August 23, 2014

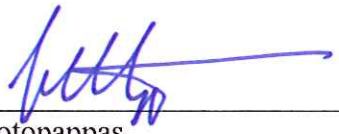
Mr. Jerry Wickham, PG
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Re: Groundwater Monitoring Well and Soil Vapor Point Destruction Report
P&D 23rd Avenue Associates, LLC
1125 Miller Avenue, Oakland, CA
Clearwater Project No. CB018S
ACEH Fuel Case Leak No. RO0000294

Dear Mr. Wickham,

As the legally authorized representative of the above-referenced project location I have reviewed the attached report prepared by my consultant of record, Clearwater Group. I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document are true and correct to the best of my knowledge.

Sincerely,



John Protopappas
For P&D 23rd Avenue Associates, LLC

CLEARWATER
GROUP
Environmental Services

August 8, 2014

Mr. Jerry Wickham, PG
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

RE: **Groundwater Monitoring Well and Soil Vapor Point Destruction Report**
P&D 23rd Avenue Associates, LLC
1125 Miller Avenue
Oakland, California
LOP # RO0000294
Clearwater Group Project # CB018S

Dear Mr. Wickham,

Clearwater Group (Clearwater), on behalf of P&D 23rd Avenue Associates, LLC, is pleased to present this *Groundwater Monitoring Well and Soil Vapor Point Destruction Report* detailing the groundwater-monitoring well and soil vapor point destruction activities at the above referenced property, located at 1125 Miller Avenue in Oakland, California (*site*) [**Figures 1** and **2**].

A summary of historic investigation and remediation work completed at the *site,* with details regarding groundwater-monitoring activities, is included as **Attachment A**. Well construction detail for previous groundwater-monitoring wells MW-1 through MW-3 is included in **Table 1**.

The Alameda County Environmental Health (ACEH) reviewed the fuel leak case and concurred "that no further action related to the underground storage tank fuel release is required at this time", according to their "Well Decommissioning for Fuel Leak Case No. RO0000294" letter, dated July 22, 2014 (**Attachment B**). This followed the May 20, 2014 letter 'Landowner and Public Notification for Fuel Leak Case No. RO0000294 and Geotracker ID TO0600177455, 23rd Avenue Partners, 1125 Miller Avenue, Oakland, CA 94601' (**Attachment B**) which provided the List of Landowners Form, the Public Participation information and the Site Management Requirements, all elements of the current case closure process. Clearwater confirmed that the scope of work included the decommissioning of the sub-slab vapor points (**Attachment B**).

REGULATORY PERMITTING

The Alameda County Public Works Agency Well (Monitoring Well Destruction) Permits numbered W2014-0699 to W2014-0701 were issued on July 28, 2014 (**Attachment B**). No permit was required for the destruction of the soil vapor points.

SITE CLOSURE ACTIVITIES

Utility Clearance

In accordance with the requirements of Underground Service Alert (USA), Clearwater personnel prepared the *site* for over-drilling of the wells on August 8, 2014, by outlining the well and soil vapor point areas and marking the perimeter of the property on the adjacent streets, Calcot Place and Miller Place, in white paint and calling USA to request a mark-out of nearby utilities (two tickets were produced).

Well Destruction

On August 8, 2014, Gregg Drilling & Testing, Inc., of Martinez, California (C-57 license number 485165) destroyed the three monitoring wells (MW-1 through MW-3) under the supervision of a State of California Professional Geologist. Each groundwater-monitoring well was destroyed by removing the vaults and pressure grouting. Pressure grouting was authorized on site by Steve Miller of ACPWA. The pressure grouting was performed by filling the well casing with lean cement grout, then pressurizing the grout with 25 psi of compressed air for 10 minutes. The well vault excavations were filled with concrete flush with the top of the surrounding asphalt or concrete. The top surface of the concrete on destroyed wells MW-1 and MW-3 was colored black to match the surrounding asphalt surface. The Standard Operating Procedure for destruction of the groundwater monitoring wells is included in **Attachment C**.

Soil Vapor Point Destruction

The soil vapor points inside the building (SS-1 through SS-7; Figure 2) were over-drilled, through the building's concrete slab, with a **1-inch** diameter concrete core by Cal-West Concrete Cutting, Inc. of Union City. The three points located outside of the building (SS-8 through SS-10) were removed by threading the soil vapor point installation/extraction tool into the soil vapor point and turning and lifting the tool according the Standard Operating Procedures for removal of the vapor pins (**Attachment C**). Following point removal, the depth to the bottom of the slab was measured and the borehole was filled to the bottom of the slab with bentonite pellets. The pellets were hydrated with deionized water and allowed to set for approximately 45 minutes. Then the hole through the slab was filled with concrete, level with the top of the slab.

Well and Soil Vapor Point Destruction Documentation

Photographs for the well and soil vapor point destruction activities are included in **Attachment C**. Field notes, grout volume detail and the full suite of photographs are available upon request. The drill ticket from Gregg Drilling and Testing Inc. is included in **Attachment D**.

Disposal of Well Destruction Waste

The wells were pressure grouted so the only waste was the well vaults, which were removed from the site by Gregg Drilling and Testing, Inc.

Department of Water Resources Forms

Clearwater completed and submitted State of California Department of Water Resources (DWR) Well Completion Forms (DWR Form Number 188) for each of the three groundwater-monitoring well destructions (**Attachment E**). An authorized representative of the drilling company signed and returned the forms to Clearwater, and Clearwater mailed the completed forms to DWR.

CONCLUSIONS AND CASE CLOSURE

The case closure process was initiated by ACEH on May 20 and, following notification period completion, on July 22, 2014, because the case met all of the criteria for closure of the Low-Threat Underground Storage Tank Case Closure Policy as qualified by stipulated site management requirements. The three groundwater-monitoring wells associated with this case were destroyed under a permit from the Alameda County Public Works Agency. Clearwater has performed all case closure activities as directed by the regulatory agency. Pending review of this report, Clearwater requests that ACEH issue a No Further Action letter for this case.

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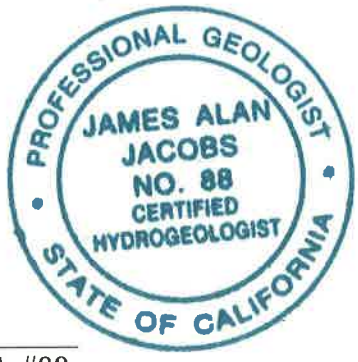
REPORT LIMITATION

All work performed under this contract was directed by a licensed professional. The work was performed in accordance with generally accepted practices at the time the work was performed and completed in accordance with generally acceptable standards. In the course of normal business, recommendations by the in-house professional may include the use of equipment, services, or products in which the Company has an interest. Therefore, the Company is making full disclosure of potential or perceived conflicts of interest to all parties.

This report was prepared under the supervision of a State of California Professional Geologist. Statements, conclusions, and recommendations made in this report are based on information provided to Clearwater, observations of existing site conditions, our general knowledge of the site, limited testing of selected soil and groundwater samples, and interpretations of a limited set of data. Clearwater cannot be held responsible for the accuracy of the analytical work performed by others.

Information and interpretation presented herein are for the use of the client. Third parties should rely upon the information and interpretation contained in this document at their own risk. No other warranties, certifications, or representations, either expressed or implied, are made about the information supplied in this report. The service performed by Clearwater has been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions in the area of the site.

Sincerely,
CLEARWATER GROUP



James A. Jacobs, P.G. #4815, C.H.G. #88
Chief Hydrogeologist

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FIGURES

Figure 1: Site Vicinity Map
Figure 2: Site Plan
Figure 3: Sub-Slab Sample Port Schematic
Figure 4: Type 2 Sub-Slab Sample Port Schematic

TABLE

Table 1: Details of Previous Well Construction

ATTACHMENTS

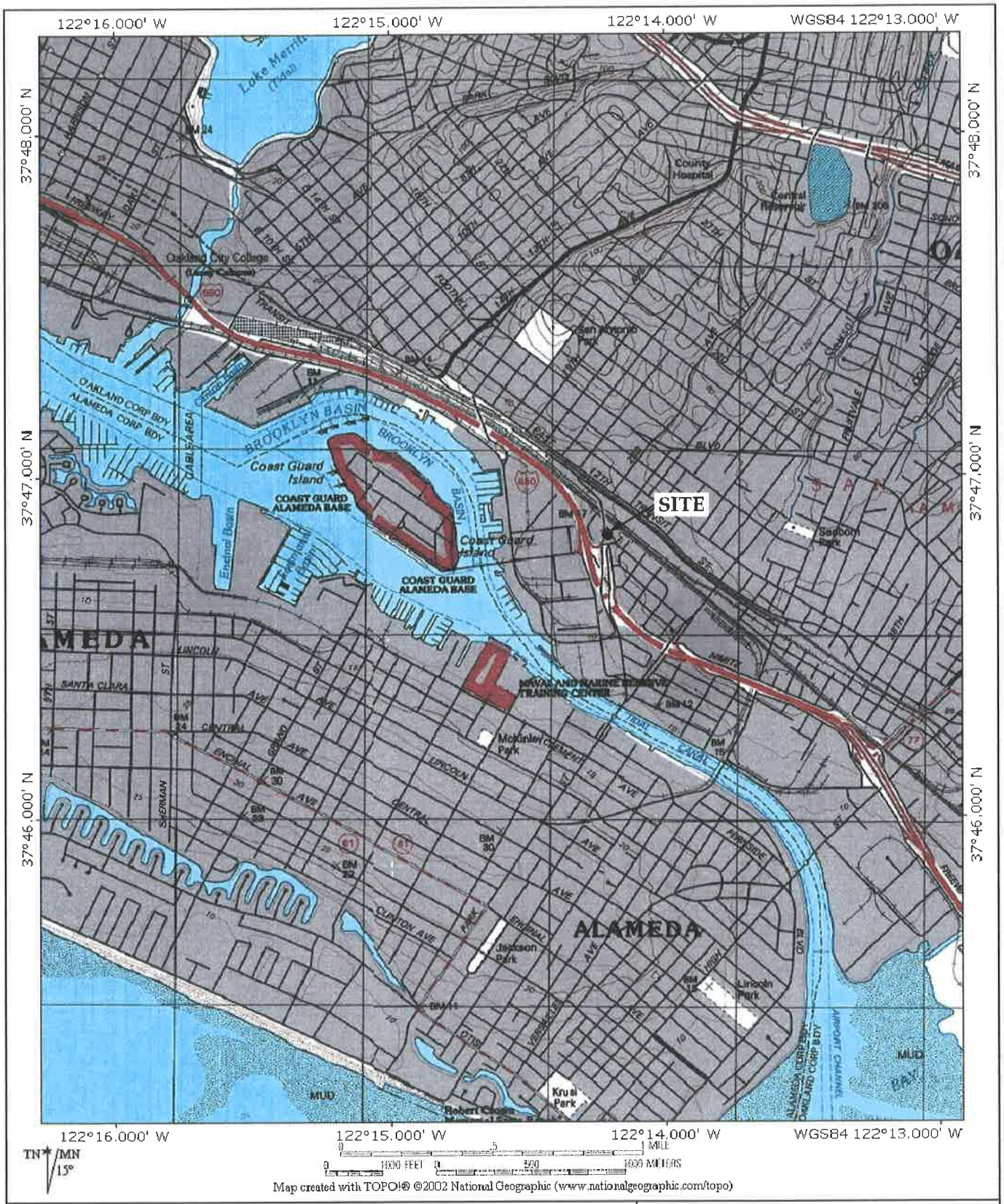
Attachment A: Summary of Site Investigation Activities
Attachment B: ACEH Clarification Email July 31, 2014
ACEH Well Decommissioning letter dated July 22, 2014
ACEH Landowner and Public Notification Letter of May 20, 2014
Alameda County Public Works Agency Monitoring Well Destruction Permits W2014-0699 to W2014-0701; July 28, 2014
Attachment C: Well and Soil Vapor Point Destruction Standard Operating Procedure
Cox-Colvin Standard Operating Procedure for Installation and Extraction of the Vapor Pin
Well and Soil Vapor Point Destruction Photographs
Attachment D: Drill Ticket
Attachment E: DWR Well Completion Reports

cc: Mr. John Protopappas
Madison Park Financial
155 Grand Avenue, Suite 1025
Oakland, California 94612

Mr. Leroy Griffin
City of Oakland
Fire Department
250 Frank H. Ogawa Plaza, Suite 3341
Oakland, CA 94612-2032

Alameda County Environmental Health Services
(Sent via electronic upload to the Geotracker website)

FIGURES



Site Vicinity Map

1125 Miller Avenue
Oakland, California

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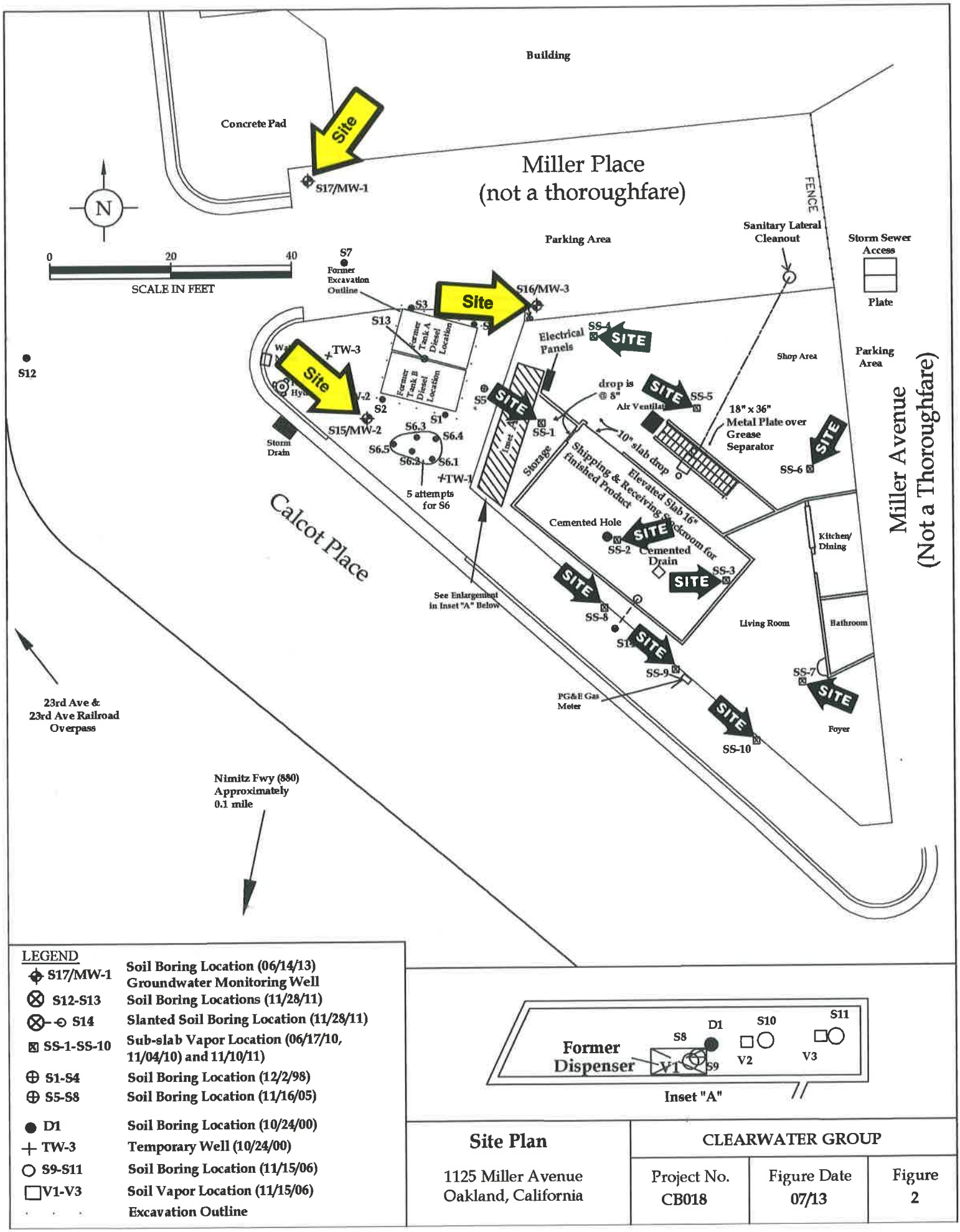
Project No.	Figure Date	Figure
CB018	**05/13**	**1**



LEGEND

S17/MW-1	Soil Boring Location (06/14/13) Groundwater Monitoring Well
S12-S13	Soil Boring Locations (11/28/11)
S14	Slanted Soil Boring Location (11/28/11)
SS-1-SS-10	Sub-slab Vapor Location (06/17/10, 11/04/10) and 11/10/11)
S1-S4	Soil Boring Location (12/2/98)
S5-S8	Soil Boring Location (11/16/05)
D1	Soil Boring Location (10/24/00)
TW-3	Temporary Well (10/24/00)
S9-S11	Soil Boring Location (11/15/06)
V1-V3	Soil Vapor Location (11/15/06)
. . .	Excavation Outline

Inset "A"

Site Plan

1125 Miller Avenue
Oakland, California

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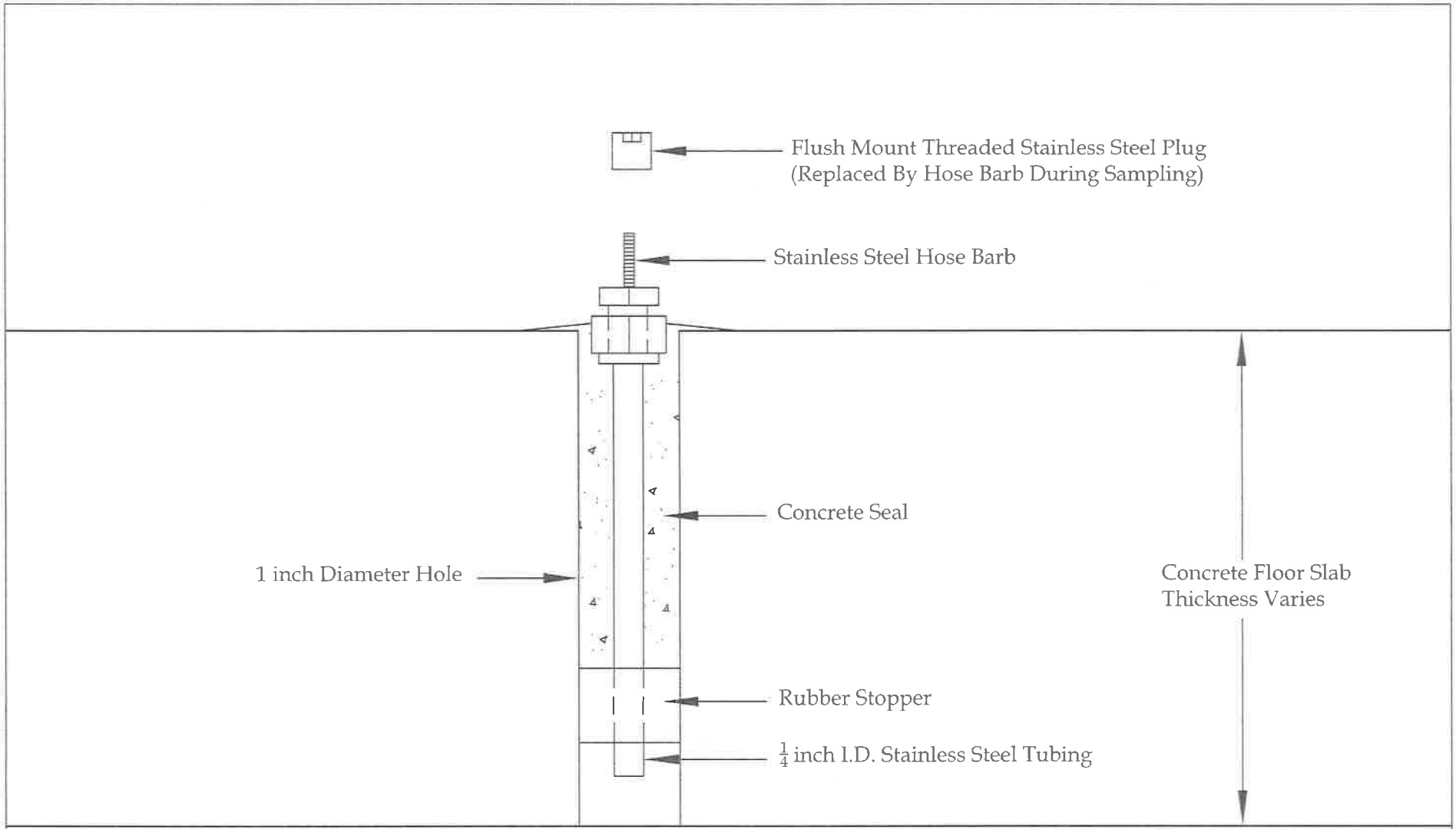
Project No.	Figure Date	Figure
CB018	07/13	2



Sub-Slab Sample Port Schematic

23rd Avenue Partners
1125 Miller Avenue
Oakland Ca.

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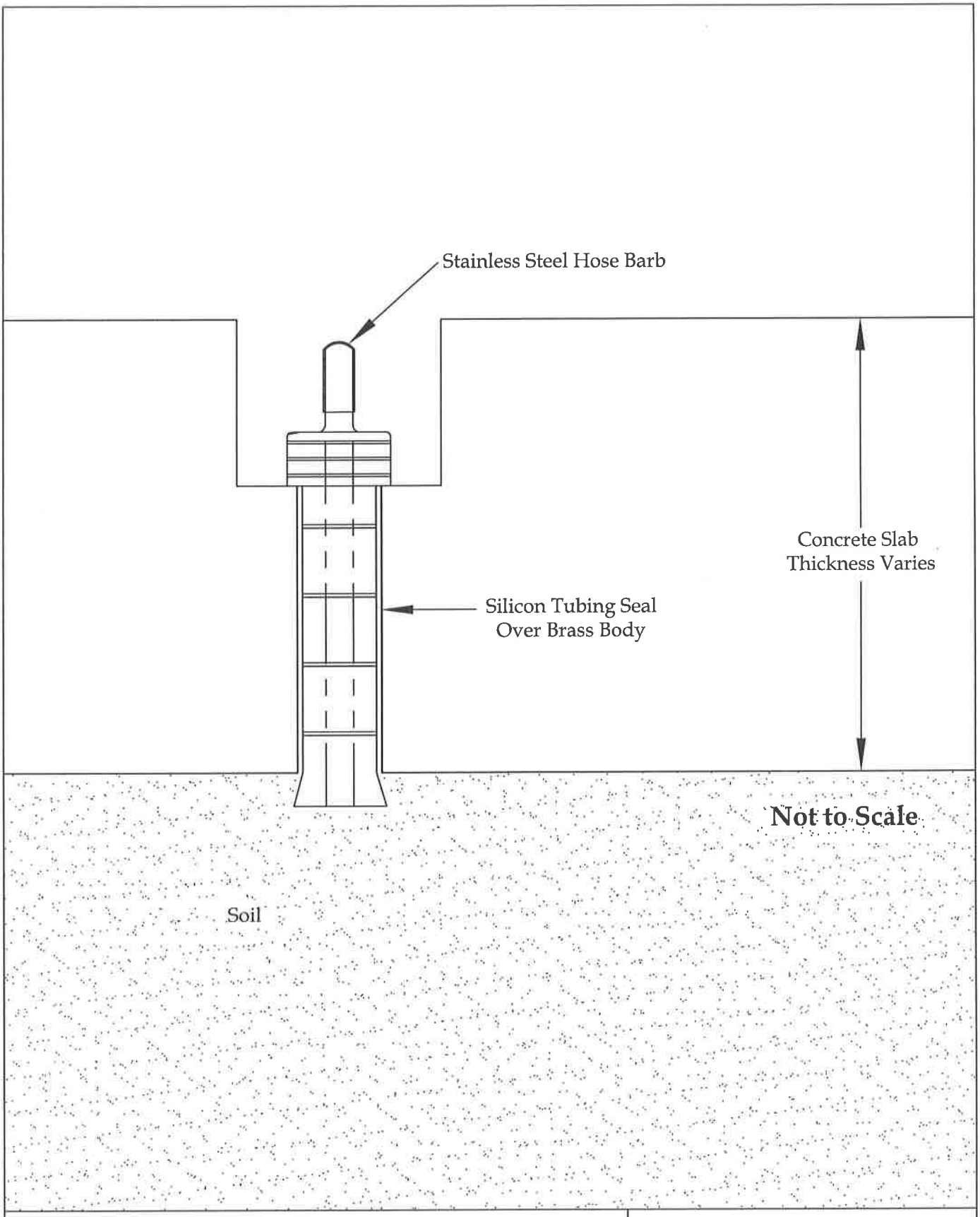
Project No.	Figure Date	Figure
CB018H	**07/10**	**3**



Type 2 Sub-Slab Sample Port Schematic

P&D 23rd Avenue Associates LLC
1125 Miller Avenue
Oakland, California

CLEARWATER GROUP		
Project No.	Figure Date	Figure
CB018H	**2/12**	**4**

TABLE

TABLE 1
Well Construction Data Previous to Destruction
P & D 23rd Avenue Associates LLC
1125 Miller Avenue
Oakland, California
Clearwater Project No. CB018

Well Number	Date Installed	Borehole Diameter (inches)	Depth of Borehole (feet) *	Casing Diameter (inches)	Screened Interval (feet) *	Filter Pack (feet) *	Bentonite Seal (feet) *	Concrete/ Cement Seal (feet) *	TOC Elevation (feet AMSL)	Latitude Decimal Degrees	Longitude Decimal Degrees
MW-1	06/14/2013	6.0	25.0	2.0	9.0 - 24.0	8.0 - 25.0	7.0 - 8.0	0.0 - 7.0	21.42	37.7807930	-122.2368373
MW-2	06/14/2013	6.0	25.0	2.0	9.0 - 24.0	8.0 - 25.0	7.0 - 8.0	0.0 - 7.0	21.57	37.7806835	-122.2368016
MW-3	06/14/2013	6.0	25.0	2.0	9.0 - 24.0	8.0 - 25.0	7.0 - 8.0	0.0 - 7.0	23.40	37.7807367	-122.2367051

Notes:

TOC Top-of-casing elevation in feet relative to mean sea level

AMSL Above mean sea level

(feet) * Feet below ground surface

Well construction details for MW-1 through MW-3 were obtained from boring logs prepared by Clearwater Group.

Monitoring well elevation and GPS survey event for wells MW-1 through MW-3 was conducted by Morrow Surveying in June 2013.

ATTACHMENTS

ATTACHMENT A

SUMMARY OF SITE INVESTIGATION ACTIVITIES AND REFERENCES LIST

P&D 23rd Avenue Associates, LLC
1125 Miller Avenue
Oakland, California
ACEH Site Number RO#0000294
Clearwater Group Project Number CB018

Site Location

The P&D 23rd Avenue Associates, LLC property (*site*), an underground storage tank (UST) fuel release *site*, is located at 1125 Miller Avenue, in the City of Oakland, County of Alameda, California. The *site* is improved with a two-story structure constructed on a single slab on grade foundation, which is currently in use as a "work-live" building by a graphic artist who operates a t-shirt production workshop and lives in an apartment located adjacent to and above the work space. The United States Geological Survey Oakland East Quadrangle Map shows the *site* to be located in Section 6, Township 2 south, Range 3 west of the Mount Diablo Base and Meridian (USGS, 1980).

Miller Avenue bounds the *site* to the east, and Miller Place bounds the *site* to the north. Calcot Place defines the property to the southwest. A "work-live" apartment building is located across Miller Place to the northwest, north, and northeast, and a fenced parking and storage lot abuts the *site* to the northeast, east, and southeast. The main line of the Union Pacific Railroad is located to the north, beyond the "work-live" apartments and behind a chain-link fence. The 23rd Avenue railroad overcrossing ramp structure lies across Calcot Place to the west.

Site History

1870 to 1998 – History before the UST removal

Historical records for the *site* and neighboring properties as far back as the 1870's were obtained from local resources. Between 1870 and 1998 the *site* and neighboring properties have had many uses, including industrial, commercial, and most recently, residential. The former north and east parcel boundaries of the 1125 Miller Avenue *site* were established in 1903. In 1963, after part of the block was taken by the City of Oakland by "eminent domain," the current hypotenuse property boundary was formed and defined by Calcot Place.

- Between 1878 and 1903, the current property was part of 25th Avenue and a block defined by Park Avenue (now 23rd Avenue), East 10th Street, 26th Avenue, 25th Avenue, and the Central Pacific Railroad Company railroad bed. No information, except that about ownership, regarding specific use of the *site* is reasonably ascertainable from the locally available historical data record for this time period. Data were reported in the December 1, 2010 "Historical Property Uses" Report produced by Clearwater Group (Clearwater).
- Between 1924 and 1928 (after subdivision), the west half of the northern half of the current *site* (Parcels 1 and 2) was developed with a commercial/industrial structure.
- Between 1928 (first phone directory listing) and 1946, the *site* (Parcels 1 and 2) was used by Bay Cities Forge Company, for blacksmithing and general metal "forgings," as stated in the Polk's Telephone Directory (listing and advertisement). The interior work area of the Forge (west half of Parcels 1 and 2) aligns with five refusals at soil boring S6 as well as the refusal at TW1 shown in **Figure A**. The unimproved backyard (east half of Parcels

1 and 2) was improved, by 1950, with a brick incinerator (at the current location of the workshop and the kitchen and bathroom). In 1947, Parcel 3 was improved with a Residence fronting on 23rd Avenue, and in 1950 Parcel 4 was improved with a soda bottling works.

- The Sanborn map shows that, in the backyard of the Residence, a garage structure (structure labeled "auto") and a garden were present at the *site* (Parcel 3). The former location of the auto garage is approximately equivalent to the current position of part of the living room, bathroom, and kitchen.
- According to Mr. Ronald Dreisbach (a part owner of P&D 23rd Avenue Associates, LLC), the *site* (Parcel 1 and 2) was used for lumber storage, and the neighboring property to the north was used as a planing mill and a lumber yard as early as 1940; these uses are corroborated by Mr. Dreisbach's photo of his father at the property and by the Sanborn Maps. The incinerator that was at the *site* was built for the burning of sawdust and wood debris originating from the lumber planing operation. The incinerator was constructed in the current location of the kitchen/dining area and a large portion of the current printing workshop at the *site*. According to the telephone directories, the planing mill operation to the north ceased in approximately 1955 and was replaced by a box and lumber operation, which was replaced by a fruit sorting and packing operation.
- In 1952-1957, the *site* was used as a warehouse (except for the incinerator) for Parcels 1 and 2, a residence for Parcel 3, and a venetian blind factory for Parcel 4.
- In 1959, the *site* was used for the storage of firewood and old machinery as well as for a records storage warehouse; the incinerator was no longer in use on Parcels 1 and 2. Parcel 3 was razed, and Parcel 4 remained as a venetian blind factory.
- In 1960, Parcels 1 and 2 continued to be used for a records storage warehouse as well as for a woodworking shop. Parcel 3 was improved with a steel warehouse. Parcel 4 remained in use as a venetian blind factory.
- Between 1962 and 1963, the City of Oakland (City) took the *site* by eminent domain for construction of its 23rd Avenue railroad overcrossing ramp. After the City took the property, the *site* buildings were razed.
- After the block was razed, a new street, Calcot Place, was constructed across the block. The Dreisbachs, who had owned Parcels 1 and 2 of the block, became the owners of the new "triangle" property upon which they built a new building (Architect Plans are dated 1966), which is the current building.
- No records are present regarding the year that the two 5,000-gallon fuel tanks were installed. However, the architect's drawing dated 1966 for the *site* indicates the existence of plans for a canopy to be built over a concrete pad, which corresponds to the location of the tank pit. This suggests that the tanks were considered in the planning of the 1966 architectural design. Mr. Dreisbach reported the use of gas and diesel in the tanks since the 1970's.
- According to Sanborn maps, a printing company operated at the *site* between 1967 and 1969. Between 1970 and 1980, according to street directories, the *site* was used as a U.S. Department of Agriculture (USDA) meat inspection facility and warehouse. Two floor drains and a grease trap that drained to the sanitary sewer (see **Figure A**), were likely installed during this time for use with the meat inspection facility operations.
- Telephone directory records indicate that between 1980 and 1981 the USDA meat inspection facility ceased operations at the *site*.

- Between 1981 and 1990, the *site* was used as a mechanics shop for the rebuilding of Cummins diesel injectors. Hazardous materials were stored or used on *site* for this operation.
- In 1985 the fire department reported that two 5,000-gallon diesel tanks were in use. (Again, the date of tank installation is not reasonably ascertainable in the record.) Hazardous waste was reported to have been generated in the form of diesel, solvents, and sludge originating from the injectors. [Until recently (2010), two floor drains from the meat packing operation (the current t-shirt warehouse area) were open. They are now cemented closed.]
- In 1989, leakage was detected at the unions of the delivery lines on both fuel pumps, during a routine inspection.
- In March 1990, Heitz Trucking, Inc. began to use the *site*.
- In 1993, a routine inspection reported the generation of waste oil and solvents, which were being stored at the *site*.
- In 1995, the *site* was re-developed as an artist "work-live" space; however, the truck refueling facility remained in operation.
- In 1996, a routine inspection reported that fuel had spilled into the storm sewer system and that the UST vent pipes were broken.
- In 1998, a fuel spill from the fuel tank dispenser into the storm sewer was reported, and broken vent pipes were noted.
- In 1990, Mechanic Jim Brooks claimed that he had "worked with the tank system for 10 years."
- During December 1990, seepage of fuel at a vent pipe coupling located one foot above ground was reported, according to the Fire Department.

December 1998

Environmental Bio-Systems (EBS) excavated and removed two 5,000-gallon diesel USTs and the associated product piping from the tank pit at the *site*. A total of four soil samples were collected near the ends of each tank from approximately nine feet below ground surface (bgs). All four soil samples were subsequently analyzed for total petroleum hydrocarbons detected as diesel (TPH-d); benzene, toluene, ethylbenzene, and total xylenes (BTEX); and methyl tertiary butyl ether (MTBE). Samples were collected from the pit wall northeast and southeast of Tank A (the northern tank). No detections were reported above the method detection limit in the samples collected from the northeast and southeast ends of Tank A. Samples were collected from the pit wall northwest and southwest of Tank B (the southern tank); the northwest sample was found to contain 1,800 milligrams per kilogram (mg/kg) TPH-d and 0.051 mg/kg xylenes, and no detections were reported above the method detection limit in the southwest sample.

February 2000

The February 18, 2000 "Workplan: Subsurface Exploration" was produced by EBS.

October 2000

In October 2000, EBS drilled four soil borings (designated TW1, TW2, TW3, and D1). Soil borings TW1 through TW3 were drilled in the concrete-paved area surrounding the former UST excavation. Boring D1 was drilled in the building, adjacent to the former dispenser location, which had been housed within an enclosed room at the west end of the building.

EBS collected four soil samples from the borings and installed pre-packed temporary well points in two of the borings (TW2 and TW3). Soil sample TW2 was collected at 16.5 feet bgs, and soil sample TW3 was collected at 17 feet bgs; two soil samples were collected from D1. The drilling and sampling were performed by FAST-TEK Engineering Support Services of Point Richmond, California (C-57 Lic. #624461) using a Geoprobe 5400 direct push rig. Borings TW2 and TW3 were drilled to a total depth of 22 feet bgs. Boring D1 was drilled to a total depth of 8 feet bgs, and boring TW1 was abandoned at 3 feet bgs because of subsurface obstructions; neither the soil nor groundwater was sampled at this location. Groundwater was encountered between 16.5 feet and 17.0 feet bgs. EBS submitted four soil samples and two groundwater samples to Analytical Sciences, Inc. of Petaluma, California, a California State-certified laboratory for TPH-d, BTEX, and MtBE analyses. The results were presented in the EBS "Subsurface Exploration Report" dated December 31, 2001.

Soil sample TW2-16.5' was found to contain 4,200 mg/kg TPH-d and 1.4 mg/kg benzene. Soil sample TW3-17' was found to contain 2,700 mg/kg TPH-d. Soil samples D1-3' and D1-8' were found to contain 3,400 and 34 mg/kg TPH-d, respectively. Groundwater sample TW2-H_2O was found to contain 660 micrograms per liter (µg/L) TPH-d, 65 µg/L benzene, 2.4 µg/L toluene, and 3.2 µg/L total xylenes. Groundwater sample TW3-H_2O was found to contain 800 µg/L TPH-d and 0.9 µg/L benzene.

April 2002

On April 15, 2002, Alameda County Environmental Health Department (ACEH) approved the work proposed in Clearwater's "Site Closure Workplan" (dated March 21, 2002). An October 3, 2002, "Site Closure Report" reported findings of the work that had been approved in the workplan. Sensitive receptors listed in the "Site Closure Report" included the residents of the building, and Clearwater recommended that migration pathways (via concrete cracks and other permeable features) be sealed. On the basis of information on groundwater flow available in reports on other local sites, the groundwater flow direction was found to be north at a gradient of 0.01. No drinking water wells were found to be present in the direct vicinity per the EDR report. However, subsequently, several wells per block have been identified on the Sanborn Maps. The only subsurface conduits identified were the utility trenches under and around the property.

November 2005

On November 16, 2005, Clearwater supervised the advancement of four soil borings (S5 through S8) at the *site*. One grab groundwater sample was collected from soil boring S5, which was located between the dispenser and the former tank pit. Boring logs indicated that the subsurface (to 20 feet) is composed of mostly clayey gravel (most likely this reflects backfill), and the laboratory results showed no detectable concentrations of BTEX. The concentrations of TPH-d in soil ranged from 5.8 mg/kg in S5-20′ to 1,200 mg/kg in S7-15′. Analytical results of the groundwater sample at S5 indicated a TPH-d concentration of 890 µg/L, and no other constituents of concern were reported. Evidence of previous forge use was observed in the drilling of soil boring S6 (5 refusals), consisting of metal slag, debris, and general fill materials. These results were reported in the February 23, 2006, Clearwater document titled "Subsurface Investigation Results."

June 2006
On the basis of approvals by ACEH on June 13, 2006, and August 4, 2006, Clearwater performed a soil investigation and soil vapor survey at the *site*. Soil samples were collected from S9 through S11 at 4 feet bgs. Soil vapor samples were collected at borings V1 through V3. TPH-d was reported at concentrations ranging between 21 mg/kg in S11 to 7,500 mg/kg in S9. No soil sample results showed concentrations of BTEX above the laboratory reporting limit of 0.0050 mg/kg. Two soil vapor samples were collected from each vapor boring at 4 feet bgs. Concentrations of TPH-d detected in vapor samples ranged from 180,000 micrograms per cubic-meter ($\mu g/m^3$) in V2.2 4L (V2 at 2 feet bgs using a 4 liter canister) to 7,300,000 $\mu g/m^3$ in V3.4 1L. Results were documented in the January 11, 2007, Clearwater report titled "Results of Soil Vapor and Soil Boring Sampling Investigation – Risk Based Corrective Analysis Report."

June 2010
On October 28, 2009, ACEH concurred with Clearwater's work plan titled "Work Plan for Sub-Slab Vapor Sampling" (dated September 9, 2008), and this work phase was begun on June 10, 2010. Soil vapor samples were collected from the soil vapor points on June 17, 2010. Samples were collected at installed soil vapor points SS-1 through SS-6. The constituent of concern, TPH-d, was not detected in any of the soil vapor samples. Toluene (T) was detected in SS-3 at 2,600 $\mu g/m^3$. Xylenes (X) were detected in SS-3 at 6,050 $\mu g/m^3$. Ethylbenzene (E) was detected in SS-3 at 2,000 $\mu g/m^3$. TPH-g was detected in SS-3 at 37,000 $\mu g/m^3$. No other constituents of concern were detected. The source for TPH-g and TEX was unknown. This information is documented in the Clearwater July 23, 2010, report titled "Results of Sub-Slab Soil Vapor Investigation Report." To rule out propane as the TPH-g source (SS-3 is close to a 3-inch diameter natural gas line servicing the building structure but not currently in use), both methane and PG&E's leak detection gas were tested for. The results for both were negative.

Because of the elevated reporting levels reported in the soil vapor samples collected June 17, 2010, ACEH requested re-sampling of the 6 soil vapor sample points, in a letter dated August 16, 2010. Re-sampling was performed on November 4, 2010. The re-sampling results indicated a TPH-d concentration of 5,800 $\mu g/m^3$ at vapor sampling point SS-3. No other detections of TPH-d were reported by the laboratory. Naphthalene was detected in SS-3 (8.0 $\mu g/m^3$) and in SS-6 (4.6 $\mu g/m^3$). Analytes 1-methylnaphthalene (24 $\mu g/m^3$) and 2-methylnaphthalene (36 $\mu g/m^3$) were both detected in SS-3. Analyte 2-methylnaphthalene was also detected in SS-6 (4.3 $\mu g/m^3$). Concentrations of TPH-g and TEX were detected above detection limits in SS-3 (TPH-g at 13,000 $\mu g/m^3$, toluene at 60 $\mu g/m^3$, ethylbenzene at 560 $\mu g/m^3$, and xylenes at 2,940 $\mu g/m^3$).

The focus of the investigation shifted to identifying the source that was contributing to the TPH-g and TEX detections. The lack of benzene detections indicated that the detected fraction of TPH-g was likely a weathered fuel and thus the evidence of a relatively old release. Concurrently, Clearwater obtained data on historical uses for information on the possible source of such a release. The uses of interest include an auto garage, a truck parts repair company, an incinerator, a forgings (blacksmith), and the fueling facility. The utility infrastructure in the surrounding streets may provide a conduit. But no clear source was identified. The "Historical Uses" Report on the *site* was produced on December 1, 2010.

The November 4, 2010, soil vapor sampling results were documented in the December 10, 2010, report titled "Results of Additional Sub-Slab Vapor Investigation." This investigation included a workplan.

Clearwater staff met with ACEH staff to review the workplan. Discussion during the meeting resulted in the following changes to the projected plan of work at the *site*: 1) the installation of an additional vapor sample point (SS-7) within the first floor living area; 2) a round of sampling of all existing vapor points (SS-1 through SS-7); 3) three soil borings for the collection of soil and groundwater data near the former tank pit, west of the former tank pit, and west of SS-3; and 4) the (limited) excavation of impacted soil and removal of the vent pipes and dispenser island. Clearwater produced a workplan addendum to address these changes.

February 2011
Per the February 1, 2011, ACEH approval of Clearwater's January 24, 2011, work plan addendum titled "Revised Workplan," soil vapor points SS-5R and SS-7 were installed on February 10, 2011. SS-5R replaced SS-5 because the original SS-5 had been crushed by a t-shirt printer. SS-7 was installed within the living room as a step-out from SS-3. On April 1, 2011, soil vapor probes SS-1 through SS-7 were sampled. TPH-g was detected in all the samples collected during the April 2011 event, at concentrations ranging from <160 $\mu g/m^3$ in several samples to 12,000 $\mu g/m^3$ in sample SS-3. In addition to naphthalene (8,200 $\mu g/m^3$) and TPH-g (12,000 $\mu g/m^3$), all the BTEX components were detected in sample SS-3. Only toluene was detected in samples SS-5 (8.2 $\mu g/m^3$) and SS-7 (5.9 $\mu g/m^3$). Naphthalene was also detected in SS-7 at a concentration of 10 $\mu g/m^3$. TPH-d was detected above the detection limit in SS-3 (8,200 $\mu g/m^3$) and SS-4 (9,500 $\mu g/m^3$). Because of inconclusive source information, Clearwater requested the installation of additional step-out soil vapor sampling points, which ACEH approved.

November 2011
Per concurrence from ACEH on June 6, 2011, Clearwater installed soil vapor points SS-8 through SS-10 on November 10, 2011.

A soil and groundwater investigation event took place on November 28, 2011. Soil samples were collected at various depths in soil borings S12 through S14. The highest TPH-d concentration in soil [(in the tank pit) 1,900 mg/kg] was detected in S13 at 14 feet bgs. TPH-g was detected at 65 mg/kg in S13 at 14 feet bgs. A total of three grab groundwater samples were collected during the November 28, 2011, investigation, at borings S-12, S-13, and S-14. The highest TPH-d concentration was detected in S-13 at 36,000 µg/L (collected between 11 and 15 feet bgs). The highest TPH-g concentration was detected in S-13 at 200 µg/L (collected between 11 and 15 feet bgs). (The PG&E field clearance technician advises Clearwater that there is a 4" gas main in Calcot Place, near the SB-12 location.)

On December 8, 2011, soil vapor samples were collected at sample points SS-1 through SS-10.

February 2012
On February 29, 2012, Clearwater produced *Sub-Slab Soil Vapor Sampling Report*, and *Soil and Groundwater Investigation Results*.

June 2012
Alameda County Health Care Services requested that the claimant submit a work plan by August 28, 2012, to address the technical comments, or meet with ACEH representatives to agree to a work scope, the surgical dig, and collection of soil vapor sampling samples and analysis for VOCs using the existing 10 soil vapor points. The meeting occurred on November 14, 2012.

Prior to excavating the Dispenser Room, Clearwater staff prepared an *Excavation and Filling Procedures* plan for the 6-foot-wide by 6-foot-deep by 3-foot-long excavation.

October 2012
As requested by ACEH, Clearwater requested from the laboratory that previously reported soil vapor analytical data be re-generated with the addition of chlorinated solvents detections. Air Toxics Ltd. Laboratory provided the laboratory report for the updated data collected on December 8, 2011. VOC detections included the following, which were added to the cumulative sol vapor tables: TPH-g, TPH-d, naphthalene, 1-methyl naphthalene, toluene, ethylbenzene, xylenes, 1, 3, 5-Trimethylbenzene, 1, 2, 4-Trimethylbenzene, Ethanol, tetrachloroethene, methyl chloride, hexane, cyclohexane, cumene, chloroform, Freon 11, Freon 12, Freon 113, 4-ethyltoluene, acetone, and tetrahydrofuran were detected. Some soil vapor points are located in the residential-use area and some are located in commercial-use area. All detections were at levels well below the CHHSLs for their respective use-area. The reporting of this data was provided in Clearwater's, *Update of the Soil Vapor Sample Analytical Report Presented in the Sub-Slab Soil Vapor Sampling Report.*

The dispenser vent pipes and the dispenser room concrete pad were removed. Visibly stained soil below the dispenser area was removed/excavated, and PID readings and samples were taken. Three drums of soil were generated from the excavation and disposed of under manifest. The analytical report from the waste disposal data was sent to Clearwater from Kiff Analytical, and the determination was made that this document does not need to be uploaded due to its status as a waste characterization report.

November 2012 -January 2013
The subslab excavation report, *Sub-Slab Excavation Report*, was produced. An agency meeting occurred at ACEH to review progress and re-set the future scope of work. Per ACEH directive to identify wells within 2,000 feet, a DWR Well Completion Report Request to the ACEH and an Alameda County Public Works Agency (ACPWA) well search request were prepared and submitted to those agencies. A Site area visit was conducted to check for any utility sumps or any obvious presence of wells within the 2,000 foot radius. An EDR Sanborn Map report to identify wells within a ½ mile radius around the *site* was requested and produced. This included a Sanborn Map report order of 14 Tiles.

February 2013
The *2,000-Foot-Radius Well Search Report* was produced. From the DWR and the ACPWA sources, forty sites with wells were identified. Upwards of 138 historic well sites (evidenced by windmill and/or water tank on roof) were identified in the radius on the Sanborn Tiles.

May 2013
On May 6, notice of additional funding from the USTCF was received. On May 23, Clearwater staff produced the *Workplan for Groundwater Investigation Monitoring Well Installation, Vapor Point Destruction, and Excavation Closure.*

June 2013
Three wells (MW-1 through MW-3) were installed, developed, surveyed, and sampled. Control density fill, a vapor barrier, and a concrete pad were used to bring the excavation back up to grade level. On June 26, 2013, Clearwater staff performed the second quarter 2013 groundwater monitoring event.

August 2013
On August 1, 2013, Clearwater submitted the *Second Quarter 2013 – Groundwater Monitoring* Report to ACEH. On August 12 and 13, 2013, Clearwater staff installed the final vapor seal on the slab. On August 29, 2013, Clearwater submitted the *Evaluation of Sub-Slab Soil Vapor*, which detailed the re-reporting of the sub-slab soil vapor results, to ACEH.

September 2013
On September 6, 2013, Clearwater staff performed the third quarter 2013 groundwater monitoring event.

On September 23, 2013, Clearwater staff submitted the *2013 Well Installation, Dispenser Excavation Completion, and Site Assessment Report* to ACEH. This report detailed the results of the well installation, dispenser excavation completion, and *site* assessment. The *site* assessment results indicated that a small contaminant source was present in the soil near MW-2; however, no concentrations exceeded the Low-Threat Case Closure Policy (LTCP).

On September 30, 2013, Clearwater submitted the *Third Quarter 2013 – Groundwater Monitoring* Report to ACEH. This report detailed the results of the third quarter 2013 groundwater monitoring event and recommended that two more quarters of groundwater monitoring be performed (to complete one full hydrologic cycle) and then the *site* be evaluated for closure based on the LTCP.

December 2013
On December 18, 2013, Clearwater staff performed the fourth quarter 2013 groundwater monitoring event.

2014
On January 22, 2014, Clearwater produced the *Fourth Quarter 2013 – Groundwater Monitoring Report*. On March 18, 2014, Clearwater staff performed the fourth groundwater monitoring event and on April 10, 2014, produced the *First Quarter 2014 – Groundwater Monitoring Report and Request for LTCP Closure*. On May 20, 2014, ACEH considered the case for closure pending the end of the public comment period which was set for July 21, 2104; On July 22, 2014, the case was approved for no further action and the wells were approved for decommissioning. A follow up email on July 31, 2014 confirmed the requirement to remove the soil vapor sampling points.

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Clearwater Group, February 29, 2012, Sub-Slab Soil Vapor Sampling Report, 23rd Avenue Partners, 1125 Miller Ave., Oakland, CA 94617.

Clearwater Group, February 29, 2012, Soil and Groundwater Investigation Results, 23rd Avenue Partners, 1125 Miller Ave., Oakland, CA 94617.

Clearwater Group, October 9, 2012, Update of the Soil Vapor Sample Analytical Report Presented in the SUB-SLAB SOIL VAPOR SAMPLING REPORT, 23rd Avenue Partners, 1125 Miller Ave., Oakland, CA 94617.

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Clearwater Group, September 30, 2013, Third Quarter 2013 – Groundwater Monitoring Report, 23rd Avenue Partners, 1125 Miller Ave., Oakland, CA 94617.

Clearwater Group, January 22, 2014, Fourth Quarter 2013 – Groundwater Monitoring Report, 23rd Avenue Partners, 1125 Miller Ave., Oakland, CA 94617.

Clearwater Group, April 10, 2014, First Quarter 2014 – Groundwater Monitoring Report and Request for LTCP Closure, 23rd Avenue Partners, 1125 Miller Ave., Oakland, CA 94617.

ATTACHMENT B

Olivia Jacobs

From: Wickham, Jerry, Env. Health <jerry.wickham@acgov.org>
Sent: Thursday, July 31, 2014 9:29 AM
To: Olivia Jacobs; Jim Jacobs
Subject: RE: RO0000294, 23rd Avenue Partners, 1125 Miller Avenue, Oakland, CA

Olivia,

Destruction of the soil vapor sampling points is also a requirement for case closure.

I cannot confirm that no other agencies need to be involved in the activity. Permitting of well and boring destruction is overseen by Alameda County Public Works. ACEH has no objection to the proposed method for closure of the soil vapor sampling points; however, you need to direct any questions regarding the need for permitting or preferred methods for destruction to them.

Regards,
Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
phone: 510-567-6791
jerry.wickham@acgov.org

From: Olivia Jacobs [mailto:ojacobs@clearwatergroup.com]
Sent: Monday, July 28, 2014 12:26 PM
To: Wickham, Jerry, Env. Health; Jim Jacobs
Subject: RO0000294, 23rd Avenue Partners, 1125 Miller Avenue, Oakland, CA

Jerry;

In preparing the close out of the case for this site, Clearwater has identified the need to destroy the 10 soil vapor points associated with this case. These 10 points are still in place. Optimum destruction would be an overdrill followed by the installation of bentonite chips and neat cement (delivered to the sub-slab to insure sealing) followed by concrete slab repair. Upon review, I have confirmed that permits were not required for the installation of these 10 soil vapor sampling points.

We have acquired the well destruction permit for the destruction of the 3 groundwater monitoring wells (please see attached) from ACPWA. We have engaged Gregg Drilling and Testing to overdrill these wells on August 8, 2014, next Friday.

For purposes of full reimbursement from the USTCF for professional and contracting work done, please would you confirm that the 10 soil vapor sampling points (see 2013 report) are included in the ACEH directive (attached) and that no other agencies need to be involved in this activity. As long as you confirm that this is correct, we will plan to destroy the soil vapor points on August 8, 2014, as well.

Thank you for your response in this matter.

Olivia Jacobs

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Director

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

July 22, 2014

Mr. John Protopappas
P&D 23rd Avenue Associates LLC
P.O. Box 687
Oakland, CA 94604
(Sent via E-mail to: John@MPFCorp.com)

Subject: Well Decommissioning for Fuel Leak Case No. RO0000294 and GeoTracker Global ID T0600177455, 23rd Avenue Partners, 1125 Miller Avenue, Oakland, CA 94601

Dear Mr. Protopappas:

Alameda County Environmental Health (ACEH) staff have reviewed the fuel leak case file for the above-referenced site and concur that no further action related to the underground storage tank fuel release is required at this time. No comments were received on the proposed case closure during a public comment period that ended July 21, 2014. Please decommission the monitoring wells and provide documentation of the well decommissioning and waste disposal to this office no later than October 30, 2014. Remedial action completion certification will be issued following receipt of the documentation.

Well destruction permits may be obtained from the Alameda County Public Works Agency (http://www.acgov.org/pwa/wells/index.shtml). If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACEH ftp site (Attention: Jerry Wickham), and to the State Water Resources Control Board's GeoTracker website according to the following schedule and file-naming convention:

- **October 30, 2014** – Well Decommissioning Report
  File to be named: WELL_DCM_R_yyyy-mm-dd RO294

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org. Case files can be reviewed online at the following website: http://www.acgov.org/aceh/index.htm. If your email address does not appear on the cover page of this notification ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case

Sincerely,

Digitally signed by Jerry Wickham
DN: cn=Jerry Wickham, o=Alameda County Environmental Health, ou, email=jerry.wickham@acgov.org, c=US
Date: 2014.07.22 09:06:50 -07'00'

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Senior Hazardous Materials Specialist

Attachment: Responsible Party(ies) Legal Requirements/Obligations

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032 2032 (*Sent via E-mail to: lgriffin@oaklandnet.com*)

Olivia Jacobs, Clearwater Group, 229 Tewksbury Avenue, Pt. Richmond, CA 94801 (*Sent via E-mail to: ojacobs@clearwatergroup.com*)

James Jacobs, Clearwater Group, 229 Tewksbury Avenue, Pt. Richmond, CA 94801 (*Sent via E-mail to: geojimj@gmail.com*)

Jerry Wickham, ACEH (*Sent via E-mail to: jerry.wickham@acgov.org*)

GeoTracker, File

Attachment 1

Responsible Party(ies) Legal Requirements / Obligations

REPORT REQUESTS

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) GeoTracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "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." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to $10,000 per day for each day of violation.

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	**REVISION DATE:** May 15, 2014
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	**SUBJECT:** Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as **a single portable document format (PDF) with no password protection**.
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document**. Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:

  RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Submission Instructions

1) Obtain User Name and Password
   a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
      i) Send an e-mail to deh.loptoxic@acgov.org
   b) In the subject line of your request, be sure to include **"ftp PASSWORD REQUEST"** and in the body of your request, include the **Contact Information, Site Addresses**, and the **Case Numbers (RO# available in Geotracker) you will be posting for**.

2) Upload Files to the ftp Site
   a) Using Internet Explorer (IE4+), go to ftp://alcoftp1.acgov.org
      (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
   b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
   c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
   d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
   e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.

3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
   a) Send email to deh.loptoxic@acgov.org notify us that you have placed a report on our ftp site.
   b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
   c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
   d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Director

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

May 20, 2014

Mr. John Protopappas
P&D 23rd Avenue Associates LLC
P.O. Box 687
Oakland, CA 94604
(*Sent via E-mail to: John@MPFCorp.com*)

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0000294 and GeoTracker Global ID T0600177455, 23rd Avenue Partners, 1125 Miller Avenue, Oakland, CA 94601

Dear Mr. Protopappas:

Alameda County Environmental Health (ACEH) has reviewed the fuel leak case file and is considering the above referenced site for case closure. Site investigation and groundwater monitoring for underground storage tank leaks have been performed at the subject property to which you are named as the primary or active responsible party.

List of Landowners Form

Pursuant to Section 25297.15 (a), Alameda County Environmental Health (ACEH), the local agency, shall not consider cleanup or site closure proposals from the primary or active responsible party, issue a closure letter, or make a determination that no further action is required with respect to a site upon which there was an unauthorized release of hazardous substances from an underground storage tank subject to this chapter unless all current record owners of fee title to the site of the proposed action have been notified of the proposed action by the primary or active responsible party. ACEH is required to notify the primary or active responsible party of their requirement to certify in writing to the local agency that the notification requirement in the above-mentioned regulation has been satisfied and to provide the local agency with a complete mailing list of all record fee title owners.

To satisfy this requirement, please complete the enclosed *List of Landowners Form*, and mail or e-mail it back to ACEH by the date identified below. Also your comments, if any, must be considered prior to the proposed closure. Please respond within 30 days from the date of this letter for your comments to be considered.

Public Participation

Public participation is a requirement for the case closure process. In order to notify potentially affected members of the public of the potential fuel leak case closure, ACEH has distributed the attached *Invitation to Comment - Potential Case Closure* to the addresses shown on attached mailing list. If you are aware of any other residents, landowners, or other interested persons, corporations, or government agencies that are not on the mailing list but may have an interest in this fuel leak case, please provide their names and addresses as soon as possible. The attached *Invitation to Comment - Potential Case Closure* requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure. ACEH will consider all comments from the public prior to potential case closure.

Site Management Requirements

This case is expected to be closed with the following site management requirements:

> *"This fuel leak case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). Case closure is granted for the current building configuration with mixed commercial and residential land use. The site occupies the southern portion of APN 19-100-2-1 south of Miller Place. If the site is redeveloped, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. Due to the residual contamination detected beneath portions of the site, ACEH will re-evaluate the case upon receipt of approved development/construction plans.*
>
> *Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.*
>
> *This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site."*

All investigation activities and groundwater monitoring may be suspended at this time. In order to expedite the closure process, you may schedule well decommissioning for one to two weeks after the end of the public comment period. If public comments require a longer period of time for responses, it may be necessary to postpone well decommissioning. Well destruction permits may be obtained from the Alameda County Public Works Agency (http://www.acgov.org/pwa/wells/index.shtml).

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **June 20, 2014** – List of Landowners Form
  File to be named: LNDOWNR_F_yyyy-mm-dd RO234
- **July 21, 2014** – End of Public Comment Period

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org. Online case files are available for review at the following website: http://www.acgov.org/aceh/index.htm. If your email address does not appear on the cover page of this notification, ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

Sincerely,

Digitally signed by Jerry Wickham
DN: cn=Jerry Wickham, o=Alameda County Environmental Health, ou, email=Jerry.wickham@acgov.org, c=US
Date: 2014.05.20 08:53:52 -07'00'

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Senior Hazardous Materials Specialist

Attachments: Invitation to Comment - Potential Case Closure
Mailing List
List of Landowners Form

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032 2032 (*Sent via E-mail to: lgriffin@oaklandnet.com*)

Olivia Jacobs, Clearwater Group, 229 Tewksbury Avenue, Pt. Richmond, CA 94801 (*Sent via E-mail to: ojacobs@clearwatergroup.com*)

James Jacobs, Clearwater Group, 229 Tewksbury Avenue, Pt. Richmond, CA 94801 (*Sent via E-mail to: geojimj@gmail.com*)

Jerry Wickham, ACEH (*Sent via E-mail to: jerry.wickham@acgov.org*)
GeoTracker, File

MAILING LIST FOR FACT SHEET (3 PAGES)

Resident
1125 Miller Avenue
Oakland, CA 94601

Thomas Francis
East Bay Municipal Utility District
375 11th Street, M.S.407
Oakland, CA 94607-1055

Cherie McCaulou
San Francisco Bay Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612
San Francisco Bay Regional Water Quality
(*Sent via E-mail to: cmccaulou@waterboards.ca.gov*)

Leroy Griffin
Oakland Fire Department
250 Frank H. Ogawa Plaza, Ste. 3341
Oakland, CA 94612-2032 2032
(*Sent via E-mail to: lgriffin@oaklandnet.com*)

CITY OF OAKLAND
Parcel #: 19-56-29
250 FRANK H OGAWA PLZ #4
OAKLAND CA 94612-2010

EANDI FAMILY PROPERTIES LP
Parcel #: 19-56-8-6
4201 BEMIS ST
OAKLAND CA 94605-5503

EANDI ROGER E & LORETTA L
Parcel #: 19-56-6-2
976 23RD AVE
OAKLAND CA 94606-5011

KOLLIN TODD A
Parcel #: 19-56-1-2
697 VERNON ST
OAKLAND CA 94610

OCCUPANT
Parcel #: 19-56-7-3
1041 CALCOT PL
OAKLAND CA 94606

OCCUPANT
Parcel #: 19-56-1-2
1092 CALCOT PL
OAKLAND CA 94606

OCCUPANT
Parcel #: 19-102-5
23RD AV
OAKLAND CA 94601

OCCUPANT
Parcel #: 19-56-8-6
1015 E 23RD ST
OAKLAND CA 94606

OCCUPANT
Parcel #: 19-56-4-2
1075 CALCOT PL
OAKLAND CA 94606

OCCUPANT
Parcel #: 19-103-4
25TH AV
OAKLAND CA 94601

CITY OF OAKLAND
Parcel #: 19-56-30
250 FRANK H OGAWA PLZ #4
OAKLAND CA 94612-2010

EANDI ROGER E & LORETTA L
Parcel #: 19-56-7-3
976 23RD AVE
OAKLAND CA 94606-5011

EANDI ROGER E & LORETTA L
Parcel #: 19-56-4-2
976 23RD AVE
OAKLAND CA 94606-5011

MAYERON DENNIS
Parcel #: 19-98-5-5
P.O. BOX 3999
BERKELEY CA 94703-0999

OCCUPANT
Parcel #: 19-56-29
CALCOT PL
OAKLAND CA 94606

OCCUPANT
Parcel #: 19-56-30
1041 E 23RD ST
OAKLAND CA 94606

OCCUPANT
Parcel #: 19-99-4
1008 E 23RD ST
OAKLAND CA 94606

OCCUPANT
Parcel #: 19-56-6-2
1067 CALCOT PL
OAKLAND CA 94606

OCCUPANT
Parcel #: 19-98-5-5
2424 E 11TH ST
OAKLAND CA 94601

OCCUPANT
Parcel #: 19-102-4
23RD AV
OAKLAND CA 94601

CITY OF OAKLAND
Parcel #: 19-99-4
250 FRANK H OGAWA PLZ #4
OAKLAND CA 94612-2010

EANDI ROGER E & LORETTA L
Parcel #: 19-56-5-2
976 23RD AVE
OAKLAND CA 94606-5011

KIDSPART LLC
Parcel #: 19-98-6
PO BOX 7509
OAKLAND CA 94601-0509

OAKLAND HOUSING AUTHORITY
Parcel #: 19-103-4
483 NINTH ST #200
OAKLAND CA 94607-4051

OCCUPANT
Parcel #: 19-56-5-2
1071 CALCOT PL
OAKLAND CA 94606

OCCUPANT
Parcel #: 19-100-2-1
1080 23RD AVE
OAKLAND CA 94606

OCCUPANT
Parcel #: 19-55-2
23RD AV
OAKLAND CA 94606

OCCUPANT
Parcel #: 19-98-6
1134 MILLER AVE
OAKLAND CA 94601

OCCUPANT
Parcel #: 19-103-5
23RD AV
OAKLAND CA 94601

P&D 23RD AVENUE ASSOCIATES, LLC
Parcel #: 19-100-2-1
409 THIRTEENTH ST #8TH
OAKLAND CA 94612-2605

PACIFIC THOMAS CORPORATION
Parcel #: 19-102-4
1818 MT DIABLO BLVD #D
WALNUT CREEK CA 94596-4430

S P CO 872-1-106D-POR 9
Parcel #: 19-102-5
PO BOX 2500
BROOMFIELD CO 80038

S P CO 872-1-106D-POR 9
Parcel #: 19-55-2
PO BOX 2500
BROOMFIELD CO 80038

S P CO 872-1-106D-POR 9
Parcel #: 19-103-5
PO BOX 2500
BROOMFIELD CO 80038

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Director

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

INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

23rd AVENUE PARTNERS
1125 MILLER AVENUE
OAKLAND, CA 94604
FUEL LEAK CASE RO0000294
GEOTRACKER GLOBAL ID T0600177455

MAY 20, 2014

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-threat Closure Policy. Therefore, ACEH is considering closure of the fuel leak case.

This notice is being sent to the current landowner in compliance with Health and Safety Code Section 25295.40. It is also being sent to the current occupants and landowners of adjacent properties and known interested parties for this site.

The public is invited to review and comment on the potential closure of the fuel leak case. The entire case file can be viewed over the Internet on the ACEH website (http://www.acgov.org/aceh/lop/ust.htm) or the State of California Water Resources Control Board GeoTracker website (http://geotracker.swrcb.ca.gov). Please send written comments to Jerry Wickham at the address below; all comments will be forwarded to the responsible parties. Comments **received by July 21, 2014** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACEH caseworker, Jerry Wickham at 510-567-6791 or by email at jerry.wickham@acgov.org. Please refer to ACEH case RO0000294 in any correspondence.

LIST OF LANDOWNERS FORM

County of Alameda
Environmental Health Services
Environmental Protection1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR:

Site Name: 23rd Avenue Partners

Address: 1125 Miller Avenue

City, State, Zip: Oakland, CA 94601

Record ID #: RO0000294

Please fill out item 1 if there are multiple site landowners (attach an extra sheet if necessary). If you are the sole site landowner, skip item 1 and fill out item 2.

1. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I, _____ (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

   Name: Mr. John Protopappas, P&D 23rd Avenue Associates LLC

   Address: P.O. Box 687

   City, State, Zip: Oakland, CA 94604

   E-mail Address: John@MPFCorp.com

   Name: _____

   Address: _____

   City, State, Zip: _____

   E-mail Address: _____

   Name: _____

   Address: _____

   City, State, Zip: _____

   E-mail Address: _____

2. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I _____, certify that I am the sole landowner for the above site.

Sincerely,

Signature of Primary Responsible Party	Printed Name	Date	E-mail Address

Alameda County Public Works Agency - Water Resources Well Permit

Public Works Agency
Alameda County

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

Application Approved on: 07/28/2014 By jamesy

Permit Numbers: W2014-0699 to W2014-0701
Permits Valid from 08/08/2014 to 08/08/2014

Application Id: 1406157073991
City of Project Site: Oakland
Site Location: 1125 Miller Avenue
Oakland, CA
Project Start Date: 08/08/2014
Completion Date: 08/08/2014
Assigned Inspector: Contact Steve Miller at (510) 670-5517 or stevem@acpwa.org

Applicant: Clearwater Group - Jacobs Olivia
229 Tewksbury Avenue, Pt. Richmond, CA 94801
Phone: 510-307-9943

Property Owner: John Protopappas
P.O. Box 687, Oakland, CA 94604
Phone: 510-452-2944

Client: ** same as Property Owner **

Contact: Olivia Jacobs
Phone: 510-590-1099
Cell: 510-590-1099

Total Due: $1191.00
Receipt Number: WR2014-0302 **Total Amount Paid:** $1191.00
Payer Name : Olivia Jacobs Paid By: MC **PAID IN FULL**

Works Requesting Permits:

Well Destruction-Monitoring - 3 Wells
Driller: Gregg Drilling and Testing - Lic #: 485165 - Method: over **Work Total: $1191.00**

Specifications

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2014-0699	07/28/2014	11/06/2014	MW-1	6.00 in.	2.00 in.	25.00 ft	25.00 ft	2S/3W6P	W2013-0425	e0185811
W2014-0700	07/28/2014	11/06/2014	MW-2	6.00 in.	2.00 in.	25.00 ft	25.00 ft	2S/3W6P	W2013-0426	e0185813
W2014-0701	07/28/2014	11/06/2014	MW-3	6.00 in.	2.00 in.	25.00 ft	25.00 ft	2S/3W6P	W2013-0427	e0185814

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 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 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.

ATTACHMENT C

CLEARWATER GROUP
Well Destruction Standard Operating Procedures

Permitting
A permit to destroy a monitoring well may be required from one or more local, State, or Federal regulatory agencies. Prior to initiating any work with regards to well destruction, evaluation of permit requirements will be conducted and permit applications submitted to the appropriate regulatory agency.

USAN
Proper utility clearance, including an Underground Service Alert Notification (USAN), following a markout, will be performed prior to the start of any drilling activities.

Site Preparation
Prior to destruction, each monitoring well will be inspected for obstructions and other materials that might interfere with destruction. If necessary, the well shall be cleaned so that undesirable materials are removed. A water level meter will be used to test the depth to water and the depth to bottom of each well prior to starting the well destruction.

In some cases, ground penetrating radar and a pipe survey will be required to confirm no subsurface conduits exist adjacent to the well.

Well Destruction
Monitoring well destruction can occur with a wide variety of methods depending upon the hydrogeologic setting. A clear understanding of how the well is completed, and what units the well is screened within, is crucial for preparing a proper well destruction. The procedures below outline the most conservative approach: completely sealing the entire length of the previous well. The general approach to well destruction presented below is to seal the well length with some material (neat grout cement in this case) that will prevent connectivity and therefore, migration of contaminants, between permeable layers in the subsurface and prevent surface material from short circuiting to depth in the subsurface. Two approaches are discussed below: pressure grouting and overdrilling. The regulatory agency will decide whether pressure grouting or overdrilling will be acceptable.

Pressure Grouting
Cement grout will be injected under pressure into an existing casing with the pressure maintained by connection to the casing until the grout has set. The grout will consist of a neat grout cement mixed at a ratio of one 94-pound sack of Portland cement per 5 to 6 gallons of water. The well will be filled proceeding upward from the bottom of the well screen in a continuous manner. The volume of neat cement will be measured against the anticipated volume of the well (including borehole area) to verify adequate filling. Once the well is filled to the top, a pressure-tight seal will be applied and the well will be pressurized for 5 minutes at 25 pounds per square inch (the regulatory agency may have specific pressure and time requirements). After pressurization, the remaining void (if any) shall be filled with a neat grout cement and the well vault shall be filled with a concrete seal and dyed with lampblack to match the surrounding asphalt as necessary (or the well casing will be cut at grade and the void capped with concrete).

Certain regulatory agencies require the top five feet of the well to be overdrilled and removed prior to the completion of the well destruction. The remaining void left after the top five feet of the grouted well has been removed will be filled with a neat grout cement up to 2-feet below the ground surface. The upper 2-feet of the void will be completed with a concrete seal and dyed with lampblack to match the surrounding asphalt surface as necessary.

Overdrilling

An appropriately-sized auger (generally 1-inch larger diameter than the auger used to install the well) will be used to completely remove all well construction material within the original borehole, including the vault, well casing, filter pack, and sealing material. The borehole will be drilled to one-foot vertically deeper than the depth of the original borehole which was drilled for the well installation. The open borehole will then be backfilled by using a tremmie pipe to inject a neat grout cement into the subsurface, as described above under pressure grouting. The grout cement should be allowed to settle and set, and any settling should be filled in with a neat grout cement. The upper 2-feet of the borehole void will be completed with a concrete seal and dyed with lampblack to match the surrounding asphalt surface, as necessary. If the well is in a public right-of-way, the surfacing will be constructed to match the surrounding existing right-of-way.

Cox-Colvin & ASSOCIATES, INC. ENVIRONMENTAL SERVICES

Standard Operating Procedure Installation and Extraction of the Vapor Pin™

May 20, 2011

Scope:

This standard operating procedure describes the installation and extraction of the Vapor Pin™[1] for use in sub-slab soil-gas sampling.

Purpose:

The purpose of this procedure is to assure good quality control in field operations and uniformity between field personnel in the use of the Vapor Pin™ for the collection of sub-slab soil-gas samples.

Equipment Needed:

- Assembled Vapor Pin™ [Vapor Pin™ and silicone sleeve (Figure 1)];
- Hammer drill;
- 5/8-inch diameter hammer bit (Hilti™ TE-YX 5/8" x 22" #00206514 or equivalent);
- 1½-inch diameter hammer bit (Hilti™ TE-YX 1½" x 23" #00293032 or equivalent) for flush mount applications;
- ¾-inch diameter bottle brush;
- Wet/dry vacuum with HEPA filter (optional);
- Vapor Pin™ installation/extraction tool;
- Dead blow hammer;
- Vapor Pin™ flush mount cover, as necessary;
- Vapor Pin™ protective cap; and
- VOC-free hole patching material (hydraulic cement) and putty knife or trowel.

[1]Cox-Colvin & Associates, Inc., designed and developed the Vapor Pin™; a patent is pending.

Figure 1. Assembled Vapor Pin™.

Installation Procedure:

1) Check for buried obstacles (pipes, electrical lines, etc.) prior to proceeding.

2) Set up wet/dry vacuum to collect drill cuttings.

3) If a flush mount installation is required, drill a 1½-inch diameter hole at least 1¾-inches into the slab.

4) Drill a 5/8-inch diameter hole through the slab and approximately 1-inch into the underlying soil to form a void.

5) Remove the drill bit, brush the hole with the bottle brush, and remove the loose cuttings with the vacuum.

6) Place the lower end of Vapor Pin™ assembly into the drilled hole. Place the small hole located in the handle of the extraction/installation tool over the Vapor Pin™ to protect the barb fitting and cap, and tap the Vapor Pin™ into place using a

dead blow hammer (Figure 2). Make sure the extraction/installation tool is aligned parallel to the Vapor Pin™ to avoid damaging the barb fitting.

Figure 2. Installing the Vapor Pin™.

For flush mount installations, unscrew the threaded coupling from the installation/extraction handle and use the hole in the end of the tool to assist with the installation (Figure 3).

Figure 3. Flush-mount installation.

During installation, the silicone sleeve will form a slight bulge between the slab and the Vapor Pin™ shoulder. Place the protective cap on Vapor Pin™ to prevent vapor loss prior to sampling (Figure 4).

Figure 4. Installed Vapor Pin™.

7) For flush mount installations, cover the Vapor Pin™ with a flush mount cover.

8) Allow 20 minutes or more (consult applicable guidance for your situation) for the sub-slab soil-gas conditions to equilibrate prior to sampling.

9) Remove protective cap and connect sample tubing to the barb fitting of the Vapor Pin™ (Figure 5).

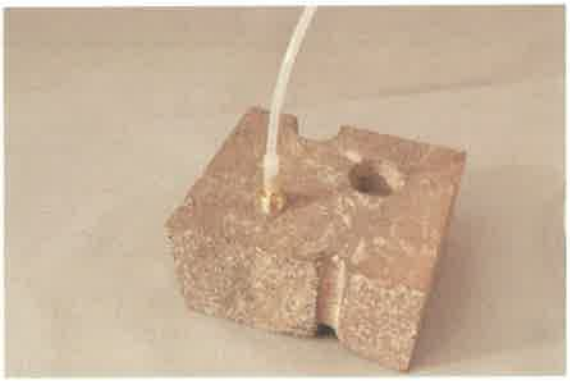


Figure 5. Vapor Pin™ sample connection.

10) Conduct leak tests [(e.g., real-time monitoring of oxygen levels on extracted sub-slab soil gas, or placement of a water

dam around the Vapor Pin™) Figure 6]. Consult your local guidance for possible tests.

Figure 6. Water dam used for leak detection.

11) Collect sub-slab soil gas sample. When finished sampling, replace the protective cap and flush mount cover until the next sampling event. If the sampling is complete, extract the Vapor Pin™.

Extraction Procedure:

1) Remove the protective cap, and thread the installation/extraction tool onto the barrel of the Vapor Pin™ (Figure 7). Continue

Figure 7. Removing the Vapor Pin™.

turning the tool to assist in extraction, then pull the Vapor Pin™ from the hole (Figure 8).

Figure 8. Extracted Vapor Pin™.

2) Fill the void with hydraulic cement and smooth with the trowel or putty knife.

3) Prior to reuse, remove the silicone sleeve and discard. Decontaminate the Vapor Pin™ in a hot water and Alconox® wash, then heat in an oven to a temperature of 130° C.

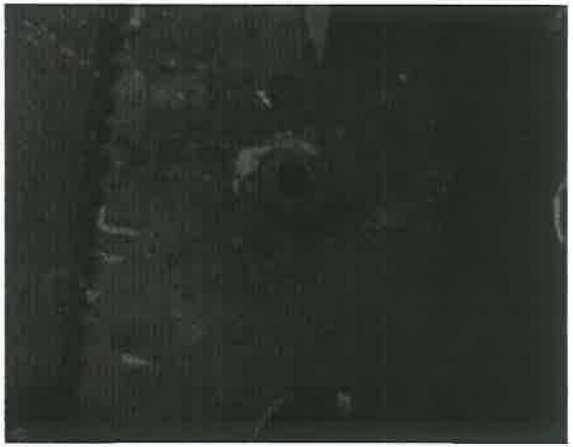
The Vapor Pin™ to designed be used repeatedly; however, replacement parts and supplies will be required periodically. These parts are available on-line at www.CoxColvin.com.

Replacement Parts:

Vapor Pin™ Kit Case - VPC001
Vapor Pins™ - VPIN0522
Silicone Sleeves - VPTS077
Installation/Extraction Tool - VPIE023
Protective Caps - VPPC010
Flush Mount Covers - VPFM050
Water Dam - VPWD004
Brush - VPB026






(510)714-6606


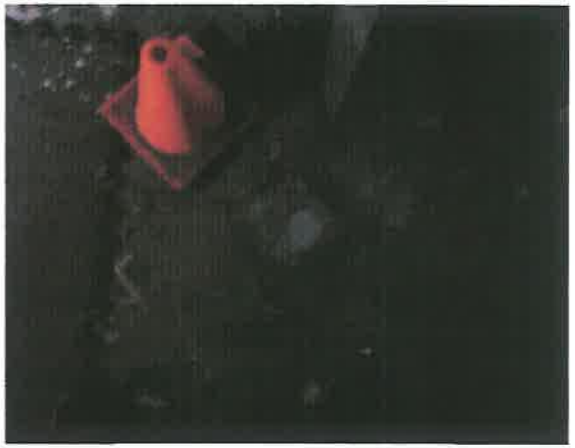






















ATTACHMENT D

GREGG DRILLING & TESTING

Project Field Bill **Todays Date:** 8-8-14

950 Howe Road, Martinez, CA 94553
Ph: (925) 313-5800 Fax: (925) 313-0302
www.greggdrilling.com

Company Name:	Clearwater Group
Site Name:	P & D 23rd Avenue Association
Address Line 1:	1125 Miller Ave
Address Line 2:	
Cross Street	Calcot Place
City:	Oakland
State:	CA
Thomas Coordinate:	
Thomas Page:	
Field Rep:	Erik

GDT Job Number:	D2130258	
Reference Number:		
Job Start Date:		8/8/2014
Job End Date:		8/8/2014
Start Time:		7:00
Equipments:	D12 / S53	
Driller/Staff Safety:	Rick Ryon	
Field Staff 2:	Lu Menjivar	
Field Staff 3:		
Nights Out:		

ITEM	UNITS	QUANTITY
RIG NO./TYPE	HOUR	
MOB-DEMOB-TRAVEL	HOUR	
PER DIEM	MAN/NGT	
PREMIUM TIME	MAN/HR	
ADDITIONAL TECHNICIAN	HOUR	
STANDBY/MOVE TIME	HOUR	
STEAM CLEANING AT YARD	DAY	
GROUT PUMP/STEAM CLEANER	DAY	
MUD SYSTEM	DAY	
FORKLIFT/BOBCAT/LOADER	DAY	
WATER TRUCK TENDER	DAY	
SERVICE TRUCK	DAY	
SERVICE RUNS	HOUR	
CONST./HAND AUGER CREW (2 men)	HOUR	
CONCRETE CORING DIA.	EACH	
P.P.E. UPGRADE TIME	HOUR	

BORING #	DEPTH	INTERVAL/TYPE OF SAMPLING	SIZE OF WELL
	25'	Abandon by P.G.	
		3-25' wells 2"	
		Jack hammer out	
		well boxes	

Time Leave Yard: 6:00 Time Arrive Site: 7:00

Time Return Yard: 1:00 Time Leave Site: 1:30

Lunch Start: Lunch Finish:

SUBCONTRACTOR - ADDITIONAL EQUIPMENT:

EQUIPMENT DAMAGE:

WE CAN ASSUME NO RESPONSIBILITY FOR DAMAGE OF UNDERGROUND UTILITIES. In the event of adverse and/or hazardous dilling conditions, client will be informed if rate changes and/or responsibility for replacement of lost of damaged equipment. Minimum call out $1200. Also applicable to cancellations within 24 hrs. of scheduled start. **USA Clearance No.**

ITEMS	UNITS	QUANTITY
SEISMIC CPT (Interval Test)	TEST	
UVOST RENTAL	DAY	
RESISTIVITY RENTAL	DAY	
BACKFILL TEST LOCATIONS	FOOT	
BENTONITE CHIPS	BAG	
BENTONITE PELLETS	PAIL	
BENTONITE DRILL MUD	BAG	
BENTONITE GROUT	BAG	
FILTER SAND	BAG	
ASPHALT PATCH	BAG	
READY-MIX CONCRETE	BAG	3
PORTLAND CEMENT/QUICK SET	BAG	3 1/2
WOOD PLUGS	EACH	
DISPOSABLE BAILERS	EACH	
PVC CASING 3/4" 2" 4" OTHER	FOOT	
PVC SCREEN 3/4" 2" 4" OTHER	FOOT	
THREADED FITTINGS 3/4" 2" 4" OTHER	EACH	
SLIP FITTINGS 3/4" 2" 4" OTHER	EACH	
LOCKING CAPS 2" 4" OTHER	EACH	
MONITORING WELL BOX (WATERTIGHT)	EACH	
ANODIZED STAND PIPE	EACH	
GROUNDWATER SAMPLE CONSUMABLES	EACH	
1/4", 1/2" TUBING	FOOT	
DISPOSABLE TIPS	EACH	
SAMPLE RINGS & CAPS	EACH	
55-GALLON DRUM	EACH	
CORE BOX	EACH	

Section 13751 through 13754 of the California Water Code requires that a report be filed for every groundwater well installation or abandonment. If the client does not elect to submit this report, Gregg Drilling & Testing, Inc. will complete the appropriate paperwork for a $20 fee per well.

Client to complete ☐ GDT to complete ☐

The named parties are hereby notified that if charges for above labor, services, equipment or materials furnished or to be furnished are not paid for in full, the improved property referred to above may be subject to mechanics lien (per Section 1181, et. seq. to the California Code of Civil Procedure) and construction funds are subject to "Stop notice" action (per Section 1190.1, California Code of Civil Procedure).

TERMS: NET 30 days.

1.5% per month finance charge on accounts 30 days past due. The undersigned accepts the terms as stated above for services rendered.

Project Name: 23rd Ave P.O./Task # CB0185

Signature of Field Representative Robert L. Nelson

Printed Name Robert L. Nelson Date 8/8/2014

ATTACHMENT E

*The free Adobe Reader may be used to view and complete this form. However, software must be purchased to complete, save, and reuse a saved form.

File Original with DWR

State of California

Well Completion Report

Refer to Instruction Pamphlet

No. e0223732

Page 1 of 1

Owner's Well Number MW-1

Date Work Began 08/08/2014 Date Work Ended 8/8/2014

Local Permit Agency Alameda Cty Environmental Health

Permit Number W2014-0699 Permit Date 7.28.14

DWR Use Only – Do Not Fill In

State Well Number/Site Number

Latitude N Longitude W

APN/TRS/Other

Geologic Log

Orientation ◉ Vertical ○ Horizontal ○ Angle Specify

Drilling Method Hollow Stem Auger Drilling Fluid

Depth from Surface Feet	to Feet	Description Describe material, grain size, color, etc
0	25	EXISTING 2" PVC w/sand pack and bentonite seal
		To be destroyed by PRESSURE GROUTING
		AND Removed WELL BOX
		finished to match surrounding surface.

Total Depth of Boring Feet

Total Depth of Completed Well Feet

Well Owner

Name P&D 23rd Ave Partners, LLC

Mailing Address 1125 Miller Ave

City Oakland State CA Zip 94601

Well Location

Address 1125 Miller Ave

City Oakland County Alameda

Latitude Deg. Min. Sec. N Longitude Deg. Min. Sec. W

Datum Dec. Lat. Dec. Long.

APN Book Page Parcel

Township Range Section

Location Sketch

(Sketch must be drawn by hand after form is printed.)

North

Illustrate or describe distance of well from roads, buildings, fences, rivers, etc. and attach a map. Use additional paper if necessary. Please be accurate and complete.

Activity

- ○ New Well
- ○ Modification/Repair
  - ○ Deepen
  - ○ Other
- ◉ Destroy

Describe procedures and materials under "GEOLOGIC LOG"

Planned Uses

- ○ Water Supply
  - ☐ Domestic ☐ Public
  - ☐ Irrigation ☐ Industrial
- ○ Cathodic Protection
- ○ Dewatering
- ○ Heat Exchange
- ○ Injection
- ○ Monitoring
- ○ Remediation
- ○ Sparging
- ○ Test Well
- ○ Vapor Extraction
- ○ Other

Water Level and Yield of Completed Well

Depth to first water (Feet below surface)

Depth to Static Water Level (Feet) Date Measured

Estimated Yield * (GPM) Test Type

Test Length (Hours) Total Drawdown (Feet)

*May not be representative of a well's long term yield.

Casings

Depth from Surface Feet	to Feet	Borehole Diameter (Inches)	Type	Material	Wall Thickness (Inches)	Outside Diameter (Inches)	Screen Type	Slot Size If Any (Inches)

Annular Material

Depth from Surface Feet	to Feet	Fill	Description

Attachments

- ☑ Geologic Log
- ☑ Well Construction Diagram
- ☐ Geophysical Log(s)
- ☐ Soil/Water Chemical Analyses
- ☐ Other

Attach additional information, if it exists.

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief

Name GREGG DRILLING & TESTING, INC

Person, Firm or Corporation

950 HOWE RD Address MARTINEZ City CA State 94553 Zip

Signed C-57 Licensed Water Well Contractor Date Signed 8/8/14

485165 C-57 License Number

DWR 188 REV. 1/2006

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

LOCATION OF BORING/WELL:

PROJECT: 1125 Miller Avenue, Oakland, California		BORING NO.:	S17/MW-1
		TOTAL DEPTH:	25.0'
JOB NO.: CB018H		LOGGED BY:	J. JACOBS, PG
PROJ. MGR.: J. JACOBS		EDITED BY:	G. FISCO
DRILLING CONTRACTOR: GREGG DRILLING AND TESTING, INC.			
DRILL RIG TYPE: MARL RHINO M5T			
DRILLER'S NAME: LUIS MENJIVER/JESSE PATTISON			
SAMPLING METHODS: DIRECT PUSH/CONTINUOUS CORE			
STARTED TIME: 1:00 PM		DATE: 06/14/2013	
COMPLETED TIME: 1:47 PM		DATE: 06/14/2013	
BORING DEPTH	25.0'	LEGEND	
CASING DEPTH	24.0'	cc Continuous Core Sleeve	
WATER DEPTH	21.0'	grab Brass Tube	
TIME:	1:50 PM	N No Odor	
DATE:	06/14/2013	F Faint Odor	
		M Moderate Odor	
		S Strong Odor	
LATITUDE: 37.7807930		LONGITUDE: -122.2368373	
TOP OF CASING ELEVATION: 21.42' AMSL		DATUM: NAVD 88	
CONDITIONS: SUNNY, 80° F			

WELL CONSTRUCTION	SAMPLE DEPTH	SAMPLER TYPE	ODOR	INCHES DRIVEN	INCHES RECOVERED	SAMPLE CONDITION	DRILLING RATE (min/ft)	FIRST WATER	PID	DEPTH (FEET)	GRAPHIC LOG
										1	
										2	NA
										3	
										4	
										5	
										6	
				↑	36	good			1.1	7	
		cc	N	36						8	
				↓						9	
				↑					0.4	10	
		cc	N			good				11	
				48	46	good			0.3	12	
				↓						13	
			N	↑					0.3	14	
				48	48					15	
			N							16	
				↓						17	
		cc	N	↑					6.6	18	
				48	48					19	
			N						7.4	20	
				↓				▽		21	
		cc	N	↑					10.1	22	
										23	
			N	48	48	good			8.0	24	
		cc		↓					9.1	25	
										26	

PID Background = 0.3

No recovery from 0.0' to 5.0'
Air Knife on 06/13/2013 by Gregg Drilling due to subsurface sanitary sewer pipeline.

Total Depth of Soil Boring - 25 feet below ground surface (bgs)
No water encountered in well at 1:45 PM. After wood plug is broken out, first water noted at 21.0' bgs at 1:50 PM.

Well Completion:
0.0' to 7.0' bgs - Neat Cement Grout
7.0' to 8.0' bgs - Hydrated Bentonite Chips
8.0' to 25.0' bgs - Filter Pack - 2/12 Sand
9.0' to 24.0' bgs - 0.02" Schedule 40 PVC Screen

Clay (CL)
Dark brown, moist, very stiff, trace sand grains, no odor.

Clay (CL)
Medium brown, moist, very stiff, occasional sand grains, no odor.

Clay (CL)
Yellow-medium brown, moist, very stiff, occasional sand grains, trace pebbles, no odor.

Clay (CL)
Yellow-brown, moist, very stiff, no odor.

Sandy Clayey Gravel (GM)
Dark brown, loose, moist.

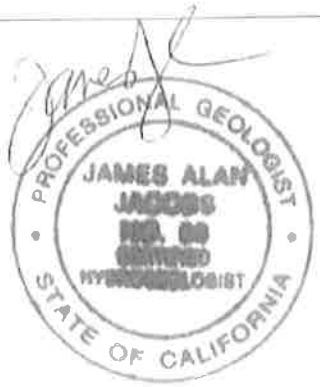
Silty Clay (CL)
Medium brown, moist, occasional sand grains, no odor.

Silty Gravel (GM)
Yellowish-brown, loose, very moist, no odor.

Silty Gravel (GM)
Yellowish-brown, loose, very moist, occasional pebble, no odor.

Silty Clay (CL)
Light olive brown, moist, stiff, no odor.

Total Depth 25.0 feet below ground surface



*The free Adobe Reader may be used to view and complete this form. However, software must be purchased to complete, save, and reuse a saved form.

File Original with DWR

State of California

Well Completion Report

Refer to Instruction Pamphlet

No. e0223682

Page 1 of 1

Owner's Well Number MW-2

Date Work Began 08/08/2014 Date Work Ended 8/8/2014

Local Permit Agency Alameda Cty Dept of Env Health

Permit Number W2014-0700 Permit Date 7.28.14

DWR Use Only – Do Not Fill In

State Well Number/Site Number

Latitude N Longitude W

APN/TRS/Other

Geologic Log

Orientation ◉ Vertical ○ Horizontal ○ Angle Specify

Drilling Method Drilling Fluid

Depth from Surface Feet	to Feet	Description Describe material, grain size, color, etc
0	25	EXISTING 2" PVC w/sand pack and bentonite seal
		To be destroyed by c PRESSURE
		GROUTING AND REMOVE
		WELL BOX
		and surface completion to match the surroundings.

Total Depth of Boring Feet

Total Depth of Completed Well Feet

Well Owner

Name P&D 23rd Ave Parners, LLC

Mailing Address 1125 Miller Ave

City Oakland State CA Zip 94601

Well Location

Address 1125 Miller Ave

City Oakland County Alameda

Latitude Deg. Min. Sec. N Longitude Deg. Min. Sec. W

Datum Dec. Lat. Dec. Long.

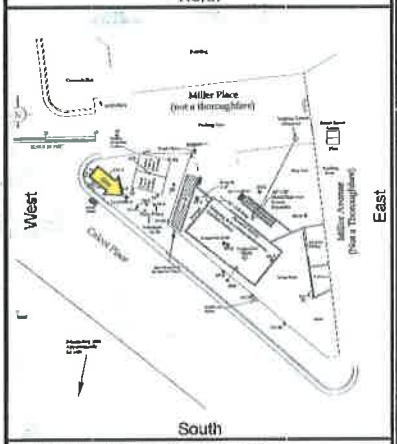
APN Book Page Parcel

Township Range Section

Location Sketch

(Sketch must be drawn by hand after form is printed.)

North



Illustrate or describe distance of well from roads, buildings, fences, rivers, etc. and attach a map. Use additional paper if necessary. Please be accurate and complete.

Activity

- ○ New Well
- ○ Modification/Repair
  - ○ Deepen
  - ○ Other
- ◉ Destroy

Describe procedures and materials under "GEOLOGIC LOG"

Planned Uses

- ○ Water Supply
  - ☐ Domestic ☐ Public
  - ☐ Irrigation ☐ Industrial
- ○ Cathodic Protection
- ○ Dewatering
- ○ Heat Exchange
- ○ Injection
- ○ Monitoring
- ○ Remediation
- ○ Sparging
- ○ Test Well
- ○ Vapor Extraction
- ○ Other

Water Level and Yield of Completed Well

Depth to first water (Feet below surface)

Depth to Static Water Level (Feet) Date Measured

Estimated Yield * (GPM) Test Type

Test Length (Hours) Total Drawdown (Feet)

*May not be representative of a well's long term yield.

Casings

Depth from Surface Feet	to Feet	Borehole Diameter (Inches)	Type	Material	Wall Thickness (Inches)	Outside Diameter (Inches)	Screen Type	Slot Size If Any (Inches)

Annular Material

Depth from Surface Feet	to Feet	Fill	Description

Attachments

- ☐ Geologic Log
- ☐ Well Construction Diagram
- ☐ Geophysical Log(s)
- ☐ Soil/Water Chemical Analyses
- ☐ Other

Attach additional information, if it exists.

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief

Name GREGG DRILLING & TESTING, INC

Person, Firm or Corporation

950 Howe RD Address MARTINEZ City CA State 94553 Zip

Signed C-57 Licensed Water Well Contractor 8/8/14 Date Signed 485165 C-57 License Number

DWR 188 REV. 1/2006

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

LOCATION OF BORING/WELL:

PROJECT: 1125 Miller Avenue Oakland, California		BORING NO.:	S15/MW-2
		TOTAL DEPTH:	25.0'
JOB NO.: CB018H		LOGGED BY:	J. JACOBS, PG
PROJ. MGR.: J. JACOBS		EDITED BY:	G. FISCO
DRILLING CONTRACTOR: GREGG DRILLING AND TESTING, INC.			
DRILL RIG TYPE: MARL RHINO M5T			
DRILLER'S NAME: LUIS MENJIVER/JESSE PATTISON			
SAMPLING METHODS: DIRECT PUSH/CONTINUOUS CORE			
STARTED TIME: 1:00 PM		DATE: 06/14/2013	
COMPLETED TIME: 1:45 PM		DATE: 06/14/2013	
BORING DEPTH	25.0'	LEGEND	
CASING DEPTH	24.0'	cc Continuous Core Sleeve	
WATER DEPTH	20'-21'	grab Brass Tube	
TIME:	1:47 PM	N No Odor	
DATE:	06/14/2013	F Faint Odor	
		M Moderate Odor	
		S Strong Odor	
LATITUDE: 37.7806835		LONGITUDE: -122.2368016	
TOP OF CASING ELEVATION: 21.57' AMSL		DATUM: NAVD 88	
CONDITIONS: SUNNY, 80° F			

WELL CONSTRUCTION	SAMPLE DEPTH	SAMPLER TYPE	ODOR	INCHES DRIVEN	INCHES RECOVERED	SAMPLE CONDITION	DRILLING RATE (min/ft)	FIRST WATER	PID	DEPTH (FEET)	GRAPHIC LOG
										1	
									NA	2	
										3	
									NA	4	
										5	
										6	
			F	48	36	fair			15.4	7	
										8	
		cc	F						84.3	9	
			F						9.7	10	
		cc								11	
			F	48	48	good			10.9	12	
										13	
			M						65.2	14	
				48	48	good				15	
		cc	S						154	16	
										17	
		cc	M						83.4	18	
				48	48	good				19	
		cc	M						70.2	20	
								▽		21	
			F						2.6	22	
				48	42	fair				23	
			F						2.8	24	
		cc	F						0.7	25	
										26	

= Black to dark brown oil staining on outside of acetate soil tube liner. The cut soil samples did not exhibit oil staining in core pieces.

Air Knife on 06/13/2013 by Gregg Drilling due to anticipated subsurface pipelines.

Silty Sand (SM) Dark yellow brown (fill), dry to moist, no PID readings.

Total Depth of Soil Boring - 25 feet below ground surface (bgs)
First water encountered in well at 20'-21' bgs at 1:47 PM.
Well Completion:
0.0' to 7.0' bgs - Neat Cement Grout
7.0' to 8.0' bgs - Hydrated Bentonite Chips
8.0' to 25.0' bgs - Filter Pack - 2/12 Sand
9.0' to 24.0' bgs - 0.02" Schedule 40 PVC Screen

Silty Clay (CL)
Dark gray, moist, medium stiff, occasional pebble, faint odor.

Silty Clay (CL)
Dark brown, moist, stiff, faint odor.

Gravelly Clay (CL)
Dark brown, loose, slight odor.

Clay (CL)
Medium brown, moist, faint hydrocarbon odor.

Clay (CL)
Olive gray, moist, stiff, occasional pebble, faint odor at 11'.

Clay (CL)
Olive gray, moist, stiff, occasional sand grain, trace pebbles, faint hydrocarbon odor.

Clay (CL)
Dark brown, moist, moderate hydrocarbon odor.

Sandy Clayey Gravel (GC)
Black-brown oily stain on outside of core @ 14.8', loose, moist from 14.5' to 15.5', strong hydrocarbon odor.

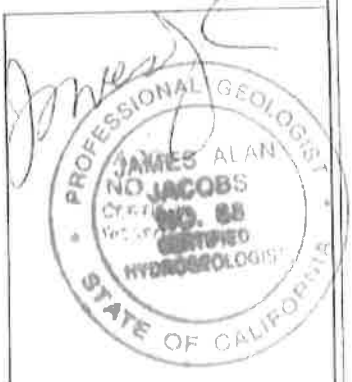
Silty Sand (SM)
Gray to brown, moist, loose, sand grains, occasional pebbles, moderate hydrocarbon odor.

Silty Gravel with sand (GM)
Yellowish brown, very moist, loose, moderate hydrocarbon odor.

Silty Gravel (GM)
Dark brown, wet, black to brown oil staining outside of sample tube (not in core sample).

Sandy Gravel (GM)
Light yellow-brown, wet, loose sand with occasional pebbles, faint hydrocarbon odor, oil staining on core tubing not inside core.

Silty Clay (CL)
Light olive brown, wet, stiff, faint hydrocarbon odor, oil staining on outside of tube.



*The free Adobe Reader may be used to view and complete this form. However, software must be purchased to complete, save, and reuse a saved form.

File Original with DWR

State of California

Well Completion Report

Refer to Instruction Pamphlet

No. e0223706

Page 1 of 1

Owner's Well Number MW-3

Date Work Began 08/08/2014 Date Work Ended 8/8/2014

Local Permit Agency Alameda Cty Dept of Env Health

Permit Number 2014-0701 Permit Date 7.28.14

DWR Use Only – Do Not Fill In

State Well Number/Site Number

N W

Latitude Longitude

APN/TRS/Other

Geologic Log

Orientation ◉ Vertical ○ Horizontal ○ Angle Specify

Drilling Method Drilling Fluid

Depth from Surface Feet	to Feet	Description Describe material, grain size, color, etc
0	25	EXISTING 2" PVC w/sand pack and bentonite seal
		To be destroyed by PRESSURE
		GROUTING AND REMOVING
		WELL BOX
		and surface completion to match the surroundings.

Total Depth of Boring Feet

Total Depth of Completed Well Feet

Well Owner

Name P&D 23rd Ave Parners, LLC

Mailing Address 1125 Miller Ave

City Oakland State CA Zip 94601

Well Location

Address 1125 Miller Ave

City Oakland County Alameda

Latitude Deg. Min. Sec. N Longitude Deg. Min. Sec. W

Datum Dec. Lat. Dec. Long.

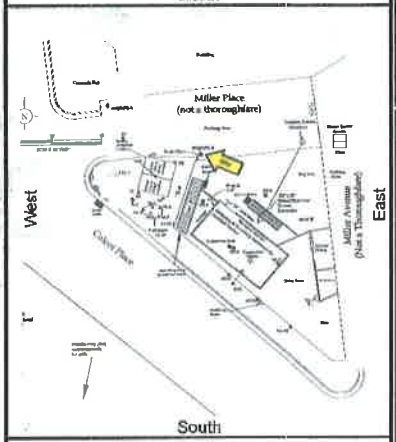
APN Book Page Parcel

Township Range Section

Location Sketch

(Sketch must be drawn by hand after form is printed.)

North



Illustrate or describe distance of well from roads, buildings, fences, rivers, etc. and attach a map. Use additional paper if necessary. Please be accurate and complete.

Activity

- ○ New Well
- ○ Modification/Repair
  - ○ Deepen
  - ○ Other
- ◉ Destroy

Describe procedures and materials under "GEOLOGIC LOG"

Planned Uses

- ○ Water Supply
  - ☐ Domestic ☐ Public
  - ☐ Irrigation ☐ Industrial
- ○ Cathodic Protection
- ○ Dewatering
- ○ Heat Exchange
- ○ Injection
- ○ Monitoring
- ○ Remediation
- ○ Sparging
- ○ Test Well
- ○ Vapor Extraction
- ○ Other

Water Level and Yield of Completed Well

Depth to first water (Feet below surface)

Depth to Static Water Level (Feet) Date Measured

Estimated Yield * (GPM) Test Type

Test Length (Hours) Total Drawdown (Feet)

*May not be representative of a well's long term yield.

Casings

Depth from Surface Feet	to Feet	Borehole Diameter (Inches)	Type	Material	Wall Thickness (Inches)	Outside Diameter (Inches)	Screen Type	Slot Size If Any (Inches)

Annular Material

Depth from Surface Feet	to Feet	Fill	Description

Attachments

- ☐ Geologic Log
- ☐ Well Construction Diagram
- ☐ Geophysical Log(s)
- ☐ Soil/Water Chemical Analyses
- ☐ Other

Attach additional information, if it exists.

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief

Name AREA DRILLING & TESTING, INC

Person, Firm or Corporation

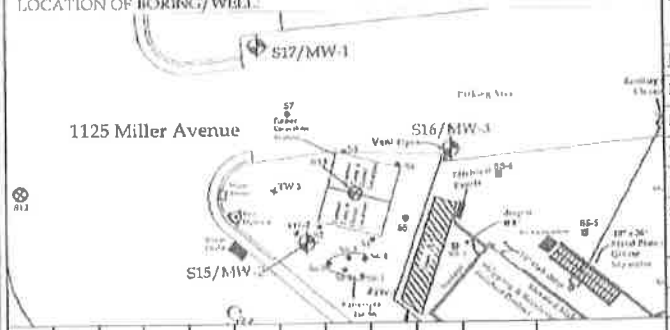
950 HOWE RD Address MARTINEZ City CA State 94553 Zip

Signed C-57 Licensed Water Well Contractor 8/8/14 Date Signed 485765 C-57 License Number

DWR 188 REV. 1/2006

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

LOCATION OF BORING/WELL:



PROJECT: 1125 Miller Avenue, Oakland, California		BORING NO.:	S16/MW-3
		TOTAL DEPTH:	25.0'
JOB NO.: CB018H		LOGGED BY:	J. JACOBS, PG
PROJ. MGR.: J. JACOBS		EDITED BY:	G. FISCO
DRILLING CONTRACTOR: GREGG DRILLING AND TESTING, INC.			
DRILL RIG TYPE: MARL RHINO M5T			
DRILLER'S NAME: LUIS MENJIVER/JESSE PATTISON			
SAMPLING METHODS: SOIL COLLECTED FROM AUGERS; INADEQUATE FOR CONTINUOUS CORE TOOLING.			
STARTED TIME: 10:31 AM		DATE: 06/14/2013	
COMPLETED TIME: 11:15 AM		DATE: 06/14/2013	
BORING DEPTH	25.0'	LEGEND	
CASING DEPTH	24.0'	cc Continuous Core Sleeve	
WATER DEPTH	17.0'	grab Brass Tube	
TIME:	12:00 PM	N No Odor	
DATE:	06/14/2013	F Faint Odor	
		M Moderate Odor	
		S Strong Odor	
LATITUDE: 37.7807367		LONGITUDE: -122.2367051	
TOP OF CASING ELEVATION: 23.40' AMSL		DATUM: NAVD 88	
CONDITIONS: SUNNY, 80° F			

WELL CONSTRUCTION	SAMPLE DEPTH	SAMPLER TYPE	ODOR	INCHES DRIVEN	INCHES RECOVERED	SAMPLE CONDITION	DRILLING RATE (min/ft)	FIRST WATER	PID	DEPTH (FEET)	GRAPHIC LOG
										1	NA
										2	
										3	
										4	
										5	
										6	
	7'	grab	N						0.0	7	
										8	
										9	
	10'	grab							0.6	10	
			N							11	
										12	
										13	
										14	
	15'	grab	N						0.5	15	
								▽		16	
	17'	grab	N						0.5	17	
										18	
										19	
	20'	grab	N						0.0	20	
										21	
										22	
										23	
										24	
	25'	grab	N						0.5	25	
										26	

PID Background = 0.2

No recovery from 0.0' to 5.0'
Air Knife on 06/13/2013 by Gregg Drilling due to subsurface metal plate and pipe.

Total Depth of Soil Boring - 25 feet below ground surface (bgs)
First water encountered in well at 17.0' bgs at 12:00 PM.

Well Completion:
0.0' to 7.0' bgs - Neat Cement Grout
7.0' to 8.0' bgs - Hydrated Bentonite Chips
8.0' to 25.0' bgs - Filter Pack - 2/12 Sand
9.0' to 24.0' bgs - 0.02" Schedule 40 PVC Screen

Sample S16-7' grab hand auger

Clay (CL)
Light brown, moist, stiff, no odor.

Note: All samples grab soil samples collected from auger blades. Cores couldn't be collected since the boring/well was too close to the building at 1125 Miller Avenue for coring tools to work.

Hand Auger 06/13/2013 from 5' to 10' bgs; stop 06/13/2013; 1:15 PM

Clay (CL)
Light brown, moist, stiff, occasional sand grains, no odor.

Clay (CL)
Light brown, very moist, stiff, occasional sand grains, no odor.

Clay (CL)
Light brown, wet, stiff, occasional sand grains, no odor.

Clay (CL)
Light to medium brown, wet, stiff, occasional sand grains, no odor.

Silty Gravel (GM)
Yellowish brown, wet, with sand grains, no odor.

Total Depth 25.0 feet below ground surface

PROFESSIONAL GEOLOGIST
JAMES ALAN JACOBS
NO. 00
CERTIFIED HYDROGEOLOGIST
STATE OF CALIFORNIA