



April 8, 2016

**RECEIVED**

By Alameda County Environmental Health 3:11 pm, Apr 12, 2016

**241.109.01.002**

BA1 1330 Broadway LLC  
c/o TMG Partners  
Attention: Mr. Adam Chall  
100 Bush Street, 26<sup>th</sup> Floor  
San Francisco, California 94104

**GROUNDWATER MONITORING WELL DECOMMISSIONING REPORT  
420 13<sup>th</sup> STREET  
OAKLAND, CALIFORNIA  
Fuel Leak Case No. RO0000576 (closed)  
Geotracker Global ID T0600101641**

Dear Mr. Chall:

This Groundwater Monitoring Well Decommissioning Report has been prepared by PES Environmental, Inc. (PES) for BA1 1330 Broadway LLC for the commercial property located at 420 13<sup>th</sup> Street, Oakland, California (the site). The purpose of this report is to document completion of groundwater monitoring well decommissioning activities performed on March 22, 2016. The site is a commercial parking garage associated with an adjacent office tower building located at 1330 Broadway. The location of the site and office building are shown on Plate 1, and a Site Plan is presented as Plate 2.

**BACKGROUND INFORMATION**

In 1992, four underground storage tanks (consisting of a 4,500-gallon diesel tank, a 500-gallon waste oil tank, a 3,000-gallon diesel tank, and a 6,000-gallon gasoline tank) were removed from the sidewalk area in front of the parking garage at 420 13<sup>th</sup> Street. After identification of a petroleum release, a leaking underground storage tank (LUST) case was opened by Alameda County Department of Environmental Health (ACEH), the lead environmental agency for underground fuel tank releases. The tanks were removed, and site investigations were subsequently completed with ACEH's oversight. Approximately 93 tons of soil was over-excavated and disposed off-site as part of the tank removals. As part of the investigations, a soil boring for sampling was drilled in the public right-of-way within 13<sup>th</sup> Street and, under a minor encroachment permit obtained from the City of Oakland, the soil boring was converted to a groundwater monitoring well (MW-1). The location of the well is shown on Plate 2. Monitoring of well MW-1 was conducted in 1993 and 1994. Based on the groundwater monitoring results, indicating the absence of a material impact to groundwater quality, the

**Mr. Adam Chall**  
**April 8, 2016**  
**Page 2**

LUST case was closed by ACEH and a Remedial Action Completion Certificate was issued in May 1994<sup>1</sup>.

The site and adjacent office building were acquired by BA1 1330 Broadway LLC in November 2015, and it was determined at that time that Well MW-1 had not been decommissioned during the 1994 case closure.

## **WELL DESTRUCTION PROCEDURES**

### **Preliminary Activities**

Prior to completing site work for the decommissioning: (1) a well destruction permit was obtained from the Alameda County Public Works Agency (ACPWA); (2) Underground Service Alert was contacted at least 48 hours before beginning site activities; and (3) a site-specific Health and Safety Plan, compliant with applicable federal and California Occupational Safety and Health Administration guidelines, and Title 29 CFR 1910.120, was prepared for the activities described herein<sup>2</sup>. A copy of the ACPWA permit is presented in Appendix A. In addition, obstruction and excavation permits were obtained from the City of Oakland Planning and Building Department.

PES retained Confluence Environmental Field Service, of Sacramento, California, to perform the well decommissioning activities. Confluence is a licensed drilling contractor possessing a valid C-57 water well contractor's license issued by the State of California. The work was performed under the direction of Christopher J. Baldassari, a licensed California Professional Geologist.

### **Groundwater Monitoring Well Destruction Procedures**

Well destruction activities were conducted in accordance with the ACPWA permit and applicable California requirements (i.e., California Well Standards Bulletins 74-81<sup>3</sup> and 74-90<sup>4</sup>). The well destruction activities were also conducted with supervision of an ACPWA inspector.

The monitoring well was constructed of 4-inch diameter PVC blank and screened casing. The screened interval was 20 to 35 feet below the ground surface. The well was destroyed by pressure grouting with neat cement grout. Pressure was applied to the injected

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<sup>1</sup> ACEH, 1994. *Remedial Action Completion Certification, 1330 Broadway, Suite 1426, Oakland, CA 94612*. May 4.

<sup>2</sup> PES Environmental, Inc., 2016. *Health and Safety Plan, 1330 Broadway, Oakland, California*. March 16.

<sup>3</sup> California Department of Water Resources (DWR), 1981. *Water Well Standards: State of California, Bulletin 74-81*. December.

<sup>4</sup> DWR, 1991. *California Well Standards, Bulletin 74-90 (Supplement to Bulletin 74-81)*. June.

**Mr. Adam Chall**  
**April 8, 2016**  
**Page 3**

grout for 5 minutes at 25 pounds per square inch to ensure all voids were filled. Approximately 3.75 cubic feet of grout was injected to seal the well.

After completion of pressure grouting, the steel traffic-rated surface enclosure (i.e., a Christy box) was removed. The street surface was repaired to match the surrounding pavement in accordance with the City of Oakland permit requirements and under supervision of a City of Oakland Public Works inspector.

No waste drilling spoils, displaced groundwater, or grout overfill was generated during the well destruction activities. Inert concrete, asphalt and metal debris, consisting of the Christy box and surrounding street surface materials, was transported off-site for recycling or disposal.

In accordance with ACPWA permit conditions, a California Department of Water Resources Well Completion Report (WCR) was prepared for the destroyed groundwater monitoring well, and the original WCR and a site map will be submitted to ACPWA. A copy of the WCR is presented as Appendix B.

## **CLOSING**

As described above, the monitoring well was decommissioned in accordance with State and local regulations, as well as the City of Oakland minor encroachment permit requirements associated with the former well. A request for rescission of the minor encroachment permit associated with the former monitoring well will be provided to the City of Oakland under separate cover.

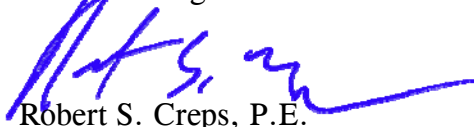
We trust this is the information you require at this time.

Very truly yours,

**PES ENVIRONMENTAL, INC.**



Christopher J. Baldassari, P.G. No. 8920  
Senior Geologist

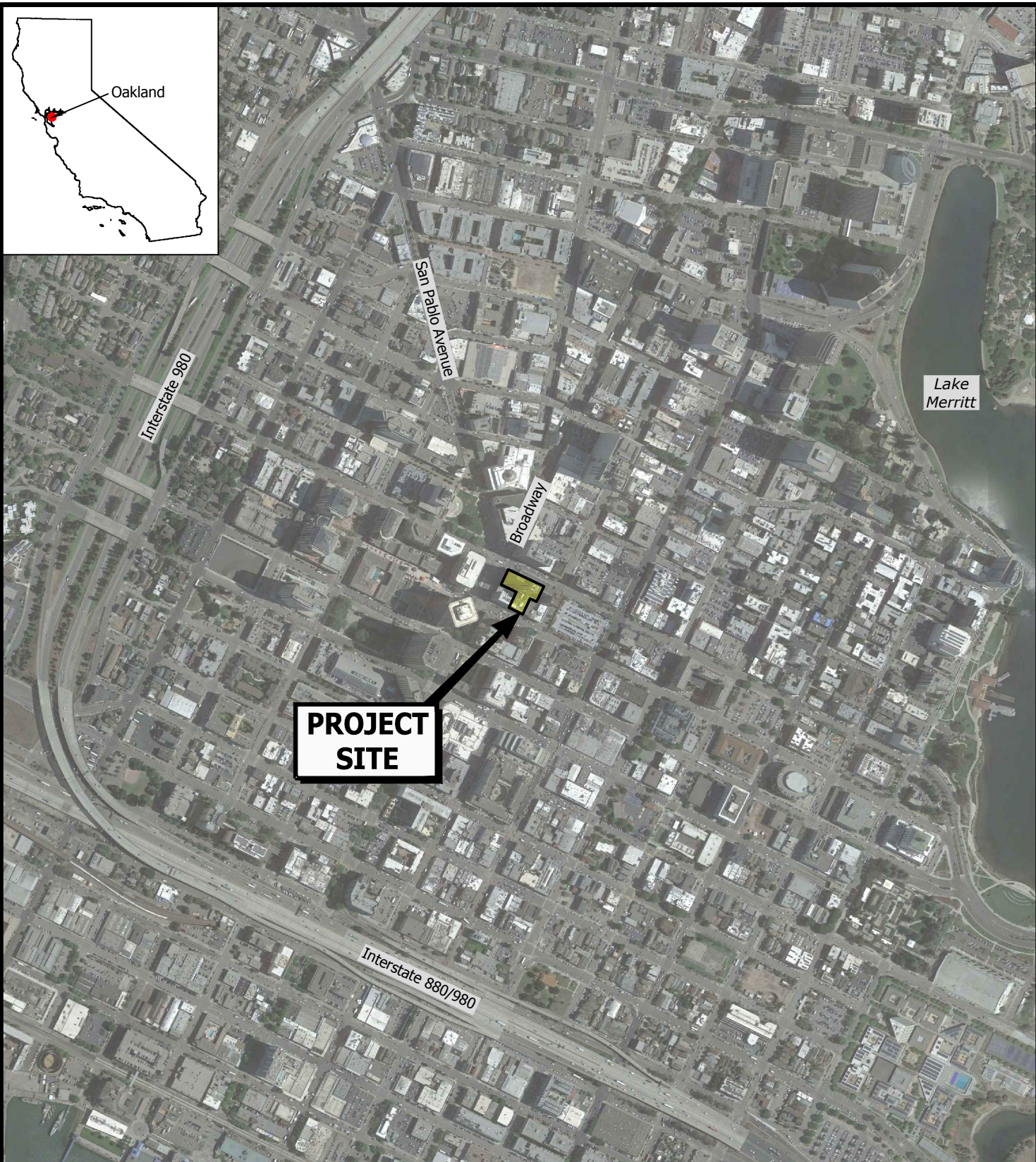


Robert S. Creps, P.E.  
Principal Engineer



Attachments: Plate 1 – Site Location  
Plate 2 – Site Vicinity  
Appendix A – ACPWA Well Destruction Permit  
Appendix B – State of California Well Completion Report

**PLATES**



Oakland

Interstate 980

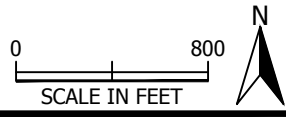
San Pablo Avenue

Broadway

Lake Merritt

**PROJECT SITE**

Interstate 880/980



Aerial Photo: May 11, 2015 (Google 2015)

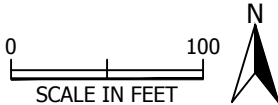


**PES Environmental, Inc.**  
Engineering & Environmental Services

**Site Location**


Groundwater Monitoring Well Decommission Report  
420 13th Street  
Oakland, California

PLATE  
**1**



Aerial Photo: May 11, 2015 (Google 2015)

Explanation

MW-1  Decommissioned Groundwater Monitoring Well



**PES Environmental, Inc.**  
Engineering & Environmental Services

**Site Vicinity**

Groundwater Monitoring Well Decommission Report  
420 13th Street  
Oakland, California

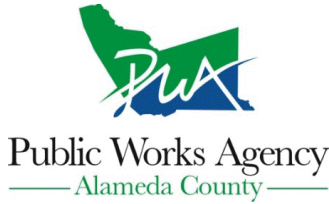
PLATE

**2**

**APPENDIX A**

**ACPWA WELL DESTRUCTION 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: 03/08/2016 By jamesy**

**Permit Numbers: W2016-0142**  
**Permits Valid from 03/14/2016 to 03/14/2016**

**Application Id:** 1456856372512  
**Site Location:** 1330 Broadway, Oakland.

**City of Project Site:**Alameda

**Project Start Date:** 03/14/2016  
**Assigned Inspector:** Contact Lindsay Furuyama at (925) 956-2311 or Lfuruyama@groundzonees.com  
**Completion Date:**03/14/2016

<b>Applicant:</b>	PES Environmental, Inc. - James Phillips 1682 Novato Blvd., Suite 100, Novato, CA 94947	<b>Phone:</b> 415-250-2864
<b>Property Owner:</b>	City of Oakland City of Oakland, Oakland, CA 94612	<b>Phone:</b> --
<b>Client:</b>	c/o TMG Partners BA1 1330 Broadway LLC 100 Bush Street, 26th Floor, San Francisco, CA 94104	<b>Phone:</b> --
<b>Contact:</b>	James Phillips	<b>Phone:</b> 415-250-2864 <b>Cell:</b> 415-250-2864

<b>Receipt Number: WR2016-0092</b>	<b>Total Due:</b>	\$397.00
<b>Payer Name : James Phillips</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: Confluence Environmental Inc. - Lic #: 913194 - Method: tremi **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 #
W2016-0142	03/08/2016	06/12/2016	MW-1	2.25 in.	2.00 in.	3.00 ft	35.00 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 60 days. Include permit number and site map.



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

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.
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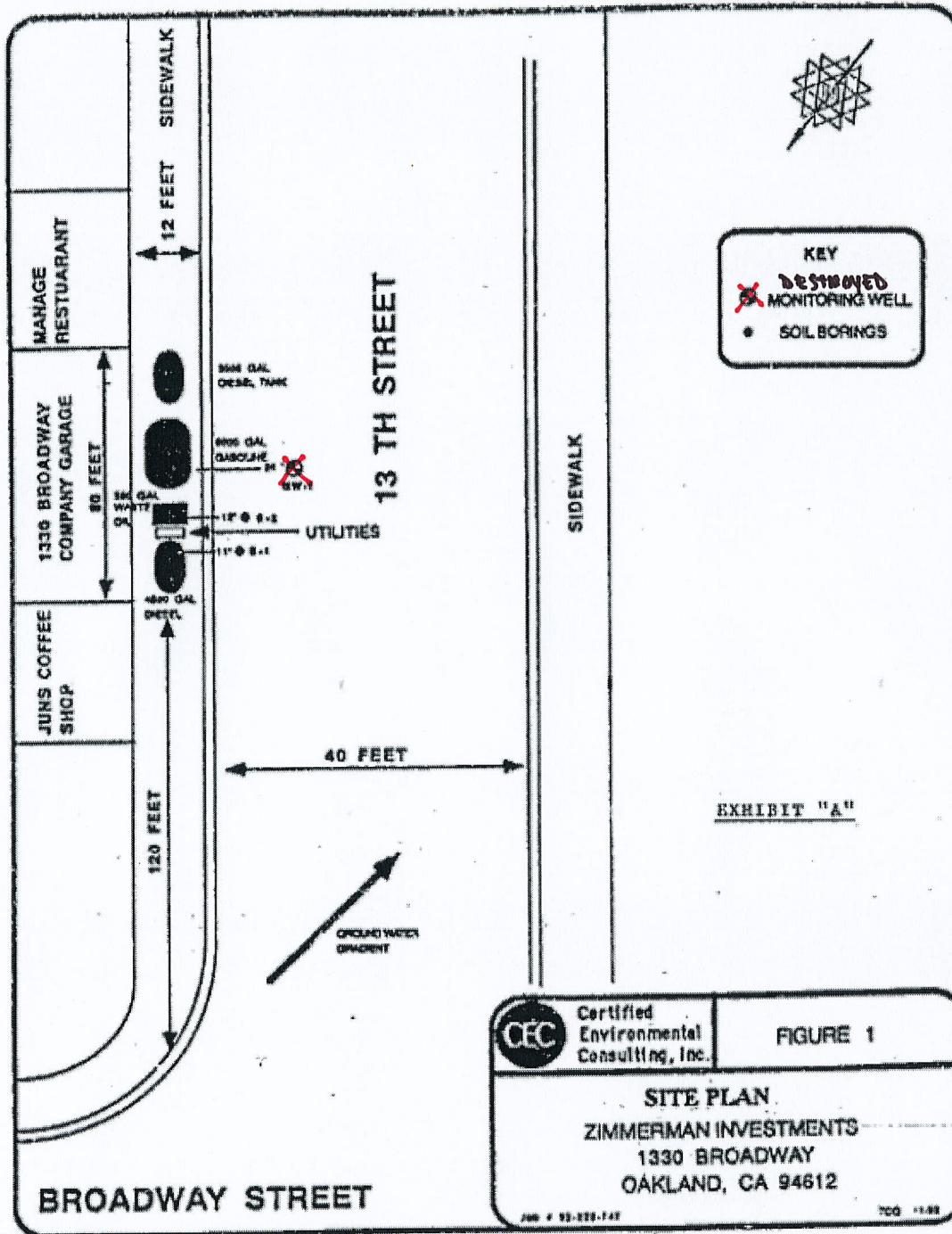
**APPENDIX B**

**STATE OF CALIFORNIA WELL COMPLETION REPORT**

**CONFIDENTIAL**

STATE OF CALIFORNIA DWR  
WELL COMPLETION REPORT  
(WELL LOGS)

**REMOVED**



MANAGE RESTUARANT

1330 BROADWAY COMPANY GARAGE

JUNS COFFEE SHOP

120 FEET

12 FEET SIDEWALK

80 FEET

120 FEET

13 TH STREET

SIDEWALK

550 GAL OIL OIL TANK

550 GAL GASOLINE

17" Ø S-1

11" Ø S-1

UTILITIES

1800 GAL DIESEL

40 FEET

GROUND WATER GRADIENT

BROADWAY STREET