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By Alameda County Environmental Health 10:03 am, Nov 07, 2011

I declare under penalty of perjury that the information and/or recommendations contained in the attached report are true and correct to the best of my knowledge.



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Amanda Kobler  
1550 Park LLC  
2323 Magnolia Street, Suite 2  
Oakland, California 94607

Alameda County Case RO0003069  
Geotracker Global ID T100002519

# MONITORING WELL ABANDONMENT REPORT

1550 PARK AVENUE  
EMERYVILLE, CALIFORNIA



**Prepared for:**  
1550 PARK LLC  
2323 Magnolia Street, Suite 2  
Oakland, California 94607



A d a n t a

**Prepared by:**  
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Napa, CA 94559


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November 1, 2017  
Project: A1293-4

**MONITORING WELL ABANDONMENT REPORT**


1550 Park Avenue  
Emeryville, California

Project: A1293-4  
Date: November 1, 2017



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Nicholas A. Patz  
Project Manager



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Dan Baden, PG, CEG  
Senior Geologist



A d a n t a

Native American woman-owned  
DOT-Certified SDBE / DBE / 8(a)

828 School Street  
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## **1.0 INTRODUCTION**

One groundwater monitoring well was constructed at the Property in response to a former assessment of a leaking underground storage tank (UST). As a function of regulatory closure for the Property, proper destruction of the monitoring well is required. This document reports on the appropriate destruction of monitoring well MW-1, based on Alameda County Public Works Agency (ACPWA) criteria and under oversight of ACPWA personnel.

### **1.1 PROPERTY DESCRIPTION**

The Property is located at 1550 Park Avenue, Emeryville, California, at the northwest corner of the intersection of Park Avenue and Halleck Street. The Property encompasses approximately 0.49 acres of land area. It is currently developed with one two-story brick building with a concrete foundation, and one corrugated metal maintenance building with a concrete foundation (refer to Figure 2 - Property Map). Most of the outside areas of the Property are concrete paved. The main building was apparently constructed in segments but completed, as it is today, prior to 1946. Historically the Property has been in various commercial uses, such as a oxygen supply company, furniture manufacturing company, and refrigeration supply company. Tenant improvements in the 1970s included construction of a residential apartment on the second floor of the building.

MW-1 is located adjacent to a raised concrete landscaping bed slightly north of Park Avenue near the west boundary of the Property. The well was constructed using a 6-inch diameter hollow-stem auger that drilled a boring to 7.5 feet below surface. A pre-packed 1 ½-inch diameter PVC well was inserted into the bore hole. The bottom five feet of the PVC material was machine slotted.

### **1.2 REGULATORY CASE BACKGROUND**

P&D conducted the removal of the UST under the sidewalk of Park Street on the south side of the Property in 2010. P&D estimated the UST to have a 1,500-gallon capacity. Removal was conducted for the City of Emeryville. P&D reported that the UST was filled almost entirely with water and a layer of “floating black, viscous fluid that exhibited a strong oily odor.” Seven hundred gallons of oily water was pumped from the tank and properly disposed. Due to rains during removal an additional 1,375 gallons of water was pumped from the UST and adjacent excavated area prior to UST removal. Soil around the UST was reported to be a “discolored blue-grey.” Volatiles were not detected in the soil samples collected from the bottom of the



excavation, however total petroleum hydrocabons as diesel (TPHd) was detected in confirmation samples as high as 830 milligrams per kilogram (mg/kg).

ERRG conducted a Soil and Groundwater Investigation Report for Apex Refrigeration in 2013. ERRG advanced four soil borings to a total depth of 10 feet, collecting two soil samples in each boring, and one grab groundwater sample in each boring. This work was conducted to investigate subsurface conditions in the area of the former UST located under the sidewalk of Park Avenue adjacent to the south of the Property. TPHg, TPHd, and TPHmo were all detected in soil concentrations above their respective ESL. The volatile constituents of gasoline (BTEX) and MTBE were not detected above method reporting limits. Groundwater samples were also reported to have concentrations of TPHg, TPHd, and TPHmo considerably higher than the residential use ESL. None of the soil boring locations were inside the building, the soil borings surrounded the former UST in the sidewalk and street of Park Street.

Between March 2013 and December 2014, a series of subsurface investigations were conducted in the vicinity of the former UST in an attempt to define the extent of contamination. Thirteen soil borings were advanced and one groundwater monitoring well (MW-1) was installed. This fuel leak case has been evaluated for closure consistent with the California Water Resources Control Board, Low-Threat Underground Storage Tank Closure Policy (LTCP), by the Alameda County Environmental Health Department (ACEH). Due to known residual contamination, closure will be under a commercial land use scenario. A Site Management Plan (SMP) has been generated to address potential contaminants of concern should excavation or construction activities occur in the area of known residual contamination.

Upon completion of this report it is our understanding that Case Closure will be granted for the current commercial land use.



## **2.0 SCOPE OF WORK**

The entire scope of work for this project was to abandon a single monitoring well that was present on the Property. The monitoring well was abandoned using the guidelines established by ACPWA as the final instrument in a regulatory closure as directed by ACEH.

### **2.1 PRIOR TO MONITORING WELL ABANDONMENT**

Adanta, Inc. marked an approximate four-foot square around the monitoring well, on the surface of the sidewalk with white paint prior to calling Underground Services Alert (USA), which then notified its database of companies that might have utilities in the area. No utilities were determined to be in the marked area of the monitoring well.

A Water Resources Well Permit (#W2017-0761) was obtained from Alameda County Public Works Agency more than 10 days prior to conducting field work.

Gregg Drilling of Martinez, California was subcontracted to abandon the monitoring well. Gregg Drilling maintains a C-57 contractor's license #485165 with the State of California.

### **2.2 MONITORING WELL ABANDONMENT**

MW-1 was located near the northwest corner of the Property in a sidewalk area close to a raised planter bed. Adanta arrived onsite at 6:15 am to cordon off the work area and to deter others from blocking the work zone. Gregg Drilling arrived onsite at 7:00 am with a limited access hollow stem auger drill rig.

Gregg Drilling used a jack hammer powered by a generator to remove the concrete around the well box, exposing the PVC well casing. The concrete and well box were placed in a 55-gallon DOT-approved steel drum. The upper two feet of well casing was removed by hand. Gregg Drilling then advanced an 8-inch diameter auger to a depth of about eight feet below surface. PVC well materials, packing materials, and excess soil were brought to the surface by the auger. These materials were placed in the 55-gallon DOT-approved steel drum for later disposal.

The Public Works Agency inspector, Eneyew Amberber arrived at the Property at approximately 9:15, and Gregg Drilling commenced grouting the well. Initially the plug was removed from the tip of the auger and a Portland cement mixture was inserted into the bottom of the hole using a 5-gallon bucket. The auger was removed from the hole, and the remainder of the grout was poured into the hole until it was approximately 18 inches from ground surface. Dry Portland cement was used to cover the grout, and the remaining space of the hole was filled with a sidewalk-grade concrete mixture. Mr. Amberber approved the grouting of the hole. The surrounding area was cleaned prior to leaving the Property.

Refer to photographs attached to the back of the report.

### **2.3 INVESTIGATIVE DERIVED WASTE**

One 55-gallon drum was used to contain the waste concrete, well material, and a limited amount of soil over excavated from the well. The drum was then sealed and labeled for removal. The drum was moved to a location near the fence of the Property near the west boundary, until it was removed by Cal-West Environmental on November 1, 2017.





### **3.0 LIMITATIONS**

The monitoring well abandonment was conducted according to industry standards and guidelines established by Alameda County Public Works Agency. No assessment or remediation activities were conducted during this project.



**PHOTOGRAPHS**



Photograph 1 – Limited access rig in position to begin well abandonment.



Photograph 2 – Using jack hammer to clear well head from surrounding concrete. Jack hammer is powered by generator in left bottom of photo.





Photograph 3 – Clearing concrete from around well head.



Photograph 4 – Using 8-inch diameter auger to drill out well material.





Photograph 5 – Close-up of drilling out well material.



Photograph 6 - Pouring grout into auger to reach the bottom of the hole.



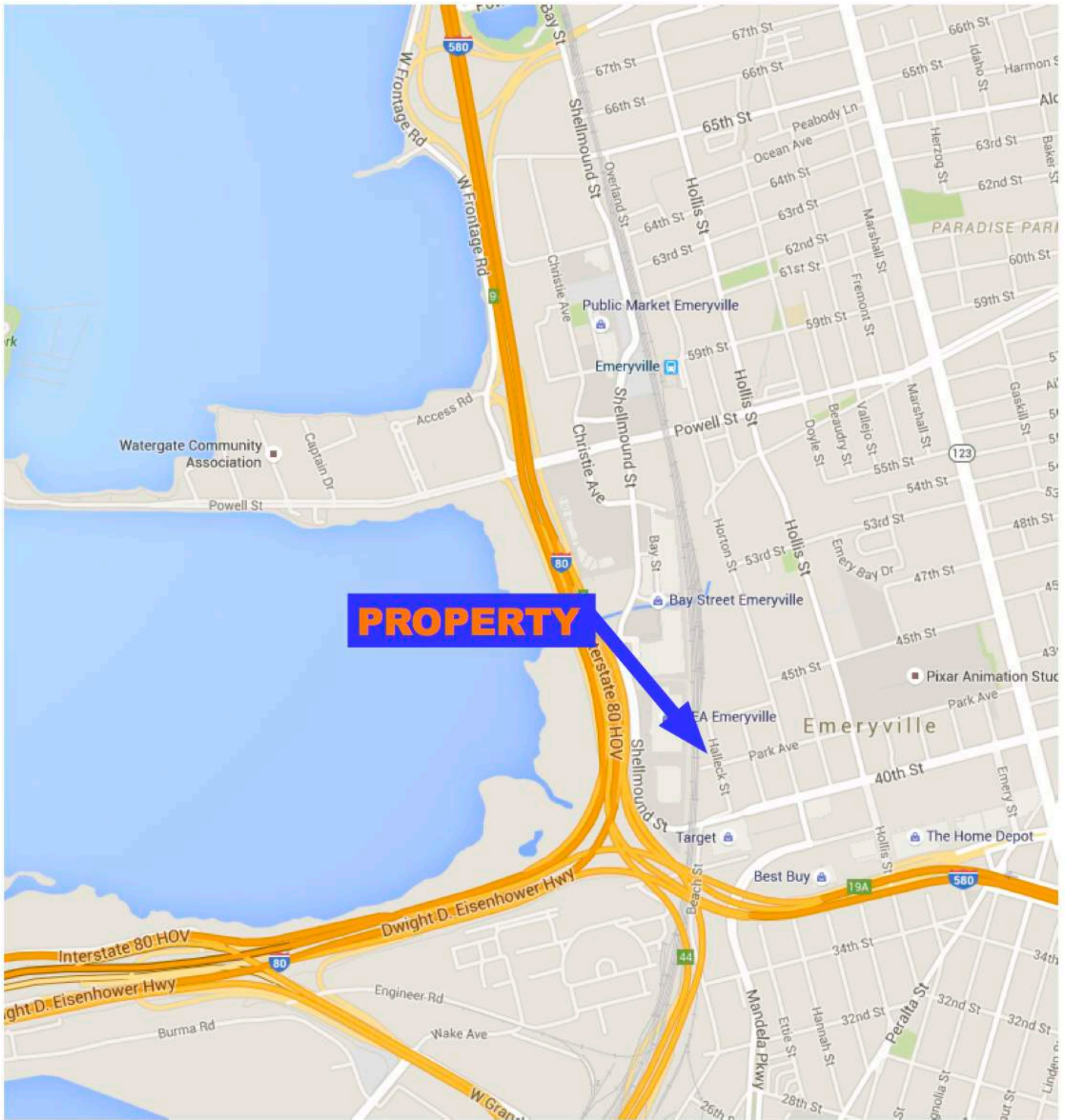


Photograph 7 – Filling in hole with grout.



Photograph 8 – Completed concrete surface over former monitoring well location.

**FIGURES**



Base: Google Maps

 <p>Adanta</p>	<p>1550 Park Avenue Emeryville, California</p> <p>Project A1293-1</p>	<p><b>PROPERTY LOCATION MAP</b></p>	<p><b>FIGURE 1</b></p>
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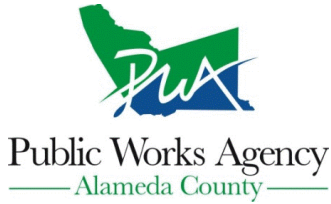
**MONITORING WELL  
LOCATION MAP**

1550 Park Avenue, Emeryville, CA

**FIGURE  
2**

**APPENDIX A**  
**PERMIT**

# Alameda County Public Works Agency - Water Resources Well Permit



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

**Application Approved on: 09/28/2017 By jamesy**

**Permit Numbers: W2017-0761**  
**Permits Valid from 10/10/2017 to 10/10/2017**

**Application Id:** 1506441354825  
**Site Location:** 1550 Park Ave, Emeryville, CA 94608, USA  
**Project Start Date:** 10/10/2017

**City of Project Site:** Emeryville

**Completion Date:** 10/10/2017

**Assigned Inspector:** Contact Eneyew Amberber at (510) 670-5759 or eneyew@acpwa.org

**Applicant:** Adanta, Inc. - Nick Patz  
828 School Street, Napa, CA 94559

**Phone:** 707-208-7077

**Property Owner:** 1550 Park LLC 1550 Park LLC  
2323 Magnolia Street, Suite 2, Oakland, CA 94607

**Phone:** --

**Client:** \*\* same as Property Owner \*\*

**Contact:** Nick Patz

**Phone:** --

**Cell:** --

<b>Receipt Number: WR2017-0458</b>	<b>Total Due:</b>	\$397.00
<b>Payer Name : Nicholas Patz</b>	<b>Total Amount Paid:</b>	\$397.00
	Paid By: VISA	<b>PAID IN FULL</b>

**Works Requesting Permits:**

Well Destruction-Monitoring - 1 Wells

Driller: Gregg Drilling - Lic #: 485165 - Method: press

**Work Total: \$397.00**

**Specifications**

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2017-0761	09/28/2017	01/08/2018	MW-1	6.00 in.	2.00 in.	2.00 ft	7.50 ft			

**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 30 days. Include permit number and site map.

4. Applicant shall submit the copies of the approved encroachment permit to this office within 10 days.

## Alameda County Public Works Agency - Water Resources Well Permit

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(s) by overdrilling the upper 5ft. below ground surface (bgs) and then tremie grouting with neat cement. 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 by approved encroachment permit concrete material and asphalt material by Caltrans Spec or County/City Codes.
  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.
  10. Electronic Reporting Regulations (Chapter 30, Division 3 of Title 23 & Division 3 of Title 27, CCR) require electronic submission of any report or data required by a regulatory agency from a cleanup site. Submission dates are set by a Regional Water Board or by a regulatory agency. Once a report/data is successfully uploaded, as required, you have met the reporting requirement (i.e. the compliance measure for electronic submittals is the actual upload itself). The upload date should be on or prior to the regulatory due date.
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