INTERNATIONAL GEOLOGIC
ENVIRONMENTAL AND GEOLOGICAL SERVICES

2831 SYLHOWE ROAD, OAKLAND, CALIFORNIA 94602
PHONE (510) 530-8751 FAX (510) 530-8794

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Ms. Susan Hugo
Alameda County Health Services
Environmental Protection (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-9335

February 12, 1999
705-5.traac

Subject: Letter of Transmittal for Monitoring Well Closure Report 705-5, for 1372 Ocean Avenue, Emeryville, California.

Ms. Hugo:

We are pleased to submit the enclosed report outlining the well destruction at the above mentioned property in February 1999

If you have any questions or comments, please contact me at (510) 530-8751. Thank you.

Sincerely,
International Geologic

Steve Bittman

Steve Bittman
Project Manager

cc: Mr. Kevin Graves
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 500
Oakland, California 94612

Mr. Doug Ralston
Plant Insulation Company
1300 64th Street
Emeryville, California 94662

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Groundwater Monitoring Well Closure Report

for
1372 Ocean Avenue
Emeryville, California

Prepared by

INTERNATIONAL GEOLOGIC
2831 Sylhowe Road
Oakland, California 94602

February 12, 1999

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Groundwater Monitoring Well Closure Report

for
1372 Ocean Avenue
Emeryville, California

Site Location: 1372 Ocean Avenue, Emeryville, California. (see site Vicinity Map, Figure 1).

Background: A requirement for a groundwater monitoring well to determine the extent of soil and groundwater contamination related to a former underground diesel storage tank located beneath the property, was set forth in a letter from the Alameda County Health Care Services Agency (ACHCSA) dated July 17, 1997.

On October 11, 1997, boring SB-1 was drilled to a depth of 16 feet bgs in a location about 9 feet in the downgradient direction of the former UST location. Soil samples were collected during drilling, and groundwater monitoring well MW-1 was constructed in the boring. Drilling and monitoring well construction was performed by V & W Drilling of Rio Vista, California. The location of monitoring well MW-1 is shown on Figure 2. A soil log of boring SB-1 and well construction details for well MW-1 are shown on Figure 3. Laboratory results of the soil samples collected during the drilling of SB-1, and cumulative laboratory results of the groundwater sample collected from well MW-1 are presented in Attachment 2 to this letter report.

Oversight Agency: Alameda County Health Care Services Agency (ACHCSA). As part of requirements for conditional site closure, the destruction of well MW-1 has been approved by the ACHCSA.

Date of Well Abandonment: February 1, 1999.

Permit Number: Alameda County Public Works Agency, Water Resources Section-98WR539 (see Attachment 1).

On Site Personnel: Steve Bittman, International Geologic
V&W Drilling, C57 #720904

Method: Well MW-1 was over-drilled to a total depth of approximately 18 feet below the ground surface (bgs), using a truck mounted drill rig using ten-inch diameter hollow stem augers. Neat cement grout was then tremied from the bottom of the hole until cement was visible at the surface. After the grout has set, the upper approximately 2 feet of the boring was backfilled to grade with concrete.

Waste Removal: All soil cuttings and well materials generated by the abandonment process were placed in a DOT-17-E 55-gallon capacity "open top" drum. The drum was temporarily stored on site until it was removed by "Clearwater Environmental Services" of Livermore California, on February 10th 1999.

CERTIFICATION

I certify that the work presented in this report was performed under my supervision. To the best of my knowledge, the data contained herein are true and accurate, and the work was performed in accordance with professional standards.

Steve Bittman 2/12/99

Steve Bittman Date
Project Manager

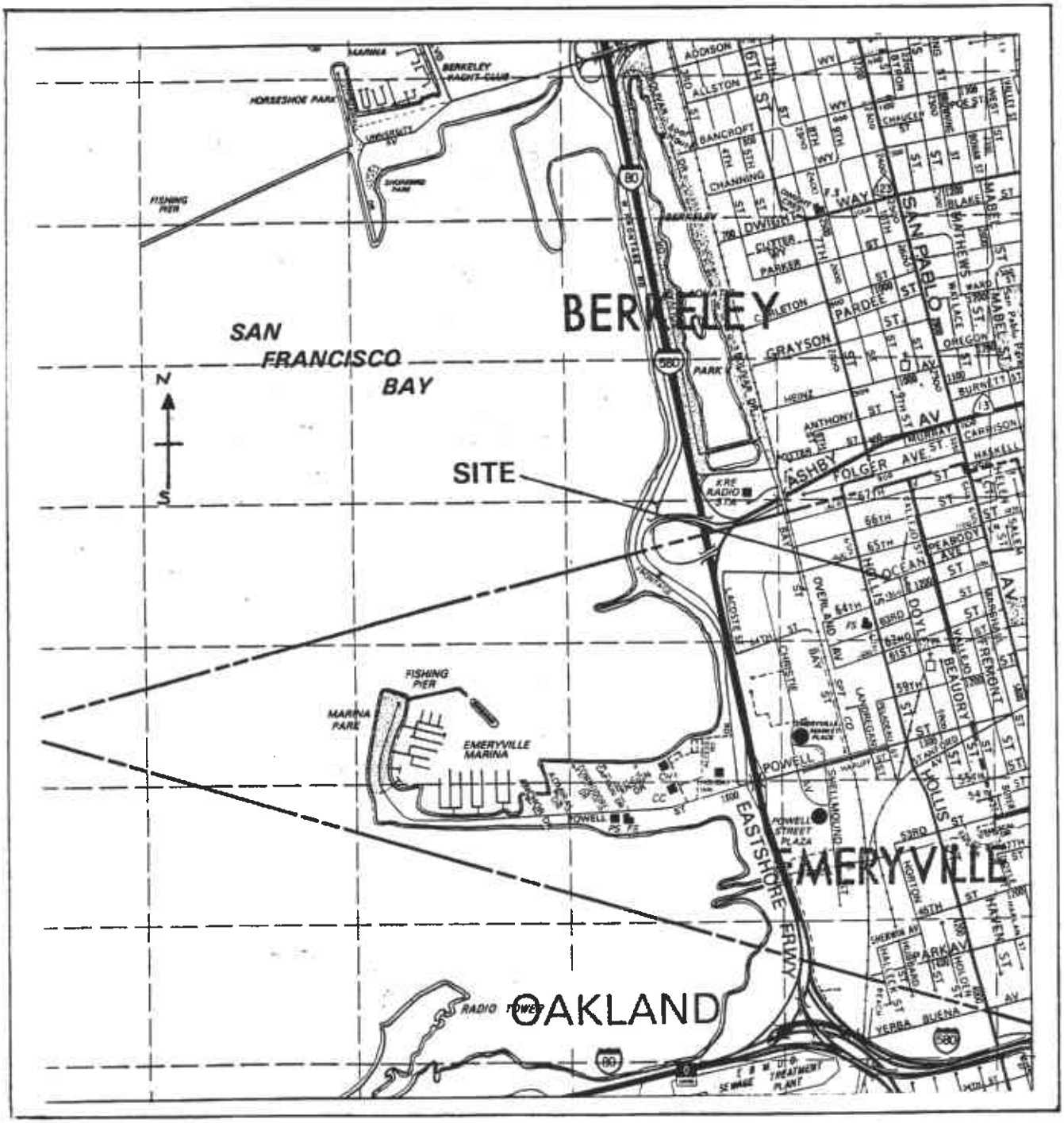
REFERENCES

Alameda County Health Care Services Agency, Department of Environmental Health. Letter to Mr. Frank DeWolfe, Subject: Confirmation of Closure For Ten USTs at RIX Industries, 6460 Hollis Street, Emeryville, California. May 3, 1995.

Alameda County Health Care Services Agency, Department of Environmental Health. Groundwater Monitoring Summary for RIX Industries, 6460 Hollis Street, Emeryville, California. October, 1995.

International Geologic. Letter Report, Subsurface Investigation Related To A Suspected Underground Storage Tank Location, For 1372 Ocean Avenue, Emeryville, California May 7, 1997.

International Geologic. Report, Third Quarter Groundwater Monitoring Report, September 1998, For 1372 Ocean Avenue, Emeryville, California. October 23, 1998.



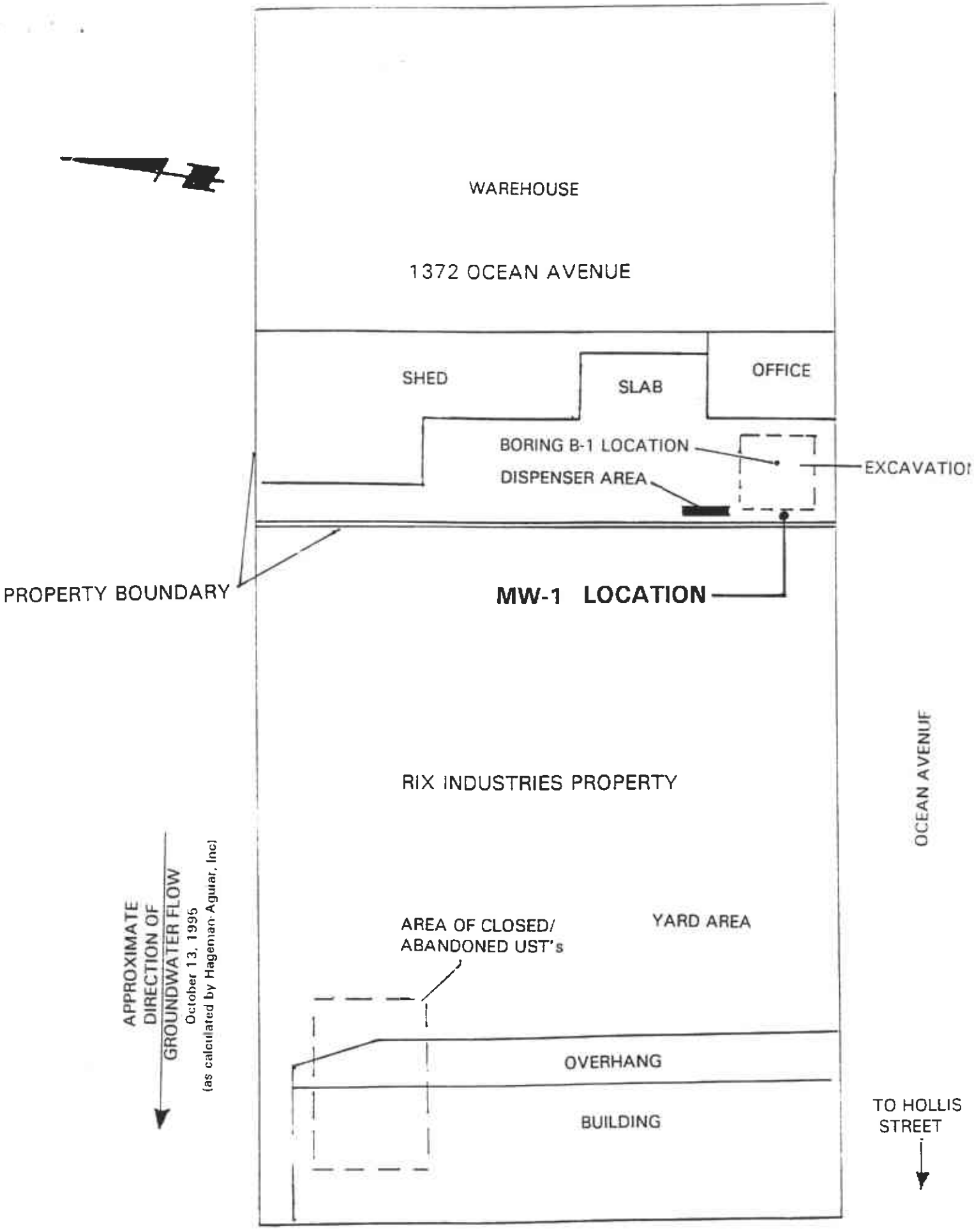
INTERNATIONAL GEOLOGIC Job No. 705-2

1372 Ocean Avenue
Emeryville, California

SITE VICINITY MAP

(Source: Thomas Bros. 1994)

FIGURE 1



INTERNATIONAL GEOLOGIC Job No. 705-2

SITE PLAN/PROJECT AREA MAP

1372 Ocean Avenue
Emeryville, California

APPROXIMATE SCALE: 1 INCH = 25 FEET

FIGURE 2

ATTACHMENT 1

WELL DESTRUCTION PERMIT

ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
951 TURNER COURT, SUITE 300, HAYWARD, CA 94545-2651
PHONE (510) 670-5575 ANDREAS GODFREY FAX (510) 670-5262
(510) 670-5248 ALVIN KAN

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

LOCATION OF PROJECT 1372 OCEAN AVE
EMERYVILLE

California Coordinates Source ____ ft. Accuracy ± ____ ft.
CCX ____ ft. CCE ____ ft.
APN ____

CLIENT
Name Plant Insulation Co.
Address 1300 64th St Phone 510-654-7363
City Emeryville CA Zip 94662

APPLICANT
Name International Geologic
Fax 510 530-8284
Address 2831 Sythouse Rd Phone 530-8751
City Oakland CA Zip 94602

TYPE OF PROJECT

Well Construction		Geotechnical Investigation	
Cathodic Protection	☐	General	☐
Water Supply	☐	Contamination	☐
Monitoring	☐	Well Destruction	☒

PROPOSED WATER SUPPLY WELL USE

New Domestic	☐	Replacement Domestic	☐
Municipal	☐	Irrigation	☐
Industrial	☐	Other N/A	☐

DRILLING METHOD: ~~Pressure Grout~~ OVERDRILL

Mud Rotary	☐	Air Rotary	☐	Auger	☐
Cable	☐	Other	☐		

DRILLER'S LICENSE NO. C57 658781

WELL PROJECTS
Drill Hole Diameter 8 in. Maximum
Casing Diameter 2" in. Depth 16± ft.
Surface Seal Depth 5± ft. Number ____

Current well (MW-1) info

GEOTECHNICAL PROJECTS
Number of Borings ____ Maximum
Hole Diameter ____ in. Depth ____ ft.

ESTIMATED STARTING DATE 12/22/98
ESTIMATED COMPLETION DATE 12/22/98

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE Steve Bellman DATE 12/15/98

FOR OFFICE USE

PERMIT NUMBER 98WR539
WELL NUMBER ____
APN ____

PERMIT CONDITIONS

Circled Permit Requirements Apply

(A.) GENERAL
1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
(2.) Submit to ACPWA within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well projects, or drilling logs and location sketch for geotechnical projects.
(3.) Permit is void if project not begun within 90 days of approval date.

B. WATER SUPPLY WELLS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

D. GEOTECHNICAL
Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings.

E. CATHODIC
Fill hole above anode zone with concrete placed by tremie.

(F.) WELL DESTRUCTION
See attached.

G. SPECIAL CONDITIONS

APPROVED [signature] DATE 12/21/98

ATTACHMENT 2

PREVIOUS LABORATORY ANALYTICAL RESULTS
BORING SB-1
WELL MW-1

RESULTS OF LABORATORY ANALYSES OF SOIL SAMPLES
BORING SB-1
1372 Ocean Avenue
Emeryville, California

Compound	Sample No. S-5.5-SB-1	Sample No. S-7-SB-1	Sample No. S-11.5-SB-1
TPHg	180 [j]	<1.0	<1.0
TPHd	500 [c,g,b]	3.6 [g]	<1.0
MTBE	<0.05	<0.05	<0.05
Benzene	<0.005	<0.005	<0.005
Toluene	0.35	<0.005	<0.005
Ethylbenzene	0.52	<0.005	<0.005
Xylenes	1.4	<0.005	<0.005

Results expressed in parts per million (ppm).

TPHg: Total petroleum hydrocarbons as gasoline.
TPHd: Total petroleum hydrocarbons as diesel.
MTBE: Methyl-Tertiary-Butyl-Ether.
b: Diesel range compounds are significant; no recognizable pattern.
c: Aged diesel (?) is significant.
g: Oil range compounds are significant.
j: No recognizable pattern.

S-5.5-SB-1
└── Boring Number
└── Sample Depth (Feet Below Ground Surface)
Soil

CUMULATIVE RESULTS OF LABORATORY ANALYSES OF GROUNDWATER SAMPLES COLLECTED FROM MW-1

1372 Ocean Avenue
Emeryville, California

Compound	Sample Date 10/19/97	Sample Date 3/6/98	Sample Date 6/21/98	**Sample Date 9/18/98**
TPHg	<50	57 [a]	65 [ad]	**<50**
TPHd	120 [b]	120 [b]	180 [cd]	**82** [b]
MTBE	<5.0	<5.0	7.1	**<5.0**
Benzene	<0.5	<0.5	<0.5	**<0.5**
Toluene	<0.5	<0.5	<0.5	**<0.5**
Ethylbenzene	<0.5	<0.5	<0.5	**<0.5**
Xylenes	<0.5	<0.5	<0.5	**<0.5**
1,1- Dichloroethene	0.57	<3.0	<2.0	**<3**
cis 1,2-Dichloroethene	12	16	17	**17** mcl = 6
trans 1,2-Dichloroethene	2.2	<3.0	2.1	**<3**
Tetrachloroethene	6.0	<3.0	<3.0	**<3**
Trichloroethene	41	82	78	**86** mcl=5
Trichlorflouromethane	2.5	3.8	<2.0	**<3**
Vinyl Chloride	1.1	3.0	2.2	**3.4** mcl=0.5

Results expressed in parts per billion (ppb).

TPHg: Total petroleum hydrocarbons as gasoline.
TPHd: Total petroleum hydrocarbons as diesel.
MTBE: Methyl-Tertiary-Butyl-Ether.
a: One to a few isolated peaks present
b: Diesel range compounds are significant; no recognizable pattern.
c: Oil range compounds are significant.
d: Liquid sample that contains approx. 5% sediment.

5 ft bgs (dtw)