

MONITORING WELL DECOMMISSIONING REPORT

at
SHEEHAN PROPERTY
845 Pacific Avenue
Alameda, California

RECEIVED
11:01 am, Jan 13, 2011
Alameda County
Environmental Health

Prepared for :
Mr. William and Renee Sheehan
1236 Bay Street
Alameda, California

Fuel Leak Case # RO0000081

December 31, 2010

ADVANCED ASSESSMENT AND REMEDIATION SERVICES



1848 Willow Pass Road, Suite 201
Concord, CA 94520
Phone: (925) 451-1999
E-mail: aaars@sbcglobal.net

WILLIAM J. SHEEHAN
1236 Bay Street
Alameda, CA 94501
PHONE: (510) 522-0978 E-MAIL: rgsheehan1236@yahoo.com

December 31, 2010

Mr. Jerry Wickham, PG, CEG, CHG
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94501

Subject: Sheehan Property, Fuel Leak Case No.RO0000081; Geotracker Global ID T0600102127
845 Pacific Avenue, Alameda, CA 94501


Report Title: Monitoring Well Decommissioning Report
at Sheehan Property, 845 Pacific Avenue, Alameda, CA 94501

Report Date: December 31, 2010

Dear Mr. Wickham:

I have reviewed and approved the above referenced report prepared by Advanced Assessment and Remediation Services. Should Alameda County Environmental Health (ACEH) and State Water Resources Control Board (SWRCB), require it, I am prepared to declare, under penalty of perjury, that to the best of my knowledge the information in the above referenced report is true and correct.

Sincerely,


William J. Sheehan

Cc: Tridib Guha, AARS, Concord, California
Donna Drogos, ACEH, (E-mail to: donna.drogos@acgov.org)

SheehanPrtyPerjuryWIIDcomRpt



ADVANCED ASSESSMENT AND REMEDIAL SERVICES (AARS)

1848 Willow Pass Road, Suite 201
Concord, California 94520
TEL: (925) 451-1999 E-mail: aaars@sbcglobal.net

December 31, 2010

Mr. Jerry Wickham, PG, CEG, CHG
Alameda County Environmental Health
San Francisco Bay Region
1131 Harbor Bay Parkway, Suite 250
Alameda, California 946501

**Subject: Monitoring Well Decommissioning Report for
SHEEHAN PROPERTY, 845 Pacific Avenue, Alameda, California
Fuel Leak Case# RO0000081**

Dear Mr. Wickham:

The enclosed report presents the documentation of monitoring well decommissioning conducted at the above-referenced facility. An electronic copy of the report in "PDF" format will be submitted electronically to the State Water Resources Control Board's Geo Tracker database.

Should you have any questions regarding the report please contact Tridib Guha at (925) 451-1999.

Sincerely,

Advanced Assessment and Remediation Services

Tridib K. Guha, P.G.
Principal

cc: Mr. William Sheehan, Alameda, CA
Ms. Donna Drogos, ACEH (E-mail to donna.drogos@acgov.org)

SheehanWlldecemTrnsmttl

TABLE OF CONTENTS

1.0 INTRODUCTION.....1

2.0 SCOPE OF WORK.....1

 2.1 Acquire Necessary Permits.....1

 2.2 Monitoring Well Destruction.....1

 2.3 Well Completion Report.....2

 2.4 Recommendations.....2

3.0 CERTIFICATION.....2

FIGURES

- Figure 1 Site Vicinity Map
- Figure 2 Site Plan

APPENDICES

- Appendix A Permits
- Appendix B Well Completion Reports

MONITORING WELL DECOMMISSIONING REPORT
at
SHEEHAN PROPERTY
845 Pacific Avenue, Alameda, California

1.0 INTRODUCTION

This report presents the documentation of monitoring well decommissioning conducted by Advanced Assessment and Remediation (AARS) at the Sheehan Property, 845 Pacific Avenue, Alameda, California. Three monitoring wells (MW-1, MW-2 and MW-3) were decommissioned at the site. This work was performed pursuant to the requirements of Alameda County Environmental Health (ACEH) as directed in a letter dated September 2, 2010. A site vicinity map is shown in Figure 1.

2.0 SCOPE OF WORK

The monitoring well decommissioning was conducted by AARS in accordance with the requirements and guidelines of the ACEH, California Regional Water Quality Control Board, San Francisco Bay Region (Water Board), Alameda County Public Works Agency (ACPWA) and the City of Alameda. The scope of work the following tasks:

Task 1. Acquired necessary permits;

Task 2. Decommissioned the monitoring wells;

Task 3. Submitted the well completion reports to the State of California, Department of Water Resources;

Task 4. Prepared this report documenting the above activities and appropriate recommendations.

The location of the monitoring wells is presented in Figure 2. The various tasks associated with this well decommissioning are discussed below.

2.1 Acquire Necessary Permits

Prior to destruction of the monitoring wells the permits for well destructions were obtained from the ACPWA. An encroachment permit to well (MW-1) destruction on 9th Street was obtained from the City of Alameda. Copies of the permits are presented in Appendix A.

2.2 Monitoring Well Destruction

On November 24, 2010, AARS supervised the destruction of three monitoring wells, MW-1, MW-2 and MW-3. ACPWA was notified prior to field activities. Ms. Victoria Hamlin, Inspector, ACPWA witnessed the well destruction. The well destruction activities were performed by Gregg Drilling and Testing, Inc. Described below are the procedures of well destruction;

1. Measure well depth and determine casing is free from slough in bottom.
2. Pump grout mixture (6 gallons of water to 94 lb. bag of Portland cement with 5% bentonite powder) until it stabilizes a few inches from the top of the casing.

3. Attach pressure fitting to top of casing and slowly pump more grout into casing until under pressure
4. Maintain 25 P.S.I. pressure (as measured with gauge on fitting) for 10 minutes
5. Release pressure in well by back pumping with the grout pump and disconnect fitting and hose from wellhead
6. Top off casing, if needed, until grout stabilizes.
7. Remove existing well box and cap surface with Quikrete cement and match to surface.

All three monitoring wells were destroyed as described above.

2.3 Well Completion Report

The well completion report for each well was prepared and submitted to the State of California, Department of Water Resources. The well completion reports are presented in Appendix B.

2.4 Recommendations

Presented in this report is the documentation of monitoring well decommissioning at the site. An issuance of remedial action completion certificate and case closure is recommended.

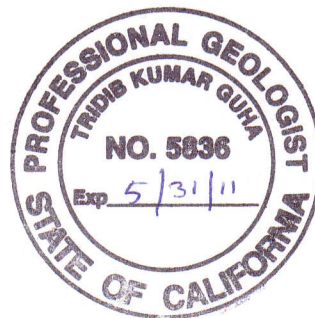
3.0 CERTIFICATION

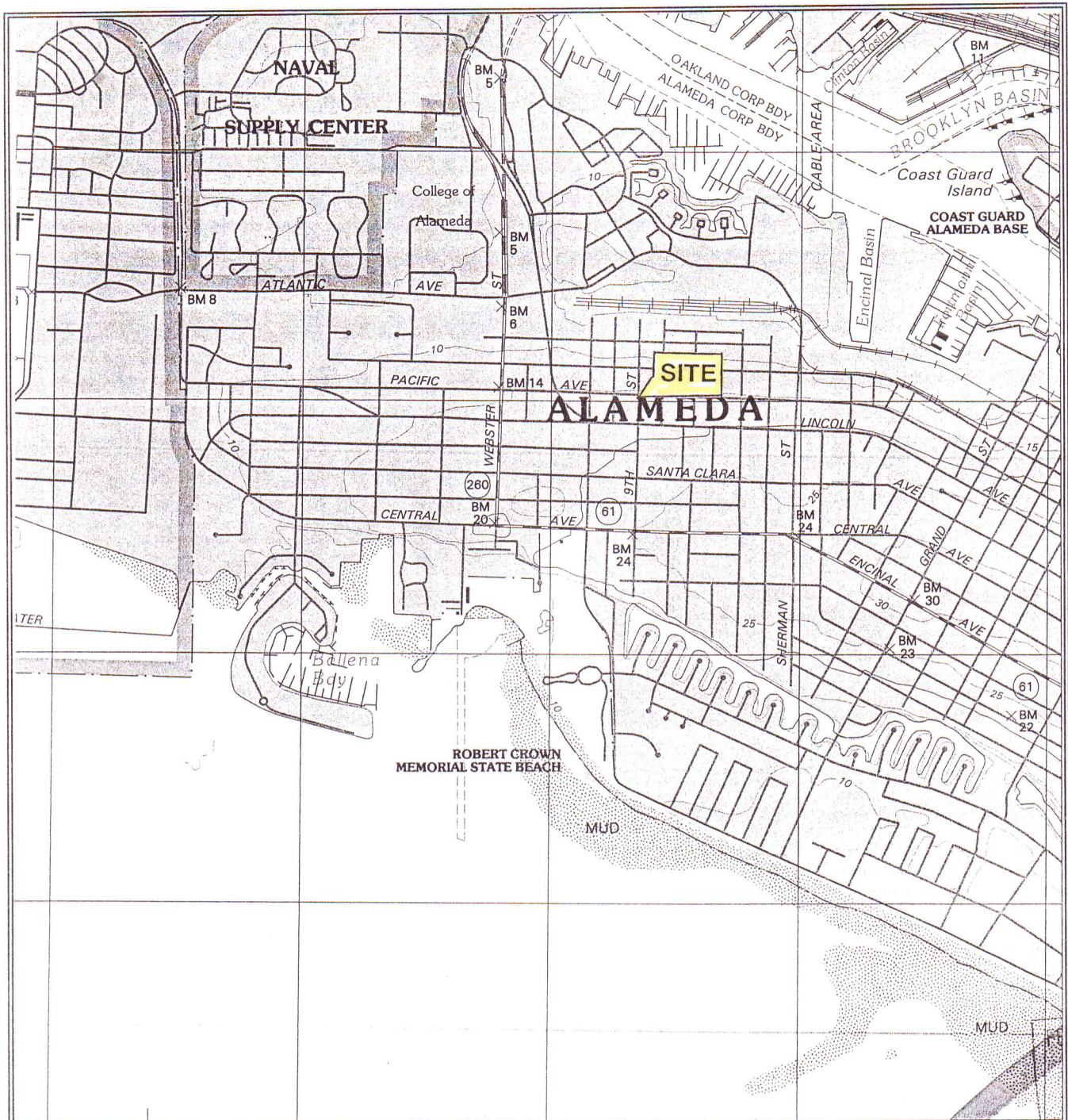
The information provided in this report is based on the groundwater monitoring well destruction activities conducted at the site. All data presented in this report is believed to be accurate, unless proven otherwise. Any conclusions or recommendations provided herein are based on our expertise and experience conducting work of a similar nature.

Advanced Assessment and Remediation Services

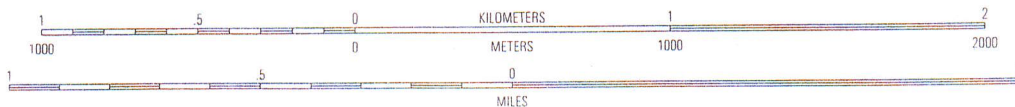


Tridib K. Guha
Professional Geologist Number 5836





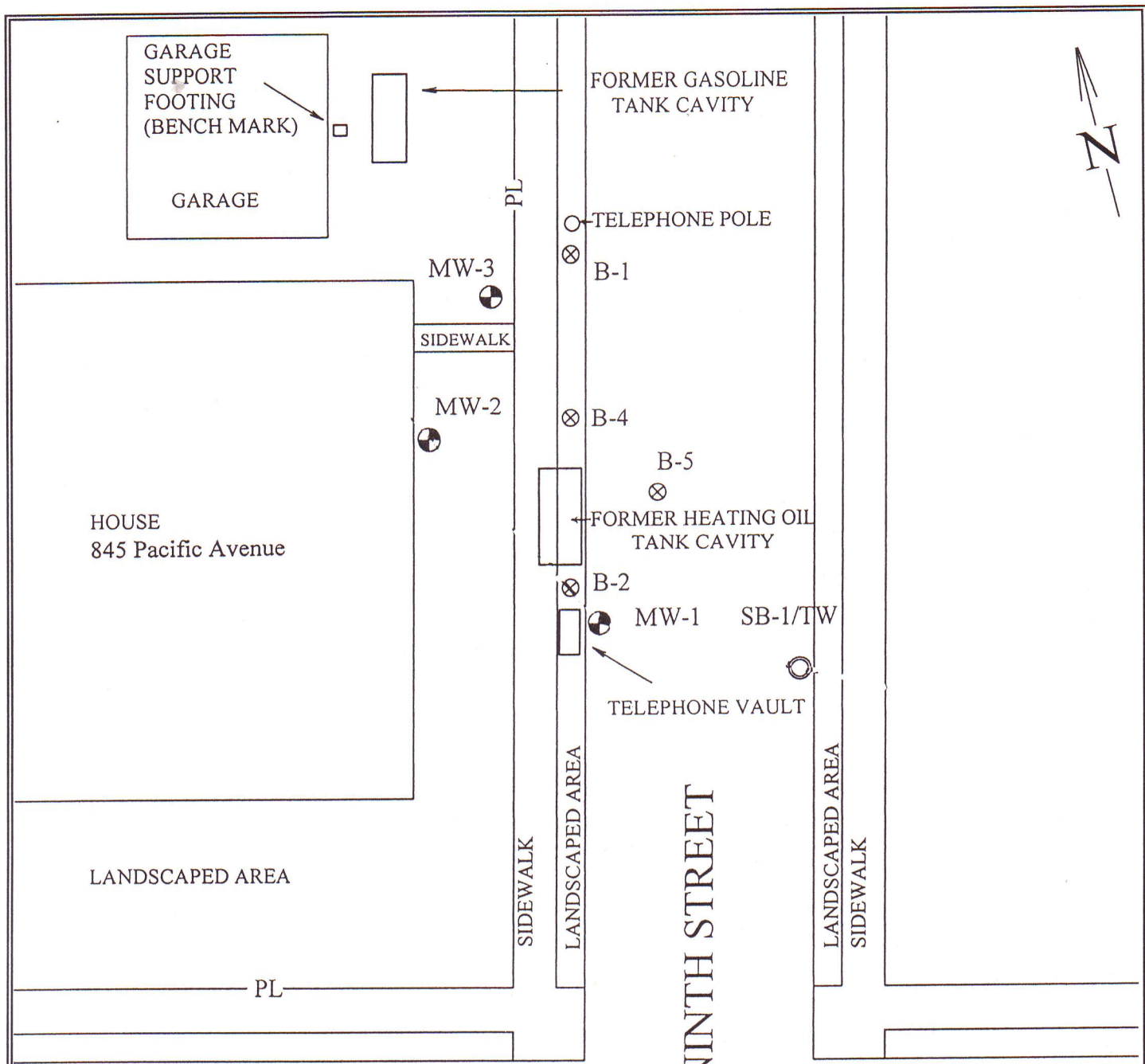
SCALE 1:24 000



Source: U.S.G.S. Maps; 7.5 Minute Series (Topographic)
 Oakland West Quadrangle, CA
 1993 Map Edited 1996

FIGURE 1: SITE VICINITY MAP
SHEEHAN PROPERTY
 845 Pacific Avenue
 Alameda, California

**ADVANCED ASSESSMENT AND
 REMEDIATION SERVICES**
 2380 Salvio Street, Suite 202
 Concord, California

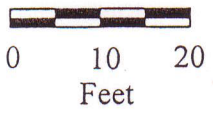


PACIFIC AVENUE

NINTH STREET

LEGEND

- ⊗ B-1 Soil Boring by HK2, Inc.
- ⊕ MW-1 Monitoring Well
- ⊙ SB-1/TW Soil Boring/ Temporary Well
- PL Property Line



Source of the Base Map:
HK2, Inc./ SEMCO report

FIGURE 2: SITE PLAN
SHEEHAN PROPERTY
845 Pacific Avenue
Alameda, California

**ADVANCED ASSESSMENT AND
REMEDATION SERVICES**
2380 Salvio Street, Suite 202
Concord, California 94520

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: 10/19/2010 By jamesy

**Permit Numbers: W2010-0770 to W2010-0772
Permits Valid from 11/24/2010 to 11/24/2010**

Application Id: 1286925296636
Site Location: 845 Pacific Avenue

City of Project Site: Alameda

Project Start Date: 11/17/2010
Assigned Inspector: Contact Vicky Hamlin at (510) 670-5443 or vickyh@acpwa.org

Completion Date: 11/17/2010

Extension Start Date: 11/24/2010
Extension Count: 1

Extension End Date: 11/24/2010
Extended By: vickyh1

Applicant: Advanced Assessment and Remediation Services - Tridib Guha
5016 Gloucester Lane, Martinez, CA 94553

Phone: 925-451-1999

Property Owner: William Sheehan
1236 Bay Street, Alameda, CA 94501

Phone: 510-522-0978

Client: ** same as Property Owner **
Contact: Tridib Guha

Phone: 925-451-1999
Cell: 925-451-1999

Receipt Number: WR2010-0355	Total Due: \$1191.00	
Payer Name : TRIDIB K GUHA	Total Amount Paid: \$1191.00	
	Paid By: MC	PAID IN FULL

Works Requesting Permits:

Well Destruction-Monitoring - 3 Wells

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

Work Total: \$1191.00

Specifications

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2010-0770	10/19/2010	02/15/2011	MW-1	6.00 in.	2.00 in.	7.00 ft	20.00 ft	2S/4W11B1	W02-0896	No Records
W2010-0771	10/19/2010	02/15/2011	MW-2	6.00 in.	6.00 in.	7.00 ft	20.00 ft	2S/4W11B2	W02-0897	No Records
W2010-0772	10/19/2010	02/15/2011	MW-3	6.00 in.	6.00 in.	7.00 ft	20.00 ft	2S/4W11B3	W02-0898	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.

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

Alameda County Public Works Agency - Water Resources Well Permit

(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 60 days. Including permit number and site map.

4. Applicant shall submit the copies of the approved encroachment permit to this office within 60 days.
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 Vicky Hamlin for an inspection time at 510-670-5443 or email to vickyh@acpwa.org 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 by grouting neat cement with a tremie pipe or pressure grouting (25 psi for 5min.) to the bottom of the well and by filling with neat cement to three (3-5) feet below surface grade. 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 with concrete or compacted material to match existing conditions.

9. Remove the Christy box or similar structure. Pressure Grout with Cement (Less than 30 ft in depth). After the seal has set, backfill the remaining hole with concrete or compacted material to match existing.
 10. 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.
-



CITY OF ALAMEDA
 2263 SANTA CLARA AVENUE, ROOM 190
 ALAMEDA, CA 94501

(510) 747-6800
 FAX (510) 747-6804

ENCROACHMENT PERMIT: EX10-0095

Applicant Information

GREGG DRILLING & TESTING INC
 950 HOWE RD
 MARINEZ CA 94553
 925-313-5800

Contractor Information

GREGG DRILLING & TESTING INC
 950 HOWE RD
 MARINEZ CA 94553
 925-313-5800

Owner Information

SHEEHAN WILLIAM J & RENEE G
 1236 BAY ST
 ALAMEDA CA 94501

Project Information

Status: **Issued**

Type: **Right-of-Way Permit**

Category: **NA**

Sub-Type: **NA**

Parcel Number: **073-0409-022-03**

Job Address: **845 PACIFIC AVE**

Work Description: **EXCAVATION-INSTALLATION EX02-0136 OF SOIL BORINGS & MONITORING WELLS AND APPLING FOR DESTRUCTION WITH CEMENT SLURRY**

Applied: **10/28/2010**

Finalized:

Issued: **11/12/2010**

Expires:

Valuation: **\$1,000.00**

<u>ITEM #</u>	<u>FEE DESCRIPTION</u>	<u>ACCOUNT CODE</u>	<u>UNITS</u>	<u>FEE AMOUNT</u>	<u>PAID</u>
250	Filing Fee	481003-37450 (1050)	1	\$43.00	\$43.00
2999	Technology Fee	481003-33063 (1051)	1	\$5.70	\$5.70
620	Records Management Fee	482001-37900 (6210)	8	\$30.80	\$30.80
836	Engineering - Encroachment Temp <1 week	4210-33410 (1584)	1	\$71.00	\$71.00
901	Deposit - Public Works	001-22531 (6209)	1000	\$1,000.00	\$1,000.00
965	Community Planning Fee	483001-33064 (8765)	1	\$3.00	\$3.00
TOTALS:				\$1,153.50	\$1,153.50

<u>RECEIPT #</u>	<u>PAYMENT METHOD</u>	<u>CHECK #</u>	<u>PAYOR:</u>	<u>RECEIPT DATE</u>	<u>RECEIPT AMOUNT</u>
466575	Credit Card		GREGG DRILLING & TESTING INC	10/28/2010	\$1,153.50
Cashier: LFOYE					
Total Payments:					\$1153.50
Balance Due:					\$0.00

INSPECTIONS

(510) 749-5840

Call for an inspection when work is complete

This is to certify that the above work has been completed to my satisfaction and approval.

Date

Inspector

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)**

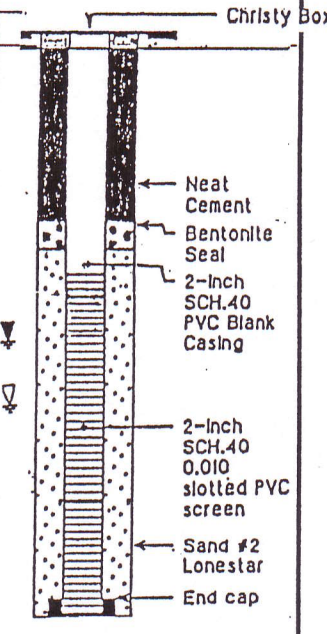
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LOG OF EXPLORATORY BORING NO. MW-1

Project: Sheehan Property
 Drilling Co.: Gregg Drilling & Testing
 Start Date: 10/9/02
 End Date: 10/9/02

Drill Method: HSA
 Driller: R. Nessenger
 Drill Rig: Rhino D-27

Logged By: T. Guha
 Sampler: Macro Core
 Hole Dia.: 8 inch

LITHOLOGIC DESCRIPTION	USCS CLASS	GRAPHIC LOG	DEPTH	SAMPLE	DRIVEN in	RECOVERY-in	OVA (ppm)	WELL CONSTRUCTION DETAIL
Asphalt and concrete 6"			0					 <p style="text-align: right; margin-right: 50px;">Christy Box</p> <ul style="list-style-type: none"> ← Neat Cement ← Bentonite Seal ← 2-Inch SCH.40 PVC Blank Casing ← 2-Inch SCH.40 0.010 slotted PVC screen ← Sand #2 Lonestar ← End cap
SAND: drak brown, fine grain, well sorted, dry, loose	SM	[Symbol]	-					
SAND: light brown, medium grain, well sorted, dry, loose color changed to greenish gray	SP	[Symbol]	-5-	[Symbol]		0		
color changed to light brown, strong odor, wet		[Symbol]	-10-	[Symbol]		50		
		[Symbol]	-15-			0		
<i>BORE HOLE TERMINATED @ 20 feet</i>			-20-			0		
			-25-					
			-30-					

ADVANCED ASSESSMENT & REMEDIATION SERVICES
 2380 Salvio Street, Suite202
 Concord, CA 94520

Note: .

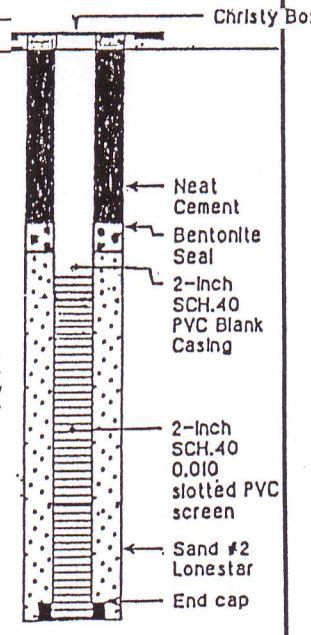
Project No.
 02002
 Page 1 of 1

LOG OF EXPLORATORY BORING NO. MW-2

Project: Sheehan Property
 Drilling Co.: Gregg Drilling & Testing
 Start Date: 10/9/02
 End Date: 10/9/02

Drill Method: HSA
 Driller: R. Nessenger
 Drill Rig: Rhino D-27

Logged By: T. Guha
 Sampler: MacroCore
 Hole Dia.: 8 inch

LITHOLOGIC DESCRIPTION	USCS CLASS	GRAPHIC LOG	DEPTH	SAMPLE	DRIVEN in	RECOVERY-in	OVA (ppm)	WELL CONSTRUCTION DETAIL
SILTY SAND: light gray, dry, loose	SM	•••••	0					 <p style="text-align: right; margin-right: 50px;">Christy Box</p> <p>Neat Cement</p> <p>Bentonite Seal</p> <p>2-Inch SCH.40 PVC Blank Casing</p> <p>2-Inch SCH.40 0.010 slotted PVC screen</p> <p>Sand #2 Lonestar</p> <p>End cap</p>
SAND: light brown, fine grain, well sorted, dry, loose	SM	•••••	-5-				0	
SAND: brown, medium grain, well sorted, slightly moist, loose, strong odor	SP	•••••	-10-	■			20	
color changed to light grey, wet, strong odor		•••••	-15-	■			60	
same, no odor, wet		•••••	-20-				0	
<i>BORE HOLE TERMINATED @ 20 feet</i>			-25-					
			-30-					

ADVANCED ASSESSMENT & REMEDIATION SERVICES
 2380 Salvio Street, Suite 202
 Concord, CA 94520

Note: .

Project No. 02002
 Page 1 of 1

LOG OF EXPLORATORY BORING NO. MW-3

Project: Sheehan Property
 Drilling Co.: Gregg Drilling & Testing
 Start Date: 10/9/02
 End Date: 10/9/02

Drill Method: HSA
 Driller: R. Nessenger
 Drill Rig: Rhino D-27

Logged By: T. Guha
 Sampler: MacroCore
 Hole Dia.: 8 inch

LITHOLOGIC DESCRIPTION	USCS CLASS	GRAPHIC LOG	DEPTH	SAMPLE	DRIVEN in	RECOVERY-in	OVA (ppm)	WELL CONSTRUCTION DETAIL
Top soil 4"			0					<p style="text-align: right; margin-right: 20px;">Christy Box</p> <ul style="list-style-type: none"> ← Neat Cement ← Bentonite Seal ← 2-inch SCH.40 PVC Blank Casing ← 2-inch SCH.40 0.010 slotted PVC screen ← Sand #2 Lonestar ← End cap
SAND: light brown, fine grain, well sorted, dry, loose Color changes to brown, slightly moist, loose color changes to light brown wet	SM	[Symbol]	-5-				0	
SILTY SAND: dark grey, with some clay, loose, wet	SM	[Symbol]	-10-	■			0	
SAND: reddish brown, medium grain, loose, wet	SP	[Symbol]	-15-				0	
BORE HOLE TERMINATED @ 20 feet			-20-				0	
			-25-				0	
			-30-				0	

ADVANCED ASSESSMENT & REMEDIATION SERVICES
 2380 Salvio Street, Suite202
 Concord, CA 94520

Note: .

Project No. 02002
 Page 1 of 1