

Detterman, Mark, Env. Health

From: James Gribi [jgribi@gribiassociates.com]
Sent: Thursday, February 05, 2015 10:28 AM
To: Detterman, Mark, Env. Health
Subject: 3800 San Pablo Ave site
Attachments: Well Survey Authorization Forms v1.pdf; Ambassador Well Survey from 2013 SCM v1.pdf; Maz Glass 2015 Utilities Survey FIGS v1.pdf

Hi Mark

Attached please find the two forms required to conduct CDWR and ACDPH well surveys. Please sign and return. Note that I requested a radius of 1,000 feet (from LTCP); however, if you want a different radius, you can just cross out the "1,000 ft" and write in whatever you want.

Also, a quick update: We conducted groundwater and soil gas sampling in early December (a few days after all the rain). However, we sucked water when trying to conduct soil gas sampling (very shallow GW depths in site wells also). We did sample the wells and did have some elevated hydrocarbon concentrations, particularly in MW-1. In mid-January, I had Matt check the groundwater level in one of the wells and it had dropped from about 5.5 ft to about 8 ft. So, last Thursday, Jan 29, we again conducted both groundwater and soil gas monitoring, to try to obtain vapor samples and to see if groundwater hydrocarbon concentrations have stabilized following all the rain in late November. We are waiting on those results, and will include results from both monitoring events in the next report.

Also, about two weeks ago (between about 3 AM and 6 AM), we conducted a more detailed utility survey, with emphasis on the storm drains and sewers on San Pablo Ave and Adeline Ave. We now have a fairly accurate utility map (see , to be included in the next report.

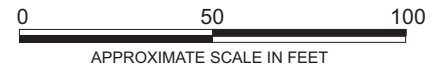
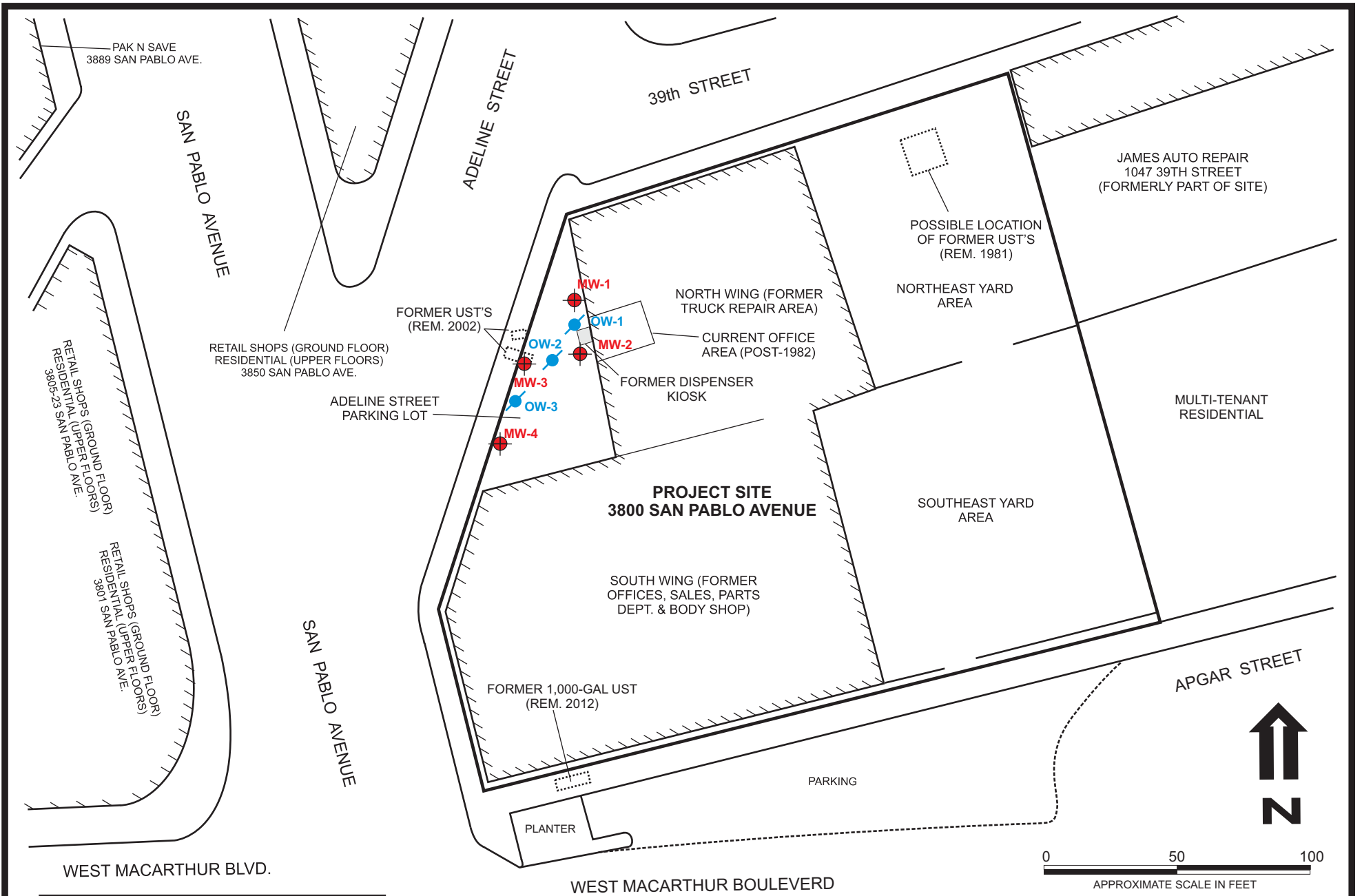
Relative to the well survey, I did a little checking and noted that a well survey was conducted for the nearby Ambassador Cleaners site. I have included the well survey from their November 2013 SCM. The well survey map (included) shows no nearby downgradient wells and only one nearby crossgradient/upgradient well. This is the well located at 1016 MacArthur Blvd., approx. 80 ft ESE from the Site. Sanborn Maps indicate that this small triangular property had a gas station in 1951 and was an auto repair facility in the 1960s. It currently looks to be a residence/art studio.

Please let me know if you have questions or comments.

Thanks!
Jim

James E. Gribi, PG
Principal / Senior Geologist
Gribi Associates
1090 Adams Street, Suite K
Benicia, CA 94510

Phone: 707-748-7743
Cell: 707-631-1505



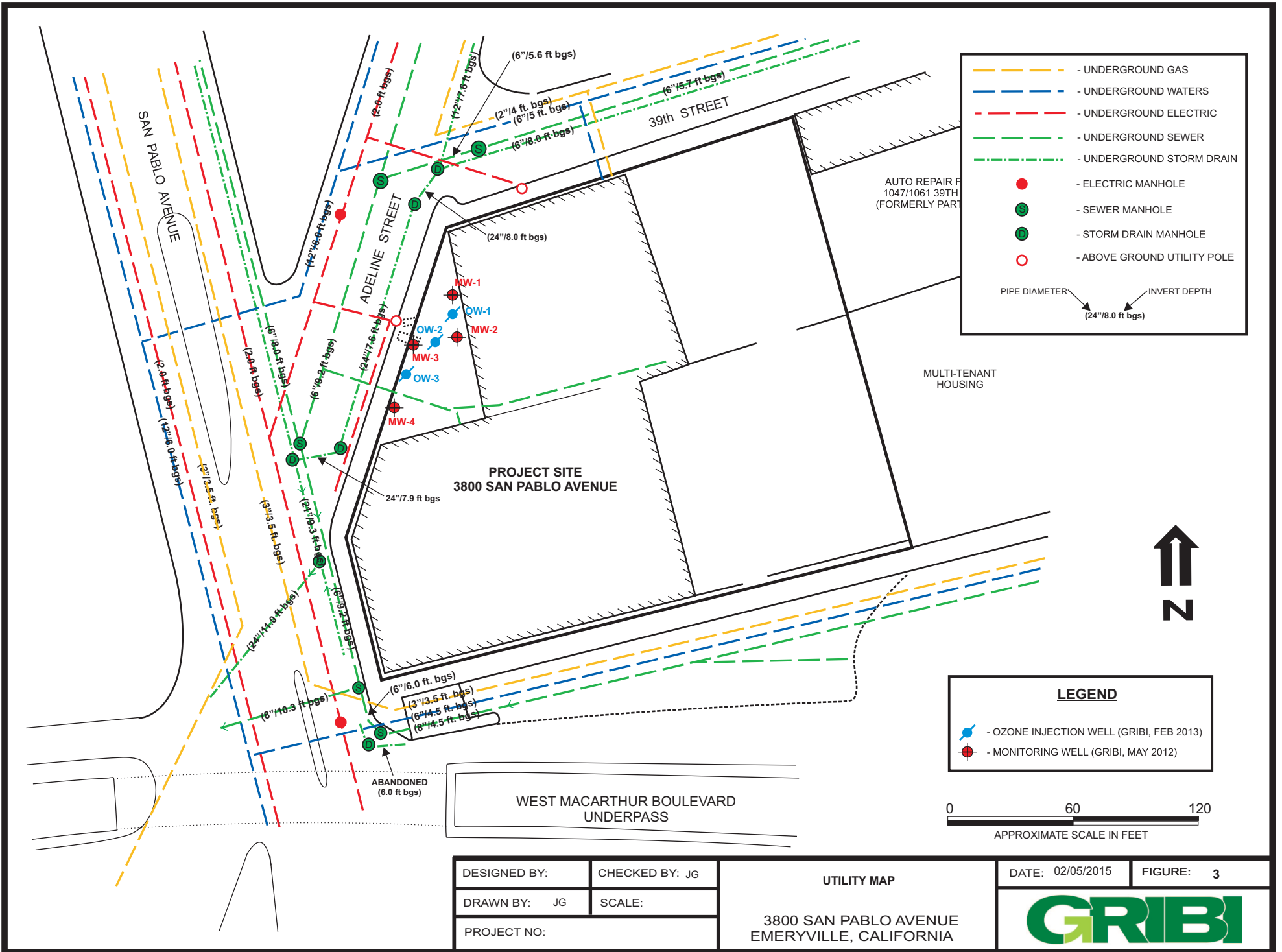
LEGEND	
	- OZONE INJECTION WELL (GRIBI, FEB 2013)
	- MONITORING WELL (GRIBI, MAY 2012)

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

SITE PLAN

3800 SAN PABLO AVENUE
EMERYVILLE, CALIFORNIA

DATE: 02/05/2015	FIGURE: 2

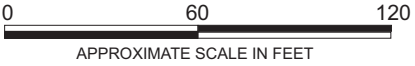


	- UNDERGROUND GAS
	- UNDERGROUND WATERS
	- UNDERGROUND ELECTRIC
	- UNDERGROUND SEWER
	- UNDERGROUND STORM DRAIN
	- ELECTRIC MANHOLE
	- SEWER MANHOLE
	- STORM DRAIN MANHOLE
	- ABOVE GROUND UTILITY POLE

PIPE DIAMETER INVERT DEPTH

LEGEND

- OZONE INJECTION WELL (GRIBI, FEB 2013)
- MONITORING WELL (GRIBI, MAY 2012)



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

UTILITY MAP

3800 SAN PABLO AVENUE
EMERYVILLE, CALIFORNIA

DATE: 02/05/2015 FIGURE: 3

APPENDIX B
KLEINFELDER WELL SURVEY

NORTHERN REGION
2440 Main Street
Red Bluff, CA 96080
(530) 529-7300
(530) 529-7322 (Fax)

NORTH CENTRAL REGION
3500 Industrial Blvd.
West Sacramento, CA 95691
(916) 376-9612
(916) 376-9676 (Fax)

SOUTH CENTRAL REGION
3374 E. Shields Ave Ste A7
Fresno, CA 93726
(559) 230-3300
(559) 230-3301 (Fax)

SOUTHERN REGION
770 Fairmont Avenue
Glendale, CA 91203
(818) 500-1645 ext. 233
(818) 543-4604 (Fax)

**WELL COMPLETION REPORT RELEASE REQUEST AND CONFIDENTIALITY AGREEMENT
REGULATORY-RELATED ENVIRONMENTAL CLEANUP STUDY**

Well Completion Reports associated with wells located within two miles of an area affected or potentially affected by a known unauthorized release of a contaminant will be made available upon request to any person performing an environmental cleanup study associated with the unauthorized release, if the study is conducted pursuant to a regulatory agency order (Water Code Section 13752).

Requests must be made on the form below, signed and submitted to the appropriate DWR District Office. Please provide the township, range, and section of the property where the study is to be conducted. Attach a map or a sketch with a north arrow, and provide as much identifying information requested below as possible; additional paper may be attached if necessary.

By signing below, the requester acknowledges and agrees that, in compliance with Section 13752, the information obtained from these reports will be kept confidential and will not be disseminated, published, or made available for inspection by the public. Copies obtained must be stamped **CONFIDENTIAL** and kept in a restricted file accessible only to authorized personnel. These reports must not be used for any purpose other than for the purpose of conducting the environmental cleanup study.

Project Name: Maz Glass County: Alameda
Street Address: 3800 San Pablo Avenue City: Emeryville
Township, Range, and Section: Sec. 22, 23; T1S; R4W Radius: 1,000 feet
(Include entire study area and a map that shows the area of interest.) (maximum 2 miles)

Gribi Associates
Requester's Company

Regulatory Agency Name

James E. Gribi, PG
Requester's Name (please print)

Agency Contact Name (please print)

1090 Adams Street, Suite K
Address

Address

Benicia, CA 94510
City, State, and Zip Code

City, State, and Zip Code

Signature: 

Signature:

Title: Principal / Senior Geologist

Title:

Telephone: (707) 748-7743

Telephone: ()

FAX: (707) 748-7763

FAX: ()

Date: January 30, 2015

Date:

E-mail: jgribi@gribiassociates.com

E-mail:



COUNTY OF ALAMEDA
 PUBLIC WORKS AGENCY
 WATER RESOURCES SECTION
 399 Elmhurst Street, Hayward, CA 94544-1307
 James Yoo PH: (510) 670-6633 FAX: (510) 782-1939
 FOR GENERAL DRILLING PERMIT INFO:
www.acgov.org/pwa/wells

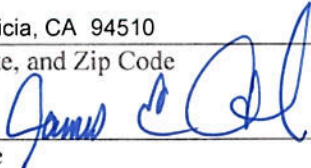
WELL COMPLETION REPORT RELEASE AGREEMENT—AGENCY
 (Government and Regulatory Agencies and their Authorized Agents)

Project No./Site Address 3800 SAN PABLO AVENUE City EMERYVILLE/OAKLAND
 Township, Range, and Section Sec 22,23, Township 1 S, Range 4 W. Radius 1,000 feet
 (Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

- Make a study, or,
- Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped **CONFIDENTIAL** and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

James E. Gribi
 Authorized Agent
1090 Adams Street, Suite K
 Address
Benicia, CA 94510
 City, State, and Zip Code

 Signature
Principal / Senior Geologist
 Title
Telephone () 707-748-7743
Fax () 707-748-7763
January 30, 2015
 Date
jgribi@gribiassociates.com
 E-mail

 Government or Regulatory Agency

 Address

 City, State, and Zip Code

 Signature

 Title

 Telephone () _____

 Fax () _____

 Date

 E-mail

7.0 PREFERENTIAL PATHWAY AND POTENTIAL RECEPTOR SURVEY

The Site is located along the City of Emeryville southern boundary with the City of Oakland. Kleinfelder conducted a preferential pathway survey (Survey) within a 2,000-foot radius of the Site. The survey consisted of obtaining and reviewing well records to identify potential groundwater plume receptors (monitoring, municipal and private water supply wells) and assessing the location of sewer and storm-drain lines that could serve as potential preferential pathways for contaminants in the subsurface.

Well records were obtained from the State of California Department of Water Resources (DWR) and the Alameda County Public Works Agency (ACPW). Storm-drain and sewer line maps for were requested from the City of Emeryville and the City of Oakland. DWR and ACPW records reviewed for this survey included well driller reports, well location sketches/maps, boring logs, and well completion logs for 197 wells in the area.

Plate 8 shows the approximate locations of 23 sites on which wells have been identified within the 2,000-foot search radius. A total of ninety-eight monitoring wells, one cathodic well, and one industrial well, were identified within the 2,000 foot radius. Copies of the Driller's Reports provided by the DWR and the results of the PWA well search are provided as Appendix E.

In 1995 one monitoring well was installed at the Site to a total depth of 25 feet. The well was installed to assess ground water conditions in the vicinity of the UST-HO removed in 1995. The ACEH closed the UST-HO leaking underground storage fuel tank (LUFT) case in a letter dated February 13, 1997. The monitoring well is assumed to have been abandoned, probably during building demolition activities in 2005, because the geophysical survey conducted at the Site in August 2007 did not reveal the presence of the monitoring well.

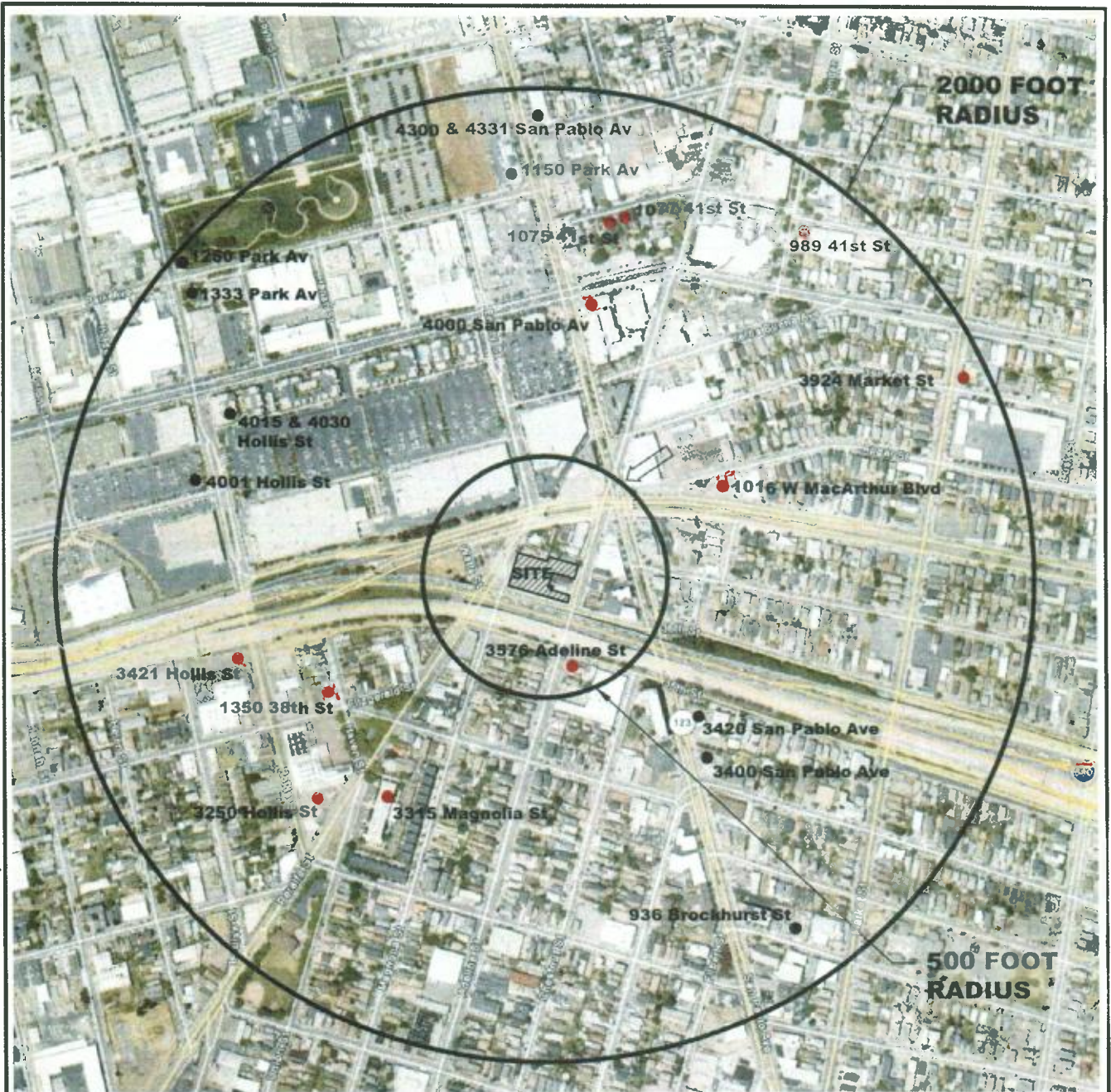
One industrial well and three groundwater monitoring wells are located at 3516 Adeline Street, approximately 300 feet southeast of the Site, in the cross-gradient ground water flow direction. The industrial well was installed in 1936, to a total depth of 97 feet, and the groundwater monitoring wells were installed in 1992 to a depth of 30 feet in association with an ongoing case with the ACEH.

The 120-foot cathodic well located more than 1,600 feet northeast of the Site was installed in 1974 approximately 61 feet east from the intersection of Apgar Street and Market Street. The deepest ground water monitoring well identified within the 2,000 feet radius is a 43 feet deep well located 1,300 feet northwest of the Site at the northwest corner of Yerba Buena and Hollis Streets, up-gradient ground water flow direction from the Site.

The remaining 93 monitoring wells identified within the 2,000 feet radius are located 680 feet or more away from the Site, and range in depth from 17 to 35 feet bgs. Of these 93 wells, seven wells are located in the down-gradient ground water flow direction of the Site; with the closest well located approximately 900 feet to the southwest. The seven down-gradient wells range in depth from 22 to 25 feet bgs. Due to their maximum depth (25 feet bgs), these down-gradient wells are not considered potential deep well conduits.

The sewer and storm-drain maps indicate two sewer lines bordering the east and west sides of the Site running south from the City of Emeryville into the City of Oakland; one sewer line along Adeline Street continuing on Adeline Street in Oakland, and another sewer line running south on San Pablo Avenue that continues running south on Peralta Street in the City of Oakland (Appendix E). Sewer and storm-drain lines also run along 36th Street, with flow towards the west and then south on Peralta. Sewer pipelines under streets down-gradient of the Site have flow lines at elevations lower than the groundwater surface elevation at the Site. Given that petroleum hydrocarbons do not appear to have migrated offsite and the plume is stable and attenuating, these utility lines are not believed to be acting as conduits for offsite migration of chemical of concern.

In summary, given the depth of offsite wells within a 2,000 feet radius and their distance to the Site, as well as the depth to water and the stratigraphy of the area, no apparent potential receptors will likely be impacted by petroleum hydrocarbons from the Site. Likewise, review of the sewer and storm drain lines in the Site's immediate vicinity suggests that, due to the depth of the groundwater table (approximately 20 feet bgs) sewer and storm drain lines are not acting as preferential pathways for contaminants in the subsurface.



REFERENCE: Google Earth Pro, 2009

The information included on this graphic representation has been compiled from a variety of sources and is subject to change without notice. Kleinfelder makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a land survey product nor is it designed or intended as a construction design document. The use or misuse of the information contained on this graphic representation is at the sole risk of the party using or misusing the information.

LEGEND



GROUNDWATER FLOW DIRECTION



WELLS OR GROUP OF WELLS NOT IN GROUNDWATER FLOW DIRECTION



WELLS OR GROUP OF WELLS IN GROUNDWATER FLOW DIRECTION

NOTE: Locations are approximate.



PROJECT NO.	73943
DRAWN:	MAY 2009
DRAWN BY:	JDS
CHECKED BY:	AD
FILE NAME:	
WELL SURVEY.dwg	

2,000 FEET RADIUS WELL SURVEY

FORMER AMBASSADOR LAUNDRY
3601-3623 ADELINE STREET
EMERYVILLE, CALIFORNIA

PLATE

8