



December 3, 2014

DEC 08 2014

Environmental Health

Mr. Martin Musonge  
San Francisco Bay Regional Water Quality Control Board  
1515 Clay Street, Suite 1400  
Oakland, California 94607

ACER LOP RO ~~00000001~~

May 31, 2014 water board closure

ID # T 06 00 / 00 250

site Dan's Auto Repair

**Subject: Monitoring Well Destruction Report**  
2801 MacArthur Boulevard  
Oakland, California 94602  
RWQCB Case No. 01-0268; USTCF Claim # 23

Dear Mr. Musonge:

On behalf of the APA Fund, LTD. (APA) Sierra West Consultants, Inc. (Sierra West) is pleased to submit this *Monitoring Well Destruction Report* for the underground storage tank (UST) site located at 2801 MacArthur Boulevard, Oakland, California (Site). The Site Location Map is included as **Figure 1**, and the locations of former and current site features are shown on **Figure 2**.

In the letter dated May 31, 2014, the San Francisco Bay Regional Water Quality Control Board (RWQCB) issued the *Notice of Intent to Issue a No Further Action Letter*. The RWQCB determined that the Site complies with the State Water Resource Control Board (SWRCB)'s Low-Threat UST Case Closure Policy (Low-Threat Policy), and Site closure is appropriate. A 60-day public comment period was observed from May 31 through July 31, 2014. No public comments were received during this period, and on August 21, 2014 the RWQCB issued a directive to destroy all wells and remove all investigation derived wastes from the Site. Sierra West submitted the *Work Plan for Well Destruction* on September 10, 2014.

Site wells were destroyed on October 27 and 28, 2014. Well destruction activities are discussed herein, including: pre-field activities, well destructions, and waste characterization and disposal.

**Pre-Field Activities**

Well destruction permits were obtained from the Alameda County Public Works Agency (ACPWA). An excavation permit was obtained from the City of Oakland Planning and Building Department. Monitoring wells M-5 and M-6 were in the public right-of-way, and therefore obstruction and excavation permits were also obtained from the City of Oakland. "No Parking" signs were placed near the parking lane where M-5 and M-6 were located, 72 hours prior to any site activities. At least 48 hours prior to conducting the field work, Underground Service Alert (USA) was notified to schedule regulatory and utility inspections. Copies of the permits are included as **Attachment 1**.

The existing Site Health and Safety Plan was modified to include the proposed scope of work. All Well Abandonment, Inc. (AWA), a C-57 licensed drilling contractor, prepared an independent health and safety plan prior to performing the work.



In 2001, following the overexcavation of soils near the former USTs, groundwater monitoring well M-2 was believed to have been paved over. Cruz Brothers Locators, Inc. (Cruz Brothers), a private utility locating contractor, was contracted to locate M-2 so that it could be properly destroyed with the other Site wells.

### **Well Destruction**

Wells M-1, M-2, M-4, M-5, M-6, P-1, and P-2 were destroyed in accordance with *State of California Department of Water Resources Water Well Standards: Alameda County, Bulletin No. 74-2* and *Alameda County General Ordinance Code Title 6, Chapter 88, Water Wells*. Former well locations are shown on **Figure 2**, and well construction details are summarized in **Table 1**.

Wells M-1, M-4, M-5, M-6, P-1, and P-2 were destroyed by pressure grouting. Prior to pressure grouting, a water level meter was used to measure the depth to water and verify the total depth of each well. Depth to water measurements are shown in **Table 1**. Each well was then filled with neat cement grout using tremie methods throughout the entire depth of the well. After filling each well with grout, pressure was applied at a minimum of 25 pounds per square inch for approximately 5 minutes to ensure that the filter pack had been adequately sealed. After pressure grouting, well boxes and casings were removed and the surfaces of M-1, M-4, P-1, and P-2 were backfilled with neat cement and dyed to match surrounding surface conditions. M-5 and M-6 were completed with temporary cement caps.

When Cruz Brothers attempted to locate M-2, no significant traces of a metal well cover were found. However, a surface patch was noticed in the vicinity of where M-2 was supposed to be located. AWA drilled over the patch and exposed a column of hardened cement. It appeared that M-2 was destroyed by overdrilling during previous field activities, but its destruction was not properly documented. The ACPWA inspector visually observed the former M-2 location, concurred that the well was previously destroyed, and concluded that no further action was required for M-2. The excavation was filled with neat cement and dyed to match existing surface conditions.

On November 17, 2014, 30-inch square areas were sawcut around the cement caps at M-5 and M-6. The squares were cut to a depth of approximately four (4) inches and the asphalt was removed and disposed of as non-hazardous construction debris. The removed portion was resurfaced with hot mix asphalt (HMA) and compacted to match surface conditions, consistent with City of Oakland requirements. A city inspector visited the site during the work and verbally approved the HMA patchwork.

Following destruction of the monitoring wells, State of California Department of Water Resources (DWR) Well Completion Reports were prepared and submitted to the ACPWA Water Resources Section for approval. Copies of the DWR Well Completion Reports are included as **Attachment 2**.

### **Waste Characterization and Disposal**


No soil or groundwater was generated during the well destructions. Well boxes, asphalt, and concrete aprons were disposed of in accordance with State and local requirements.

**Conclusion**


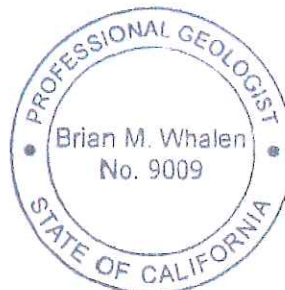
Wells associated with the Site have been destroyed, and all investigation derived wastes have been removed and disposed of. As such, Site closure activities are complete and regulatory closure is now appropriate. A letter of closure and no further action required (NFAR) is requested for the Site.

Sierra West appreciates this opportunity to provide environmental services at the 2801 MacArthur Boulevard Site. If you have any questions regarding this report, please contact Jeff Bensch or Brian Whalen at (916) 863-3220.

Sincerely,  
**Sierra West Consultants, Inc.**



Jeffrey C. Bensch, P.E.  
Principal Engineer



Brian Whalen, P.G.  
Project Geologist

Cc: Ms. Aniko Molnar, APA Fund  
Mr. Nicholas Molnar, APA Fund  
Mr. Raymond Yu, Property Owner  
Ms. Barbara Jakub, Alameda County Environmental Health

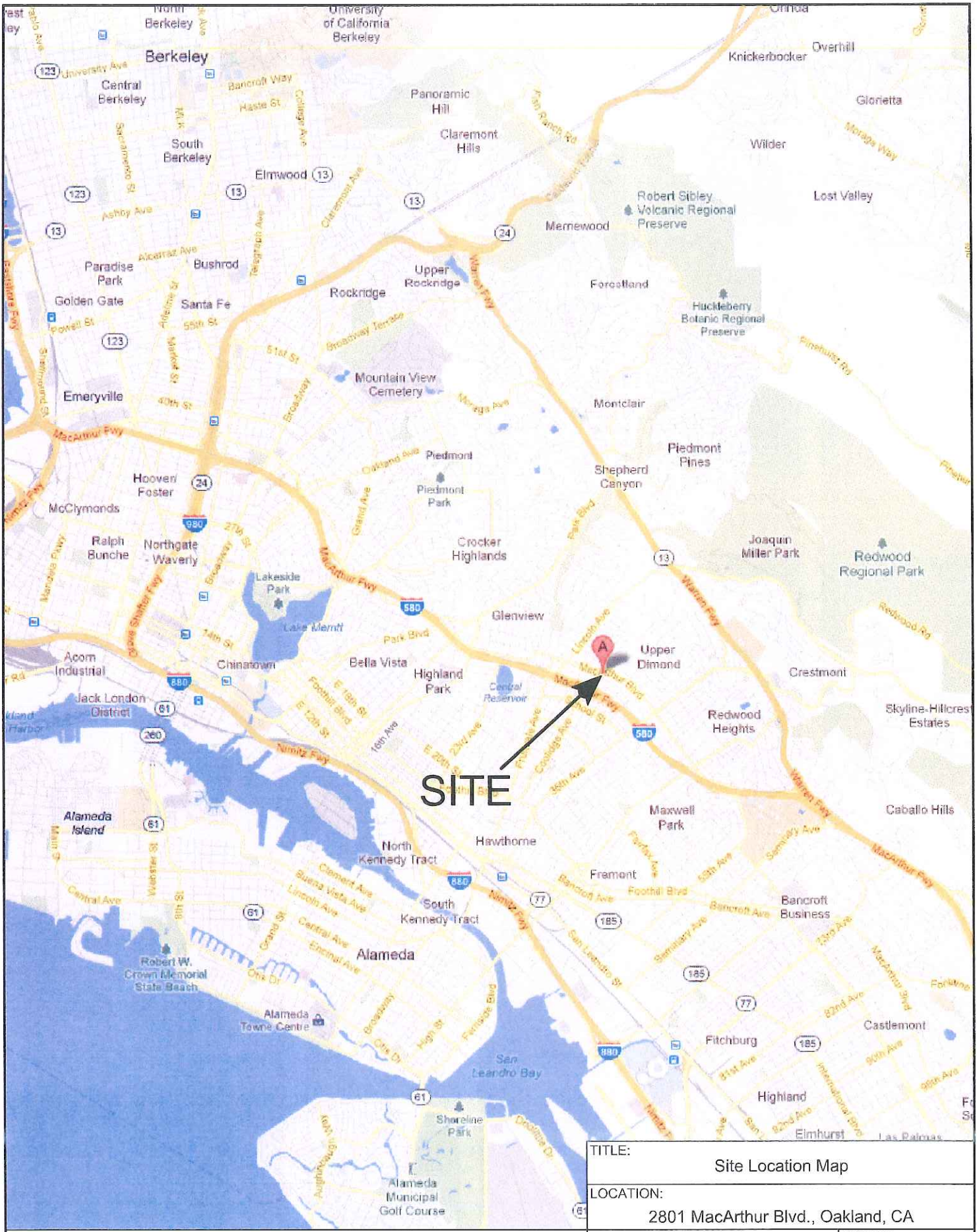
Figures:  
Figure 1 – Site Location Map  
Figure 2 – Site Plan

Tables:  
Table 1 – Well Construction Details

Attachments:  
Attachment 1 – Permit Copies  
Attachment 2 – DWR Well Completion Reports

## Figures





**SITE**

TITLE:	Site Location Map
LOCATION:	2801 MacArthur Blvd., Oakland, CA



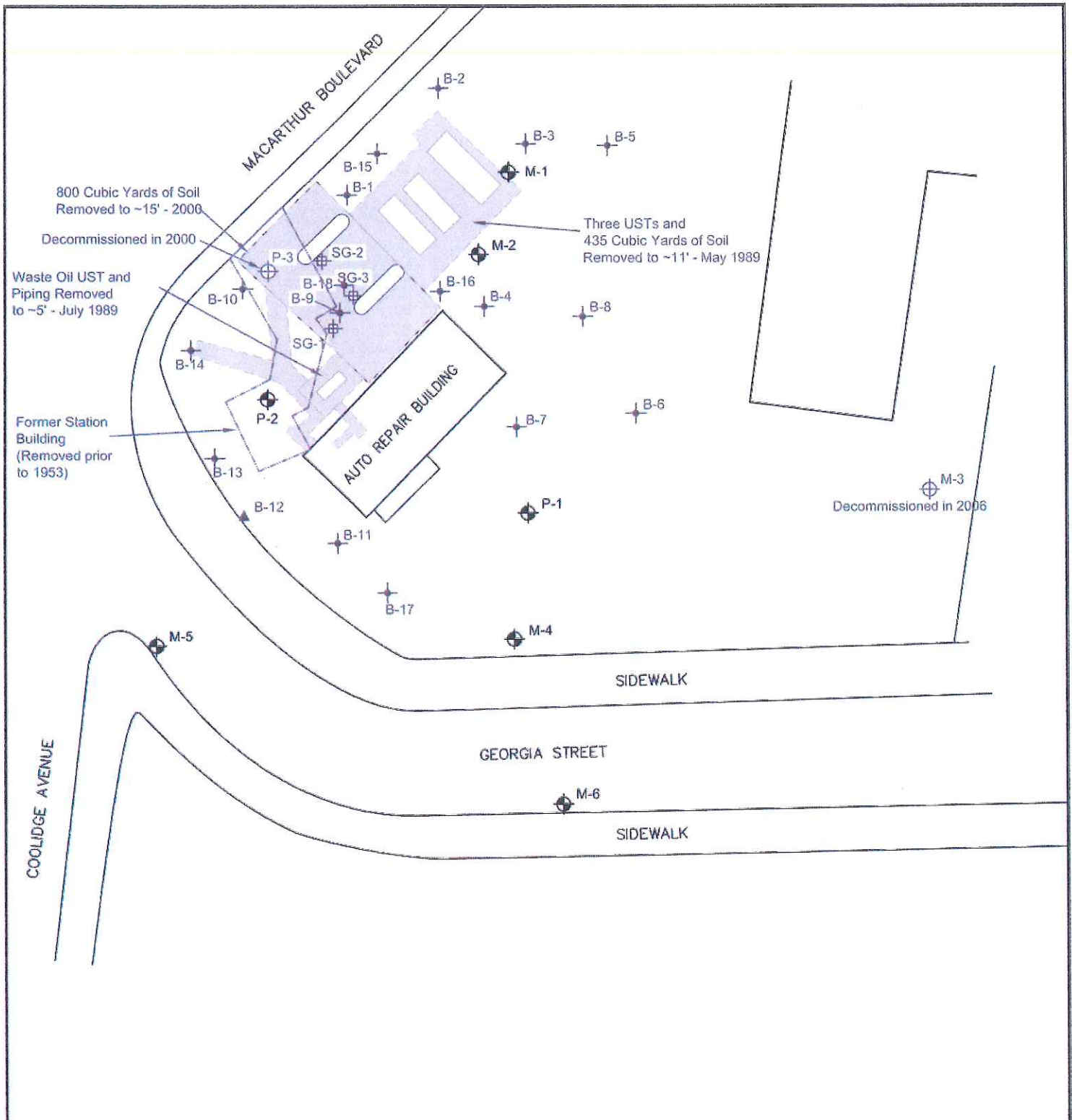
SCALE 1" = 1 mile  
(Scale is approximate)






FIGURE:  
1

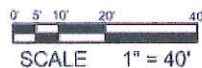
Source: Google Maps, 2012





**Legend:**

-  Monitoring Well
-  Soil Boring
-  Soil Vapor and Soil Sampling Location
-  Previously Excavated Area



**Notes:**

- 1) Site Plan based on Subsurface Consultants, inc. Plate 3 dated 08/99.

TITLE:	Site Plan
LOCATION:	2801 MacArthur Blvd., Oakland, CA
FIGURE:	2



---

## Tables

**Table 1**  
**Well Construction Details**  
 2801 MacArthur Boulevard, Oakland, CA

Well ID	Casing Material	Nominal Well Casing Size	Borehole Diameter (inches)	Casing Depth (feet)	Filter Pack Interval		Depth to Groundwater <sup>1</sup> (feet)	Estimated Volume of Grout for Pressure Grouting <sup>2</sup> (gallons)
					Top	Bottom		
M-1	SCH40 PVC	2in SCH40	8	45.9	32.5	45.9	36.2	38.0
M-2	SCH40 PVC	2in SCH40	8	45.0	32.8	45.0	-	37.0
M-4	SCH40 PVC	2in SCH40	8	45.0	31.0	45.0	36.3	38.2
M-5	SCH40 PVC	2in SCH40	8	38.0	17.0	38.0	34.9	42.0
M-6	SCH40 PVC	2in SCH40	8	47.0	26.0	47.0	40.0	43.6
P-1	SCH40 PVC	2in SCH40	8	38.8	27.5	38.8	36.0	35.2
P-2	SCH40 PVC	2in SCH40	8	42.4	29.0	42.4	33.7	37.4

1 = Depth to water measured on October 27, 2014

2 = Porosity of poorly graded sand typically ranges from 0.2 to 0.4. An average value of 0.3 was used for filter pack porosity in estimating the annular volume.



---

**Attachment 1**  
**Permit Copies**

# 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: 10/21/2014 By jamesy**

**Permit Numbers: W2014-0954 to W2014-0960**  
**Permits Valid from 10/27/2014 to 10/31/2014**

**Application Id:** 1413244819671  
**Site Location:** 2801 MacArthur Boulevard  
**Project Start Date:** 10/27/2014  
**Assigned Inspector:** Contact Steve Miller at (510) 670-5517 or stevem@acpwa.org

**City of Project Site:**Oakland  
**Completion Date:**10/31/2014

**Applicant:** Sierra West Consultants, Inc. - Brian Whalen  
4227 Sunrise Boulevard, Suite 220, Fair Oaks, CA 95628  
**Property Owner:** Raymond Yu  
PO Box 2707, Oakland, CA 94602  
**Client:** Aniko Molnar  
440 Grand Avenue, Suite 320, Oakland, CA 94610

**Phone:** 916-863-3220  
**Phone:** --  
**Phone:** --

	<b>Receipt Number: WR2014-0420</b>	<b>Total Due:</b>	\$2779.00
	<b>Payer Name : Jeffrey C Bensch</b>	<b>Total Amount Paid:</b>	\$2779.00
		<b>Paid By: VISA</b>	<b>PAID IN FULL</b>

**Works Requesting Permits:**

Well Destruction-Monitoring - 7 Wells  
Driller: All Well Abandonment - Lic #: 848359 - Method: tremi

**Work Total: \$2779.00**

**Specifications**

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2014-0954	10/21/2014	01/25/2015	M-1	8.00 in.	2.00 in.	32.50 ft	45.90 ft	No Records	No Records	No Records
W2014-0955	10/21/2014	01/25/2015	M-2	8.00 in.	2.00 in.	32.80 ft	45.00 ft	No Records	No Records	No Records
W2014-0956	10/21/2014	01/25/2015	M-4	8.00 in.	2.00 in.	31.00 ft	45.00 ft	No Records	No Records	No Records
W2014-0957	10/21/2014	01/25/2015	M-5	8.00 in.	2.00 in.	17.00 ft	38.00 ft	No Records	No Records	No Records
W2014-0958	10/21/2014	01/25/2015	M-6	8.00 in.	2.00 in.	26.00 ft	47.00 ft	No Records	No Records	No Records
W2014-0959	10/21/2014	01/25/2015	P-1	8.00 in.	2.00 in.	27.50 ft	38.80 ft	No Records	No Records	No Records
W2014-0960	10/21/2014	01/25/2015	P-2	8.00 in.	2.00 in.	29.00 ft	42.40 ft	No Records	No Records	No Records

**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.





**JOB SITE**



**CITY OF OAKLAND**

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department  
www.oaklandnet.com

PH: 510-238-3891  
FAX: 510-238-2263  
TDD: 510-238-3254

**Permit No:** OB1401019      **Obstruction**      **Filed Date:** 11/13/2014  
**Job Site:** 2800 GEORGIA ST      **Schedule inspection by calling:** 510-238-3444  
**Parcel No:** 028 091604304  
**District:**  
**Project Description:** Reserve two areas of parking along south side Georgia Street near Coolidge 50' each.  
 Post 72 hours prior.  
 No impact on traffic lane or sidewalk allowed.  
 Abandon two monitoring wells on COOLIDGE & GEORGIA (MW-5; MW-6).  
 Alameda County documentation provided.  
 Permit valid 90 days.  
 Separate Obstruction permit required to reserve/block parking lane.  
 Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.  
 TWO MONITORING WELLS ON COOLIDGE & GEORGIA RECORDED 3/6/95  
**Related Permits:** OB1400922

	<u>Name</u>	<u>Applicant</u>	<u>Address</u>	<u>Phone</u>	<u>License #</u>
<b>Owner:</b>	YU RAYMOND W & GRACE S TRS		2819 MACARTHUR BLVD OAKLAND, CA		
<b>Owner:</b>	YU, RAYMOND W & GRACE S			5301620	
<b>Contractor- Employee:</b>	SIERRA WEST CONSULTANTS INC	X	4227 SUNRISE BLVD SUITE 220 FAIR OAKS, CA	(916) 863-3220	863096

**PERMIT DETAILS: Building/Public Use/Activity/Obstructions**

**Work Information**

Start Date: 11/17/2014	Obstruction Permit Type:	Short Term (Max 14 Days)
End Date: 11/17/2014	Number of Meters (Metered Area):	
	Length Of Obstruction (Unmetered Area):	100

**TOTAL FEES TO BE PAID AT FILING: \$160.65**

Application Fee	\$71.00	Records Management Fee	\$13.30	Short Term Permits	\$69.00
Technology Enhancement Fee	\$7.35				

Plans Checked By \_\_\_\_\_ Date \_\_\_\_\_ Permit Issued By [Signature] Date 11/13  
 Finalized By \_\_\_\_\_ Date \_\_\_\_\_



---

**Attachment 2**  
**DWR Well Completion Reports**

**CONFIDENTIAL**

STATE OF CALIFORNIA DWR  
WELL COMPLETION REPORT  
(WELL LOGS)

**REMOVED**



**CONFIDENTIAL**

STATE OF CALIFORNIA DWR  
WELL COMPLETION REPORT  
(WELL LOGS)

**REMOVED**

**CONFIDENTIAL**

**STATE OF CALIFORNIA DWR  
WELL COMPLETION REPORT  
(WELL LOGS)**

**REMOVED**



**CONFIDENTIAL**

STATE OF CALIFORNIA DWR  
WELL COMPLETION REPORT  
(WELL LOGS)

**REMOVED**

**CONFIDENTIAL**

STATE OF CALIFORNIA DWR  
WELL COMPLETION REPORT  
(WELL LOGS)

**REMOVED**

**CONFIDENTIAL**

STATE OF CALIFORNIA DWR  
WELL COMPLETION REPORT  
(WELL LOGS)

**REMOVED**



**CONFIDENTIAL**

STATE OF CALIFORNIA DWR  
WELL COMPLETION REPORT  
(WELL LOGS)

**REMOVED**