounds per square inch (psi) of pressure to the wellhead for five minutes. After 5 minutes elapsed, Gregg proceeded to remove the pressure fitting, remove the well box using a pry-bar, and remove the top 6 inches of the well casing. The well was covered with approximately 1 cubic foot of compacted topsoil to match the existing grade.

Wells MW-2 and MW-3 were also abandoned by pressure grouting. Both of these wells were installed within concrete paved areas. Prior to grouting, the well boxes were removed by using a 10-inch diameter concrete corer which fit around the existing well boxes. Once the well boxes were removed, Gregg proceeded with pressure grouting activities in the same manner as with MW-1A. Following grouting, the well box holes were filled with concrete to match the existing grade.

2.2 Disposal of Investigation Derived Waste

Waste materials generated by the well abandonment activities primarily consisted of the steel well boxes and broken concrete, small pieces of polyvinyl chloride (PVC) well casing, and dry cement grout. Gregg Drilling transported these materials to their facility located in Martinez California, where it was disposed with normal trash from their operations. No waste materials were left onsite.

3.0 CONCLUSION

Monitoring wells MW-1A, MW-2, and MW-3 have been abandoned in accordance with ACPWA permit requirements as required by ACEH and the RWQCB.

Well Decommissioning Report
Former Berkeley Farms Truck Repair Southern Site & Truck Shop Yard
4501 and 4575 San Pablo Avenue, Emeryville, California
Antea Group Project No. 2012040697



[Handwritten signature] for: _____
Matt Corley
Staff Professional
Antea Group

[Handwritten signature] _____
Nicole Persaud
Project Manager
Antea Group

Information, conclusions, and recommendations provided by Antea Group in this document regarding the site have been prepared under the supervision of and reviewed by the licensed professional whose signature appears below.

Licensed Approver:

[Handwritten signature] _____
Andy Lojo, P.G.
Senior Consultant
California Registered Professional Geologist No. 6034
Antea Group

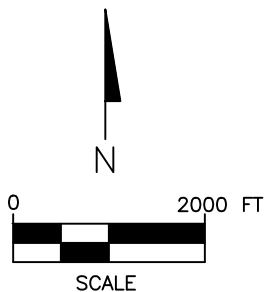


Figures

- Figure 1 Site Location Map
- Figure 2 Site Plan



SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC MAP, OAKLAND WEST QUADRANGLE (2012)



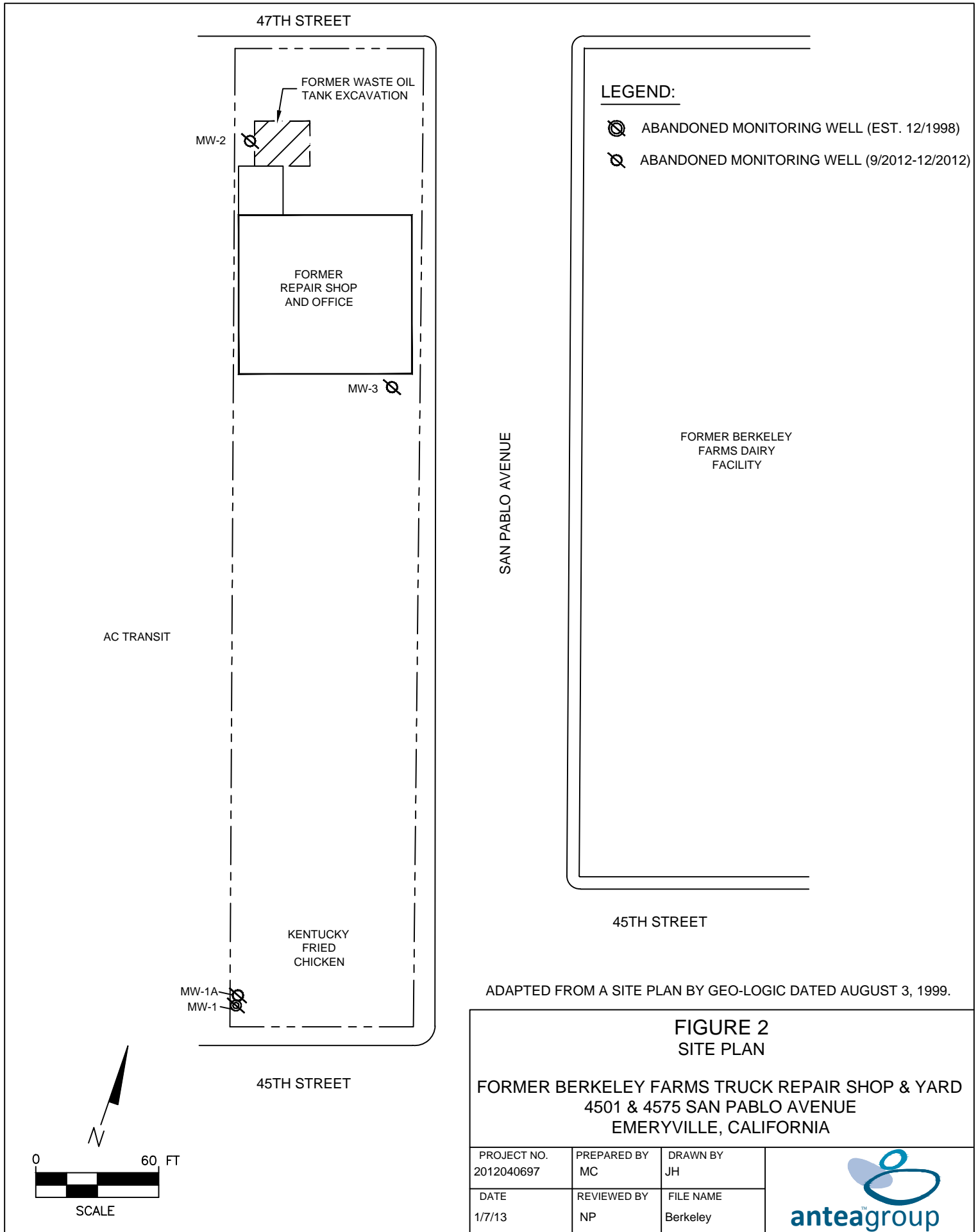
ADAPTED FROM A SITE PLAN BY GEO-LOGIC DATED AUGUST 3, 1999.

FIGURE 1
SITE LOCATION MAP

FORMER BERKELEY FARMS TRUCK REPAIR SHOP & YARD
4501 & 4575 SAN PABLO AVENUE
EMERYVILLE, CALIFORNIA

PROJECT NO. 2012040697	PREPARED BY MC	DRAWN BY JH
DATE 12/17/12	REVIEWED BY NP	FILE NAME Berkeley





*Well Decommissioning Report
Former Berkeley Farms Truck Repair Southern Site & Truck Shop Yard
4501 and 4575 San Pablo Avenue, Emeryville, California
Antea Group Project No. 2012040697*



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: 11/30/2012 By jamesy

Permit Numbers: W2012-0820 to W2012-0821
Permits Valid from 12/07/2012 to 12/07/2012

Application Id: 1353992631825
Site Location: 4575 San Pablo Avenue
Project Start Date: 12/07/2012
Assigned Inspector: Contact Vicky Hamlin at (510) 670-5443 or vickyh@acpwa.org

City of Project Site: Emeryville

Completion Date: 12/07/2012

Applicant: Antea Group - Nicole Persaud
1350 Treat Boulevard, Suite 250, Walnut Creek, CA 95008
Property Owner: Mitch Fine
4575 San Pablo Avenue, Emeryville, CA 94608
Client: - Dean Foods Company (Berkeley Farms)
1126 Kilburn Avenue, Rockford, IL 61101
Contact: Persaud Nicole

Phone: 407-758-3428

Phone: --

Phone: --

Phone: 407-758-3428
Cell: 407-758-3428

Receipt Number: WR2012-0380	Total Due:	\$794.00
Payer Name : Nicole Persaud	Total Amount Paid:	\$794.00
	Paid By: VISA	PAID IN FULL

Works Requesting Permits:

Well Destruction-Monitoring - 2 Wells
Driller: Gregg Drilling - Lic #: 485165 - Method: press

Work Total: \$794.00

Specifications

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2012-0820	11/30/2012	03/07/2013	MW-2	8.00 in.	2.00 in.	3.00 ft	17.00 ft	1S/4W22A2 4	97WR214	
W2012-0821	11/30/2012	03/07/2013	MW-3	8.00 in.	2.00 in.	3.00 ft	17.00 ft	1S/4W22A2 5	97WR214	

Specific Work Permit Conditions

1. Sound the well to measure depth and to ensure no obstructions exist.

Excavate and remove existing casing 3 to 5 foot below ground surface (bgs), including vent cap and well or vault cover.

Grout neat cement with a tremie to the bottom of the well and by filling with neat cement to three (3-5) feet below surface grade.

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

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

Alameda County Public Works Agency - Water Resources Well Permit

(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 Vicky Hamlin for an inspection time at 510-670-5443 or email to 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.

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.

Nicole Persaud spoke with James Yoo of ACPWA on 11/30/12 2pm regarding 1). He stated that we do not need to excavate/overdrill the upper 3-5 feet of casing. Pressure grout and remove well vault is sufficient.

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: 07/30/2012 By jamesy

Permit Numbers: W2012-0541
Permits Valid from 08/02/2012 to 08/10/2012

Application Id: 1343255245611
Site Location: 4501 San Pablo Avenue
Project Start Date: 08/02/2012
Assigned Inspector: Contact Vicky Hamlin at (510) 670-5443 or vickyh@acpwa.org

City of Project Site: Emeryville

Completion Date: 08/10/2012

Applicant: Antea Group - Nicole Persaud
1350 Treat Boulevard, Suite 250, Walnut Creek, CA 94597
Property Owner: - Harman Management Corporation
199 First Street, Suite 212, Los Altos, CA 94022
Client: - Dean Foods Company (Berkeley Farms)
1126 Kilburn Avenue, Rockford, IL 61101

Phone: 407-758-3428

Phone: --

Phone: --

	Total Due:	\$397.00
Receipt Number: WR2012-0236	Total Amount Paid:	\$397.00
Payer Name : Nicole Persaud	Paid By: VISA	PAID IN FULL

Works Requesting Permits:

Well Destruction-Monitoring - 1 Wells

Driller: Gregg Drilling & Testing, Inc - Lic #: 485165 - Method: press

Work Total: \$397.00

Specifications

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2012-0541	07/30/2012	10/31/2012	MW-1A	8.00 in.	2.00 in.	4.00 ft	17.00 ft	1S/4W22A	99WR426	Not Filed

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.
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

Alameda County Public Works Agency - Water Resources Well Permit

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 Vicky Hamlin for an inspection time at 510-670-5443 or email to 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.

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 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.

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.

STATE WATER RESOURCES CONTROL BOARD
GEOTRACKER ESI

UPLOADING A GEO_REPORT FILE

SUCCESS

Your GEO_REPORT file has been successfully submitted!

<u>Submittal Type:</u>	GEO_REPORT
<u>Report Title:</u>	Well Decommissioning Report
<u>Report Type:</u>	Well Destruction Report
<u>Report Date:</u>	2/5/2013
<u>Facility Global ID:</u>	T0600102075
<u>Facility Name:</u>	BERKELEY FARMS TRUCK SHOP YARD
<u>File Name:</u>	20130205 Berkeley Farms Well Abandonment Rpt.pdf
<u>Organization Name:</u>	Antea Group USA Inc.
<u>Username:</u>	ANTEA NORCAL
<u>IP Address:</u>	66.77.231.62
<u>Submittal Date/Time:</u>	2/26/2013 12:58:32 PM
<u>Confirmation Number:</u>	1375614941

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