



2500 Camino Diablo, Walnut Creek, CA 94597
tel 800-801-3224
fax 925-944-2895

ENVIRONMENTAL & ENGINEERING SERVICES

www.aeiconsultants.com

June 23, 2009

Mr. Jerry Wickham
Senior Hazardous Materials Specialist
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: Well Closure Documentation
625 Hegenberger Road
Oakland, California
AEI Project No. 277254
ACEHS Fuel Leak Case No. RO0000226

RECEIVED

10:22 am, Jun 24, 2009

Alameda County
Environmental Health

Dear Mr. Wickham:

Enclosed is documentation of the well decommissioning at the above referenced property. We look forward to receiving the final remedial action completion letter from your office.

I can be reached at 925/746-6000, extension 104 or at pmcintyre@aeiconsultants.com, if you have questions or need any additional information.

Sincerely,
AEI Consultants

Peter McIntyre, PG, REA
Senior Project Manager

Cc: Robert A. Canepa
Diversified Investment and Management Corporation
447 Battery Street, 3rd Floor
San Francisco, CA 94111

October 6, 2008

MONITORING WELL CLOSURE REPORT

625 Hegenberger Road
Oakland, California

AEI Project No. 277254
ACHCS File No. RO0000226

Prepared For
Mr. Robert Canepa
Diversified Investment and Management Group
447 Battery Street, 3rd Floor
San Francisco, CA 94111

Prepared By
AEI Consultants
2500 Camino Diablo
Walnut Creek, CA 94597
(925) 283-600

AEI



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tel 800-801-3224
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October 6, 2008

Rob Canepa
Diversified Investment
447 Battery Street, 3rd Floor
San Francisco, CA 94111

Subject: Monitoring Well Closure Report
625 Hegenberger Road
Oakland, California
AEI Project No. 277254
AHCS File No. RO0000226

Dear Mr. Canepa:

AEI Consultants (AEI) has prepared this Monitoring Well Closure Report on behalf of Mr. Canepa of the Diversified Investment & Management Corporation (client) for the property located at 625 Hegenberger Road, Oakland, CA (Figure 1: Site Location Map). AEI was retained by the client to decommission the wells and provide the proper written documentation of the well closure as requested by the lead local oversight agency for this site, the Alameda County Health Care Services (ACHCS) to finalize case closure. This report summarizes the destruction of wells MW-8, MW-10 through MW-12, MW-26, MW-27 and EW-01 on September 16, 2008.

1.0 Background

The site is located on the northwestern corner of Collins Drive and Hegenberger Road in a commercial and light industrial area of the City of Oakland. The site is currently vacant and unimproved but will be developed in the coming months with a commercial center.

The property was reportedly developed as a gasoline service station in the mid 1960s, which was subsequently abandoned in the mid 1970s. A release was discovered at the site in 1993 and the fuel system and tanks were removed from the site. Site investigation, groundwater monitoring, and remedial action began shortly thereafter. In 1996, soil was excavated and treated onsite and from 2000 to 2002 *in situ* bio-remediation was conducted. A more detailed history of the site has been presented in several past reports, the most recent of which was the March 28, 2003 *Risk Evaluation and Closure Report* to which the reader is referred for additional information on previous analytical results, monitoring data, and site geology.

On June 30, 2008, AEI submitted a final *Groundwater and Soil Gas Sampling Report* to the ACHCS detailing the findings of soil vapor sampling and groundwater sampling conducted by AEI in May, 2008. This report had been requested by the ACHCS to consider final case closure of the site.

On August 13, 2008, the ACHCS submitted a letter stating case closure would be granted after decommissioning of the monitoring wells was completed and receipt of all proper well closure documentation had been provided. The following report describes the methods of well destruction and documentation submitted to the ACHCS.

2.0 Well Destruction

Prior to the initiation of field activities, well destruction permits (W2008-0625 through W2008-0631) were obtained from the Alameda County Public Works Agency (ACPWA). Well locations were marked with paint and USA North was notified as required by State regulations at least 72 hours prior to drilling activities. Copies of the well permits are presented in Appendix A: Well Destruction Permit Documentation. On site activities were performed under the supervision of an AEI professional geologist.

Drilling and Grouting

Prior to initiation of the well destruction, depth to water was measured for wells MW-26, MW-27, MW-08, EW-01, and MW-10 through MW-12 at 6.28 feet, 5.45 feet, 5.14 feet, 6.36 feet, 5.25 feet, 6.10 feet, and 5.34 feet respectively. In addition, prior to grouting, total well depth was measured for all wells at a depth of 15.0 feet with the exception of EW-01, which was 23.0 feet, respectively. For locations of the monitoring wells refer to Figure 2: Site Plan.

On September 16, 2008, seven (7) monitoring wells were decommissioned by HEW Drilling, a California licensed drilling contractor (C-57# 604987) with neat cement by pressure grout method. Each well was then subsequently over-drilled to a depth of (3) feet below grade surface (bgs) using and 8 ¼ inch diameter hollow stem auger and backfilled with onsite soil cuttings to match the existing surrounding surface. Each destroyed well was inspected by Vicky Hamlin of the ACPWA.

Decontamination and Waste Disposal

All drilling soil waste was utilized as backfill; therefore, no waste is pending disposal. Drilling and grouting equipment were decontaminated onsite, and the decontamination water was contained and carried offsite by HEW drilling.

Destruction documentation

California Department of Water Resource Forms (DWR) 188 were prepared and submitted to the DWR and the ACPWA. Copies of the completed forms are attached in Appendix B.

3.0 Summary

With the destruction of the monitoring well network and completion of all registration forms required by the ACHCS for finalizing case closure, AEI anticipates receiving a remedial action completion certificate in the next two to three weeks.

4.0 Report Limitation

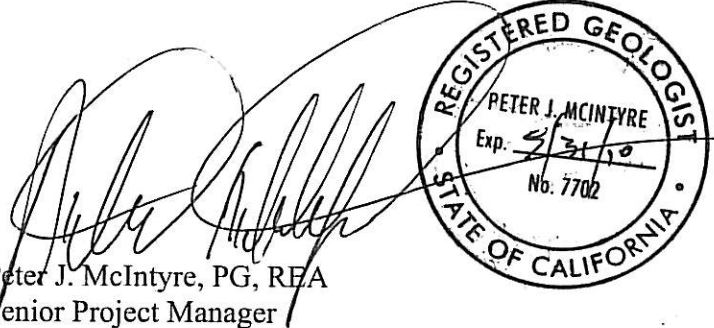
This report presents a summary of work completed by AEI Consultants. The completed work includes observations and descriptions of site conditions encountered. These services were performed in accordance with generally accepted practices, in the environmental engineering and construction field, which existed at the time and location of the work.

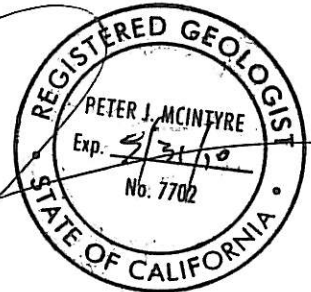
If you have any questions regarding our investigation, please do not hesitate to contact the undersigned at (925) 944-2899.

Sincerely,
AEI Consultants

Original signed:

Russell Bartlett
Staff Scientist


Peter J. McIntyre, PG, REA
Senior Project Manager



Figures

Figure 1: Site Map

Figure 2: Site Plan

Appendices

Appendix A: Permit Documentation

Appendix B: Department of Water Resource Forms

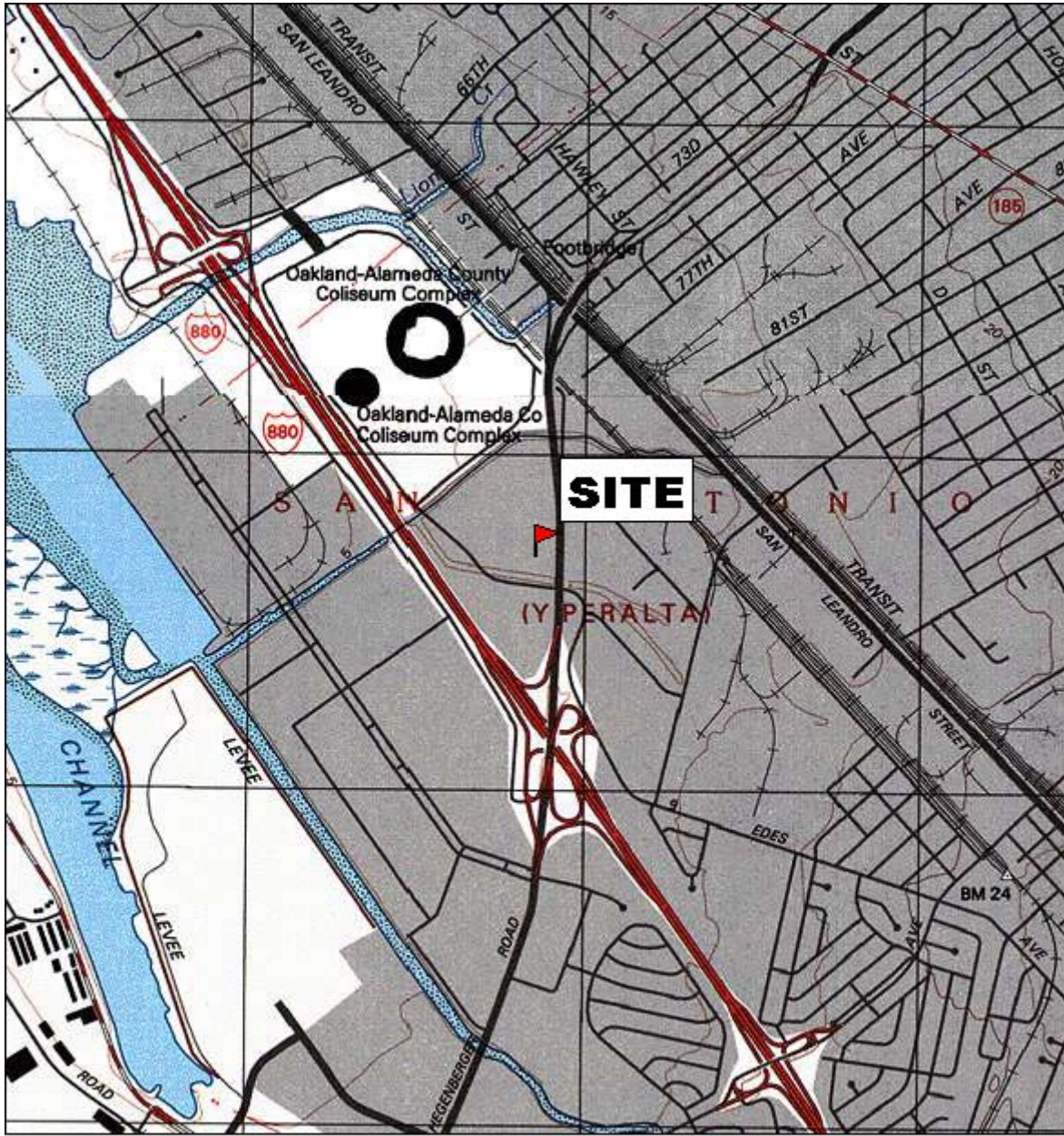
Distribution:

Mr. Dinesh Maniar
Diversified Investment and Management Corporation
447 Battery Street, 3rd Floor
San Francisco, CA 94111

Mr. Jerry Wickham
Senior Hazardous Materials Specialist
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Geotracker

FIGURES

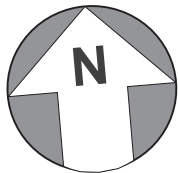
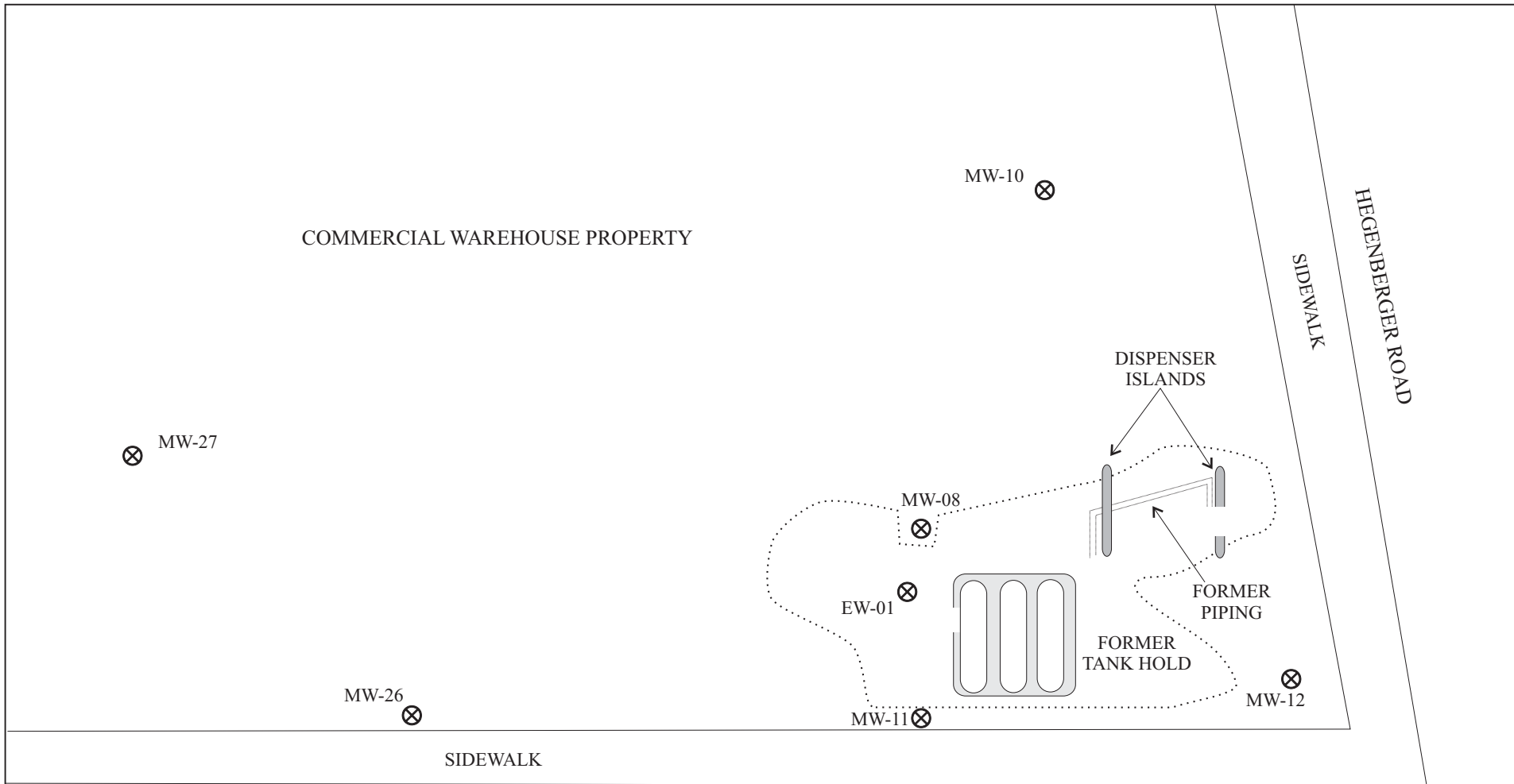


TN \star MN
15°

0 0.5 1 MILE
0 1000 FEET 0 500 1000 METERS

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AEI CONSULTANTS 2500 CAMINO DIABLO, WALNUT CREEK, CA	
SITE LOCATION MAP	
625 HEGENBERGER ROAD OAKLAND, CALIFORNIA	FIGURE 1 PROJECT No. 277254



0' 25' 50'

SCALE: 1 in = 50 ft

KEY

- ⊗ Monitoring Well Locations
- Final Extant of Excavation April, 1996

AEI CONSULTANTS
2500 CAMINO DIABLO, WALNUT CREEK, CA

SITE PLAN

625 HEGENBERGER ROAD
OAKLAND, CALIFORNIA

FIGURE 2
AEI PROJECT NO 277254

APPENDIX A
Permit Documentation

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: 09/09/2008 By jamesy

Permit Numbers: W2008-0625 to W2008-0631
Permits Valid from 09/16/2008 to 09/16/2008

Application Id: 1220647433557
Site Location: 625 Hegnberger Road, Oakland CA

City of Project Site:Oakland

Project Start Date: 09/16/2008
Requested Inspection: 09/16/2008
Scheduled Inspection: 09/16/2008 at 9:30 AM (Contact your inspector, Vicky Hamlin at (510) 670-5443, to confirm.)

Completion Date:09/16/2008

Applicant: All Environmental Inc. - Russell Bartlett
2500 Camino Diablo, Walnut Creek, CA 94597
Property Owner: Robert Canepa
400 Oyster Point Blvd, #415, South san Francisco, CA 94080
Client: ** same as Property Owner **

Phone: 925-944-2899 x138

Phone: --

Total Due: \$2415.00
Receipt Number: WR2008-0312 **Total Amount Paid:** \$2415.00
Payer Name : 106 Adeley Court **Paid By: VISA** **PAID IN FULL**

Works Requesting Permits:

Well Destruction-Monitoring - 7 Wells
Driller: HEW Drilling - Lic #: 604909 - Method: press

Work Total: \$2415.00

Specifications

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2008-0625	09/09/2008	12/15/2008	EW-01	4.00 in.	2.00 in.	5.00 ft	22.50 ft			
W2008-0626	09/09/2008	12/15/2008	MW-10	4.00 in.	2.00 in.	5.00 ft	15.70 ft			
W2008-0627	09/09/2008	12/15/2008	MW-11	4.00 in.	2.00 in.	5.00 ft	15.00 ft			
W2008-0628	09/09/2008	12/15/2008	MW-12	4.00 in.	2.00 in.	5.00 ft	15.50 ft			
W2008-0629	09/09/2008	12/15/2008	MW-26	4.00 in.	2.00 in.	5.00 ft	15.00 ft			
W2008-0630	09/09/2008	12/15/2008	MW-27	4.00 in.	2.00 in.	5.00 ft	15.00 ft			
W2008-0631	09/09/2008	12/15/2008	MW-8	4.00 in.	2.00 in.	5.00 ft	14.40 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

Alameda County Public Works Agency - Water Resources Well Permit

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. Including 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 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.

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.

APPENDIX B
Department of Water Resource Forms

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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STATE OF CALIFORNIA DWR
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