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June 8, 2015

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

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

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

Dear Mr. Detterman:

Submitted herewith for your review is the *Work Plan for Monitoring Well and Soil Vapor Probe Decommissioning Activities, 6701, 6705, and 6707 Shellmound Street, Emeryville, California* dated June 8, 2015, prepared by PES Environmental, Inc.

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

Very truly yours,

ANTON EMERYVILLE, LLC

Rachel Green
Development Manager

PES Environmental, Inc.
Engineering & Environmental Services

June 8, 2015

1448.001.01.008

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

Attention: Mr. Mark Detterman, PG, CEG

WORK PLAN FOR MONITORING WELL AND SOIL VAPOR PROBE DECOMMISSIONING ACTIVITIES
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EMERYVILLE, CALIFORNIA
Fuel Leak Case No. RO0000548
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Dear Mr. Detterman:

PES Environmental, Inc. (PES) has prepared this Work Plan for Monitoring Well and Soil Vapor Probe Decommissioning Activities on behalf of Anton Emeryville LLC (Anton) for the commercial property located at 6701, 6705, and 6707 Shellmound Street, Emeryville, California (the Site). The location of the Site is shown on Plate 1. The locations of existing groundwater monitoring wells and soil vapor probes at the site are shown on Plate 2.

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

PES is assisting Anton in working with ACEH to obtain case closure as part of the site redevelopment process. On April 20, 2015, ACEH issued a public notification document indicating its intent to proceed with closure of the site, and initiated a 30-day public comment period. On June 1, 2015, ACEH informed Anton that no comments were received during the public comment period. PES therefore proposes to properly destroy the five existing groundwater monitoring wells (MW-1, MW-3, MW-5, MW-8, and MW-9) and five existing

soil vapor probes (SG-1 through SG-5) at the site as required to support ACEH's closure of the open SLIC and LUST cases.

Three additional groundwater monitoring wells (identified as MW-5, MW-6, and MW-10) were historically present at the site[1]. Documentation of decommissioning of these three wells was not found by PES during our review of the historical literature for the site. However, during a site inspection performed by PES on November 25, 2013, groundwater monitoring wells MW-5, MW-6, and MW-10 were not encountered[2]. Therefore, PES proposes to conduct a limited geophysical survey at the site in an attempt to locate the three additional wells and prepare them for proper destruction.

WELL DESTRUCTION PROCEDURES

Preliminary Field Activities

Prior to conducting field activities: (1) monitoring well and soil vapor probe destruction permits will be obtained from the Alameda County Public Works Agency (ACPWA); (2) Underground Service Alert will be contacted more than 48 hours before beginning activities; and (3) PES' Site-specific Health and Safety Plan, compliant with applicable federal, California Occupational Safety and Health Administration (OSHA), and Title 29 CFR 1910.120 guidelines, will be updated for the proposed activities. PES will retain a private utility locating contractor to perform a limited geophysical survey at the site in an attempt to locate additional monitoring wells MW-5, MW-6, and MW-10. The survey will utilize magnetic and/or electromagnetic methods to identify anomalies potentially associated with steel well boxes used in construction of the monitoring wells. If one or more of the wells are located, PES will inspect the condition of each well for suitability for destruction and contact the ACPWA to amend the monitoring well destruction permits as required.

PES will retain a drilling contractor possessing a valid C-57 water well contractor's license issued by the State of California to perform the well and probe decommissioning activities. The work will be performed with oversight by a licensed California Professional Geologist.

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

[2] PES Environmental, Inc., 2014. *Phase I Environmental Site Assessment, 6701, 6705, and 6707 Shellmound Street, Emeryville, California*. January 17.

Groundwater Monitoring Well and Soil Vapor Probe Destruction Procedures

Groundwater monitoring well and soil vapor probe destruction activities will be conducted in accordance with County and State requirements (California Well Standards Bulletins 74-81[3] and 74-90[4]) under supervision of an ACPWA inspector. The five existing monitoring wells at the site (MW-1, MW-3, MW-5, MW-8, and MW-9) and the three additional wells (MW-5, MW-6, and MW-10; if located during geophysical surveying) will be destroyed by filling the well casing from bottom to top with neat cement grout using a tremie pipe and applying a minimum of 25 pounds per square inch (PSI) of pressure for five minutes to ensure any potential voids or migration pathways within the well casing, filter pack, and surrounding formation are sealed. The five existing soil vapor probes at the site (SG-1 through SG-5) will be destroyed by removing the sample tubing and filling the boring with neat cement grout to ground surface. The approximate volume of grout used to destroy each well and probe will be documented in the field.

After completion of pressure grouting the steel Christy box from each well surface completion will be removed and backfilled with concrete. The concrete will be dyed to match the approximate color of the existing asphalt surface. Equipment coming in contact with subsurface materials, if any, will be decontaminated using an Alconox™ wash and triple potable water rinse before use at each well location and following completion of the work. Decontamination wastewater will be stored on-site in Department of Transportation-approved 55-gallon drums pending profiling and off-site disposal at a licensed waste acceptance facility. No drilling spoils are anticipated to be generated during the proposed well destruction activities. Inert concrete and metal debris, consisting of the Christy box and surrounding concrete surface finish, will be transported offsite for recycling or disposal.

As required by ACPWA, original copies of the State of California Well Completion Report will be prepared for each destroyed groundwater monitoring well and transmitted to ACPWA.

PES will prepare a letter report documenting the monitoring well and soil vapor probe decommissioning activities and waste disposal. The letter report will be submitted electronically to ACEH via the State Water Resources Control Board GeoTracker website and the ACEH Environmental Cleanup Oversight Programs file transfer protocol (FTP) site.

[3] California Department of Water Resources (DWR), 1981. *Water Well Standards: State of California, Bulletin 74-81*. December.
[4] DWR, 1991. *California Well Standards, Bulletin 74-90 (Supplement to Bulletin 74-81)*. June.

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

Very truly yours,

PES ENVIRONMENTAL, INC.

Morgan G. Jones, P.G.
Project Geologist

Kyle S. Flory, P.G.
Principal Geologist

Attachments: Plate 1 – Site Location Map
Plate 2 – Site Plan Showing Existing Monitoring Well and Soil Vapor Probe Locations

PLATES

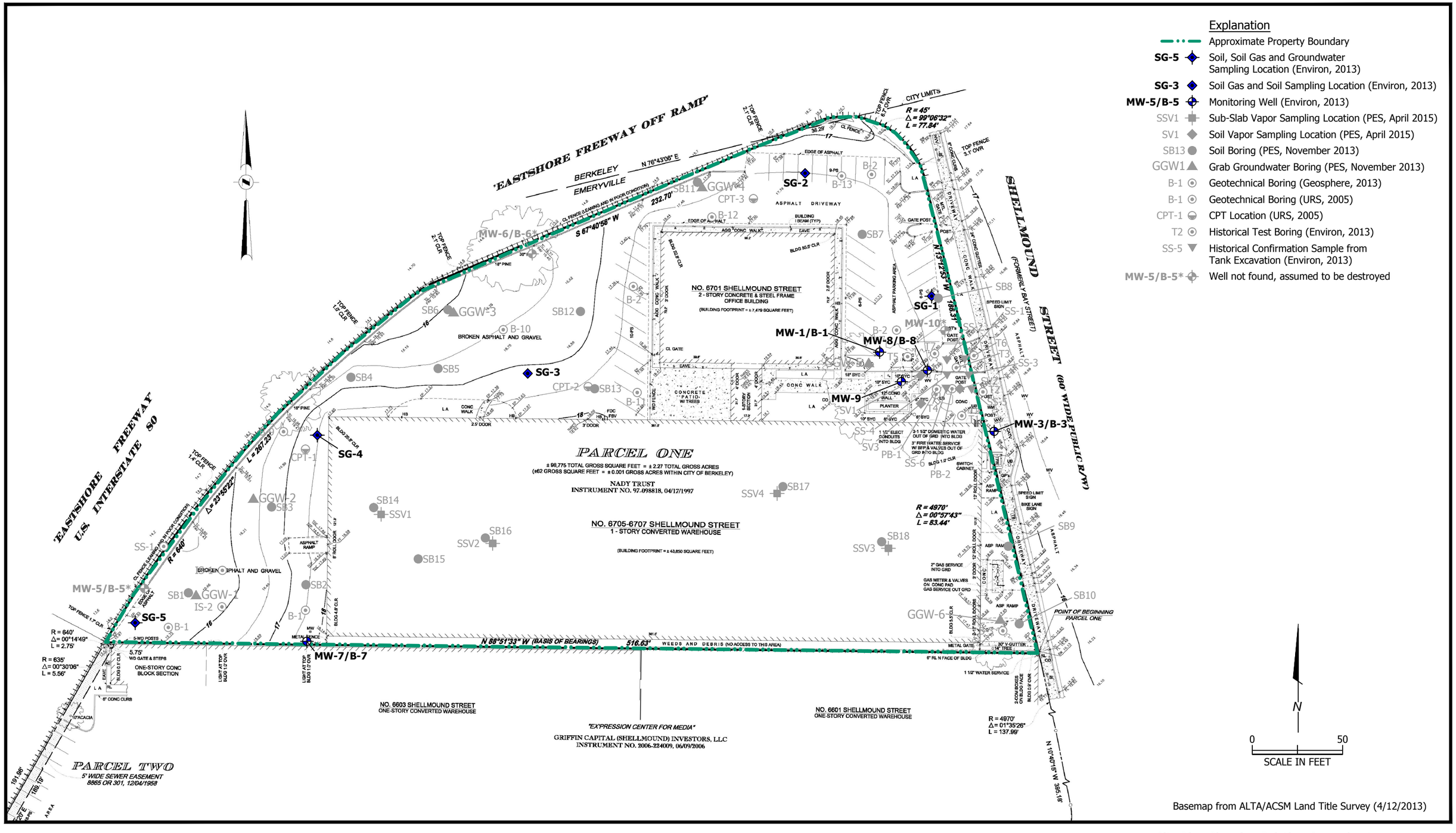
U.S.G.S. Topo Map - Oakland West, California, 7.5-minute quadrangle.1997

PES Environmental, Inc.
Engineering & Environmental Services

Site Location Map
6701, 6705, and 6707 Shellmound Street
Emeryville, California

PLATE
1

1448.001.01.008	1448-00101008_WP_1-2	KSF	6/15
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



Basemap from ALTA/ACSM Land Title Survey (4/12/2013)

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Engineering & Environmental Services

Site Plan Showing Existing Groundwater Monitoring Well and Soil Vapor Probe Locations
6701, 6705, and 6707 Shellmound Street
Emeryville, California

PLATE 2

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