Ms. Barbara Jakub Alameda County Health Care Services Agency 1131 Harbor Bay Parkway Alameda, CA 9502-6577

Subject: Former Val Strough Chevrolet Site 327 34th Street, Oakland, CA Site ID #3035, RO#0000134

Dear Ms. Jakub:

This enclosed report has been prepared by LRM Consulting, Inc. on behalf of the Strough Family Trust. I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

If you have any questions, please contact Mr. Mehrdad Javaherian of LRM Consulting, Inc. at 650-343-4633.

Sincerely,

Linda L. Strough, Trustee

cc: Mehrdad Javaherian, LRM Consulting, Inc. 534 Plaza Lane, #145, Burlingame, CA 94010

> Greggory Brandt, Wendel Rosen Black & Dean 1111 Broadway, 24th Floor, Oakland, CA 94607



May 5, 2016

Karel Detterman, P.G. Alameda County Health Services Agency (County) 1131 Harbor Bay Parkway, Suite 250 Alameda, CA 94502-6577

Subject: Well Abandonment Report Former Val Strough Chevrolet 327 34th Street, Oakland, California RO00034

Dear Ms. Detterman:

Per the County's request, LRM Consulting, Inc. (LRM) has prepared this Well Abandonment Report for the above-referenced site, summarizing abandonment of existing monitoring and remediation wells, and the remediation compound at the site. This work was performed under field oversight and permits number 1457554270048 and 1458329995475 from the County's Department of Public Works, included herein as Attachment A.

A total of 12 wells (MW1, MW2, MW3, MW4, MW5, MW6, MW7, MW8, MW9A, MW9B, DPE-1 and O1 were abandoned during this event. The former locations of these monitoring wells are shown on the attached Figure 1, while Table 1 summarizes the well construction details for each well.

Well Abandonment Activities

Prior to the well destruction event, a health and safety plan was prepared and wells to be abandoned were located. Beginning on March 16, 2016, LRM's contractor, Confluence Environmental (Confluence) of Sacramento, CA, performed closure of groundwater monitoring and remediation wells under LRM's oversight. With approval from the County and under their inspection, all wells were abandoned by filling each well with grout (neat cement), pressurized to 25 psi for 5 minutes. All well boxes were removed and completed to surface with high, early strength concrete. Photos summarizing the well abandonment activities are included under the Photos tab herein.

On the same day, LRM performed removal of the remediation compound from the site. Waste generated during well abandonment and compound removal activities was stored in 55-gallon drums were profiled and disposed of offsite by Ashbury Environmental. The manifest for waste disposal is included as Attachment B, while well completion reports prepared by Confluence and submitted to the Department of Water Resources are included as Attachment C.



Closing

LRM appreciates the County's timely review of this document, as this constitutes the final action at this site in support of closure. If you have any questions, please contact Mehrdad Javaherian at 415-706-8935 or at mehrdad@lrm-consulting.com.

LRM Consulting, Inc.

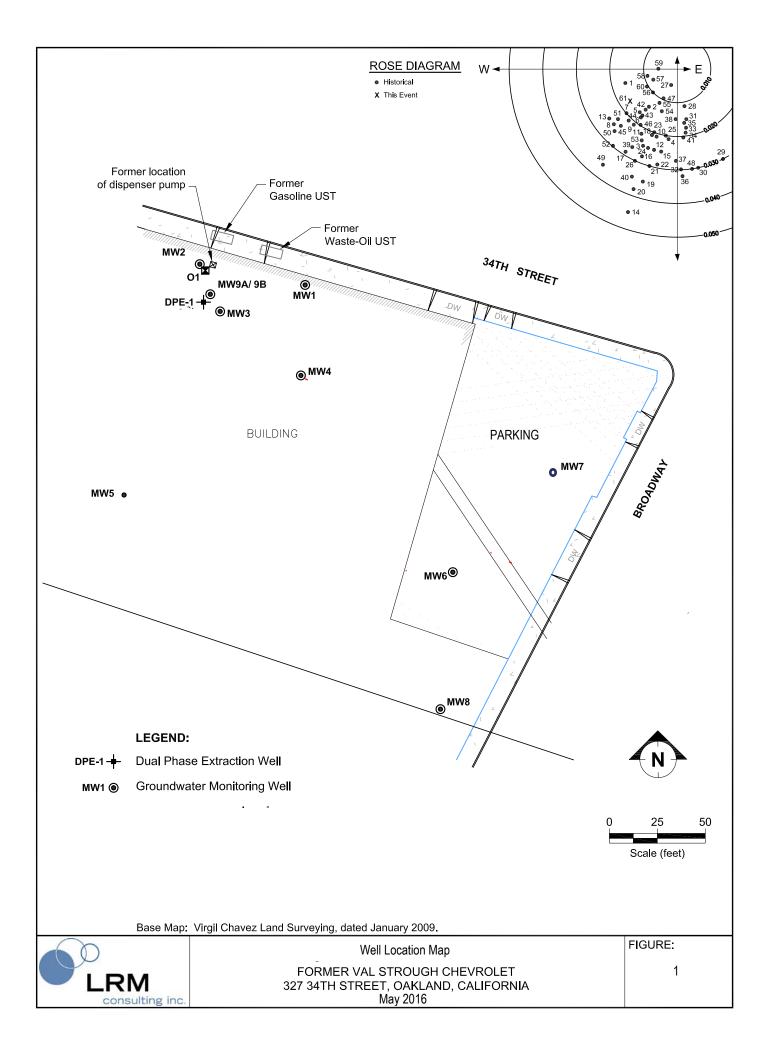
M Aaraherio

Mehrdad Javaherian, Ph.D., MPH, PE, LEED[®]GA



Enclosure

FIGURE



TABLE

TABLE 1 WELL CONSTRUCTION DETAILS

FORMER VAL STROUG	SH CHEVROLET, 327 3	34th STREET OAKLAND	, CALIFORNIA
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Well ID	Well Installation Date	Top-of-Casing Elevation* (feet)	Casing Material	Total Depth of Borehole (ft bgs)	Casing Diameter (inches)	Screened Interval (ft bgs)	Slot Size (inches)	Filter Pack Interval (ft bgs)	Filter Pack Material
MW1	7/19/1993	64.71	PVC	32	2	17 to 32	0.020	15 to 32	Gravel Pack
MW2	7/20/1993	65.71	PVC	33	2	18 to 33	0.020	16 to 33	Gravel Pack
MW3	7/20/1993	65.7	PVC	34	2	18 to 34	0.020	16 to 34	Gravel Pack
MW4	6/26/1998	64.37	PVC	31	2	15 to 31	0.020	13 to 31.5	Lonestar #3 Sand
MW5	6/26/1998	65.59	PVC	31	2	15 to 31	0.020	13 to 31.5	Lonestar #3 Sand
MW6	7/17/2000	59.60	PVC	31.5	2	10 to 30	0.020	8 to 30	Lonestar #3 Sand
MW7	7/17/2000	59.49	PVC	36.5	2	15 to 35	0.020	13 to 35	Lonestar #3 Sand
MW8	12/17/2008	57.07	PVC	26	1	11 to 26	0.010	9 to 26	#2/12 Sand
01	12/12/2008	65.91	PVC	40	2	15 to 40	0.020	13 to 40	#3 Sand
MW9A	7/15/2009	65.90	PVC	25	2	15 to 25	0.020	14 to 25	#3 Monterey Sand
MW9B	7/15/2009	65.85	PVC	39	2	29 to 39	0.020	28 to 39	#3 Monterey sand

Abbreviations:

ft bgs feet below ground surface

PVC Polyvinyl chloride.

Note: *

Elevations Based on Survey Conducted in 1st Quarter 2009 relative to NAVD88 datum. Wells O1, MW9A, and MW9B were surveyed on November 12, 2009.

PHOTOS



MW1









MW5









MW9A, MW9B, DPE-1



ATTACHMENT A



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

Application Approved on: 03/18/2016 By jamesy

Permit Numbers: W2016-0157 to W2016-0167 Permits Valid from 03/21/2016 to 03/22/2016

Application Id: Site Location: Project Start Date: Assigned Inspector:	1457554270048 327 34th Street, Oakland, CA 03/21/2016 Contact Lindsay Furuyama at (925) 956-	City of Project Site:Oakland Completion Date:03/22/2016 2311 or Lfuruyama@groundzonees.com
Applicant:	LRM Consulting, Inc Mehrdad Javaher 1534 Plaza Ln, #145, Burlingame, CA 94	ian Phone: 415-706-8935
Property Owner:	Care of Wendel Rosen Black & Dean Jes	Phone: 510-219-8751
Client: Contact:	Ltd. 1111 Broadway, 24th Floor, Oakland, CA ** same as Property Owner ** Mehrdad Javanerian	94607 Phone: 415-706-8935 Cell: 415-706-8935

	Total Due:	\$4367.00
Receipt Number: WR2016-0106 Payer Name : Mehrdad Javaherian		\$4367.00 PAID IN FULL

Works Requesting Permits:

Well Destruction-Monitoring - 11 Wells

Driller: Confluece Environmental - Lic #: 913194 - Method: press

Specifications Permit # Issued Date Expire Date Owner Well Hole Diam. Casing Seal Depth Max. Depth State Well # Orig. DWR # ld Diam. Permit # W2016-03/18/2016 06/19/2016 2.00 in. 2.00 in. 17.00 ft 32.00 ft 1S/4W24N2 93347 Logs Only MW1 0157 1 W2016-03/18/2016 06/19/2016 MW2 2.00 in. 2.00 in. 18.00 ft 33.00 ft 1S/4W24N2 93347 Logs Only 0158 2 03/18/2016 06/19/2016 2.00 in. 2.00 in. 34.00 ft 1S/4W24N2 93347 W2016-MW3 18.00 ft Logs Only 3 0159 W2016-03/18/2016 06/19/2016 MW4 2.00 in. 2.00 in. 15.00 ft 31.00 ft 1S/4W24N No Records No Records 0160 W2016-03/18/2016 06/19/2016 MW5 2.00 in. 2.00 in. 14.00 ft 31.00 ft 1S/4W24N No Records No Records 0161 W2016-03/18/2016 06/19/2016 MW6 2.00 in. 2.00 in. 10.00 ft 31.50 ft 1S/4W24N No Records No Records 0162 W2016-03/18/2016 06/19/2016 MW7 2.00 in. 2.00 in. 15.00 ft 36.50 ft 1S/4W24N No Records No Records 0163 W2008-W2016-03/18/2016 06/19/2016 MW8 2.00 in. 2.00 in. 11.00 ft 26.00 ft 1S/4W24N e0084336 0164 0902 W2016-03/18/2016 06/19/2016 MW9A 2.00 in. 2.00 in. 15.00 ft 25.00 ft 1S/4W24N W2009-0921152 0165 0610 W2016-03/18/2016 06/19/2016 MW9B 2.00 in. 2.00 in. 29.00 ft 39.00 ft 1S/4W24N W2009-0921152 0611 0166 W2016-03/18/2016 06/19/2016 O1 2.00 in. 2.00 in. 15.00 ft 40.00 ft 1S/4W24N W2008e0084335 0167 0903

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

Work Total: \$4367.00

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 60 days. Include permit number and site map.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.



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

Application Approved on: 03/18/2016 By jamesy

Permit Numbers: W2016-0187 Permits Valid from 03/21/2016 to 03/22/2016

Application Id: Site Location: Project Start Date: Assigned Inspector:	1458329995475 327 34th Street, Oakland, CA 03/21/2016 Contact Lindsay Furuyama at (925) 956-23	City of Project Site:Oakland Completion Date:03/22/2016 11 or Lfuruyama@groundzonees.com	
Applicant:	LRM Consulting, Inc Mehrdad Javaherian		
Property Owner:	1534 Plaza Ln, #145, Burlingame, CA 940 Jessco LTD Jessco LTD, C/O Wendel Rose 1111 Broadway, 24th Floor, Oakland, CA 9	en Phone: 510-834-6600	
Client: Contact:	** same as Property Owner ** Mehrdad Javaherian	Phone: 415-706-8935 Cell: 415-706-8935	

	Total Due:	\$397.00
Receipt Number: WR2016-0126 Payer Name : Mehrdad Javaherian		\$397.00 PAID IN FULL

Works Requesting Permits:

Well Destruction-Monitoring - 1 Wells Driller: Confluence Environmental - Lic #: 913194 - Method: press

Work Total: \$397.00

Specifications

Permit #	Issued Date	Expire Date	Owner Well	Hole Diam.	J	Seal Depth	Max. Depth	State Well #	0	DWR #
W2016-	03/18/2016	06/19/2016	ld DPE-1	4.00 in.	Diam. 4.00 in.	10.00 ft	40.00 ft	1S/4W24N	Permit # No Records	No Records
0187										

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 60 days. Include permit number and site map.

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

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

ATTACHMENT B

NO. 724900

NON-HAZARDOUS WASTE DATA FORM

			2	67481	
	Generator's Name and Mailing Address		Generator's Site Address (if different than		
	JESSCO LTD.		FORMER VAL STROUGH	CHEVROLET	
	2 SEA VIEW AVE.		3330 BROADWAY	1 Set 1 Edges V 1 & Set les haus 1	
	PIEDMONT, CA 94612		OAKLAND, CA 94611		5
	Then be TY has to I gove to service I an		and a rest of the Party of the Vit		
		1			
	Generator's Phone: 510-331-4203 Container type removed from site:		Container type transported to r	acciving facility	A CONTRACTOR OF THE OWNER
	Container type removed from site:		Container type transported to h	eceiving facility.	
	Korums 🖸 Vacuum Truck 📮 Roll-off Truck 📮 Dur	mp Truck	Drums X Vacuum Truck	Roll-off Truck	Dump Truck
	Other		Other		
HC	Quantity5		Quantity	Volume	
ATC					
GENERATOR	WASTE DESCRIPTION NON-HAZARDOUS WATE	R		PURGING / DE	CON WATER
N	COMPONENTS OF WASTE PPM	%	COMPONENTS OF WA	ASTE	PPM %
U	1. WATER	99-100%	3		
				NE STREET	
	2TPH	<1%	4		
	Waste Profile PROP	PERTIES: pH <u>7</u> .			OTHER
					Martin States and Street
			-		
	HANDLING INSTRUCTIONS: WEAR ALL APPROPRIATE	PERSONA	L PROTECTIVE CLOTHIN	G.	
	HANDLING INSTRUCTIONS: WEAR ALL APPROPRIATE	PERSONA	L PROTECTIVE CLOTHIN	G	
	HANDLING INSTRUCTIONS: WEAR ALL APPROPRIATE	PERSONA	L PROTECTIVE CLOTHIN	G	
		PERSONA Signature		G	Month Day Year
				G.	
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	Generator Printed/Typed Name Scott Polshw		4/26	G	
æ	Generator Printed/Typed Name				
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μ	Generator Printed/Typed Name Scott Philipped Name The Generator certifies that the waste as described is 100% non-hazardous Transporter 1 Company Name BELSHIRE	Signature		'hone#	Month Day Year
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TRANSPORTE	Generator Printed/Typed Name SCONDUCTOR ACCOUNT OF CONTROL OF CONT	Signature	P	Phone# 949-460-5200 Phone# 714-990-68555	Month Day Year 95 03 6 Month Day Year 05 03 6
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FACILITY TRANSPORTE	Generator Printed/Typed Name SCONDUCTOR ACCOUNT OF CONTROL OF CONT	Signature	P	Phone# 949-460-5200 Phone# 714-990-68555	Month Day Year 95 03 6 Month Day Year 05 03 6
FACILITY TRANSPORTE	Generator Printed/Typed Name Score Automatic as described is 100% non-hazardous Transporter 1 Company Name BELSHIRE Transporter 1 Printed/Typed Name Transporter 1 Printed/Typed Name MIETO & SONS TRUCKING, INC. Transporter 2 Company Name NIETO & SONS TRUCKING, INC. Transporter 2 Printed/Typed Name Transporter 2 Printed/Typed Name Designated Facility Name and Site Address DEMENNO KERDOON 2000 N. ALAMEDA ST. COMPTON, CA 90222	Signature	P	Phone# 949-460-5200 Phone# 714-990-68555	Month Day Year 95 03 6 Month Day Year 05 03 6
FACILITY TRANSPORTE	Generator Printed/Typed Name Score Automatic as described is 100% non-hazardous Transporter 1 Company Name BELSHIRE Transporter 1 Printed/Typed Name Transporter 1 Printed/Typed Name MIETO & SONS TRUCKING, INC. Transporter 2 Company Name NIETO & SONS TRUCKING, INC. Transporter 2 Printed/Typed Name Transporter 2 Printed/Typed Name Designated Facility Name and Site Address DEMENNO KERDOON 2000 N. ALAMEDA ST. COMPTON, CA 90222	Signature Signature	P	Phone# 949-460-5200 Phone# 714-990-68555	Month Day Year Month Day Year 05 03 000 Month Day Year Month Day Year
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Manifes	t s	SOIL SAF	E OF C		PST		↓ Man	ifest # √	,
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1 1					A07				
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JESSCO LTD.		Person to Contact:					Na		
2 SEA VIEW AVI PIEDMONT, CA					Customer Assessed Number				
1 Foundaries and 1 and 1	FAX#	•			Customer Account Number				
Consultant's Name and Billir	ng Address:		Const	ultant's Phone	e #:				
			Perso	n to Contact:					
			FAX	<u>!:</u>			Customer Acco	ount Number	
Generation Site (Transport fr	om): (name & address)		Site P	hone #:					
FORMER VAL S 3330 BROADWA	TROUGH CHEVE	ROLET	Perso	n to Contact:					
Designated Facility (Transpo SOIL SAFE 12328 HIBISCU ADELANTO, CA	94611		FAX#	ŧ					
Designated Facility (Transpo	rt to): (name & address)			ty Phone #:					
SOIL SAFE				00) 862-8	1001				
12328 HIBISCU	S AVENUE			n to Contact:)E PROV	ANSAL				
ADELANTO, CA	92301		FAX						ika
Transporter Name and Maili	ng Address:		Trans	Transporter's Phone #: 949-460-5200			CAR000183913		
BELSHIRE	CENTRE DRIVE		Perso	n to Contact:		Chier Annah			
FOOTHILL RAN	CH, CA 92610	I I I I I I I I I I I I I I I I I I I	FAX#	ARRY MC #:	OTHAR	T	Customer Acco	450647 ount Number	
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Description of Soil	Moisture Content 0 - 10%	Gas 🛛		-	1	IVCIY		Tare morgin	normorg
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Sand D Organic D Clay D Other D	0 - 10% 10 - 20% 20% - over	Gas 🛛 Diesel 🗖 Other 🖓							
List any exception to items lis			1	S	cale Ticket #	ŧ			
Generator's and/or consu Sheet completed and cert in any way.	Iltant's certification: I ified by me/us for the	We certify that th Generation Site s	he soil referen shown above	ced herein i and nothing	s taken en g has been	tirely fron added or	1 those soils a done to such	lescried in th soil that w	he Soil Da ould alter
	nerator 🗆 Consult	tant B	Signature	and date:	×	4		Month	Day Yea
Transporter's certificatio	1 1/0/ (Ta	receipt of the coil	referenced al	home and can	etifu that c	uch soil i	s heing delive	pred in exact	- 115
condition as when receiv without off-loading, addi	ed. I/We further cert	ify that the soil is	s being direct	ly transpor	ted from t	he Generi	ation Site to	the Designa	ted Facili
Print or Type Name:	Ringree			and date:	De	en		Month	Day Yea
Discrepancies:	. 0								1.4
Recycling Facility certifu Print or Type Name:									
Recycling Facility certific	es the receint of the so	il covered by this	manifest exc	ept as noted	above:				
Print or Type Name:		<i>n</i> coveren og mus	Signature						
Print or Type Name:									
	PROVANSAL								

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ATTACHMENT C

STATE OF CALIFORNIA DWR WELL COMPLETION REPORT (WELL LOGS)

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