



ENVIRONMENTAL
PROTECTION

January 14, 1999

99 JAN 15 PM 3:45

Mr. Larry Seto
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Room 250
Alameda, California 94502

STED 3952

RE: Work Plan for Monitoring Well Abandonment
2425 Encinal Avenue, Alameda, California
ACC Project No. 98-6039-002.09

Dear Mr. Seto:

On behalf of Mr. Steve Chrissanthos, property owner, ACC Environmental Consultants, Inc., (ACC) presents this Work Plan for monitoring well abandonment for wells located at 2425 Encinal Avenue, Alameda, California (Figure 1).

BACKGROUND

In a letter dated November 3, 1998, Mr. Larry Seto of the Alameda County Health Care Services Agency (ACHCSA) concurred with ACC's recommendation that no further action related to the underground tank release at the site is required. Mr. Seto noted that prior to a completion letter being sent, the onsite monitoring wells must be decommissioned.

ACC submits this Work Plan for abandonment of the six onsite monitoring wells in accordance with the guidelines of the Tri-Regional Water Quality Control Board (RWQCB) and the California Department of Water Resources. A site plan illustrating the monitoring well locations is attached as Figure 2.

WELL ABANDONMENT PROCEDURES

Upon acceptance of this work plan by the ACHCSA, ACC will abandon the onsite wells by pressure grouting. As required by the Occupational Health and Safety Administration, 29 Code of Federal regulations 1910.120, ACC has prepared a site specific Health and Safety Plan, attached, for the proposed work.

Six 2-inch-diameter monitoring wells, (MW-1, MW-2a, MW-3, MW-4, MW-5 and MW-6) with total depths of 17.5, 14.0, 14.8, 17.5, 17.5 and 17.5 feet bgs, respectively, are proposed to be abandoned by Gregg Drilling and Testing of Martinez, California (license C57-485165). A permit for well destruction will be obtained from the Alameda County Public Works Agency prior to scheduling field activities.

The wells will be abandoned by removing each well box and pressure grouting each well to the total depths. No soil cuttings will be created.

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The following procedures will be followed for each well to be abandoned.

- The monitoring wells will be investigated prior to abandonment. The depth, casing diameter, and construction and sealing design of the wells will be ascertained. The wells will be sounded immediately before abandonment to determine whether any obstructions exist within each wellbore that would interfere with grouting.
- Each monitoring well will be abandoned by pressure grouting. A volume of cement grout at least equal to the pore space in the annular sandpack and the inside diameter of the well will be introduced into each well. The top one foot of each wellbore will be filled with concrete to surface grade and finished to match the existing surface.
- Well casings will be trimmed approximately one foot below grade.
- The surface will be topped with approximately one foot of quick drying cement after ACC ensures that no grout settling has occurred in the well casing during a 30-minute interval.

After completion of abandonment, a letter report documenting procedures will be submitted to regulatory agencies.

If you have any questions or comments regarding this Work Plan, please call me at (510) 638-8400.

Sincerely,

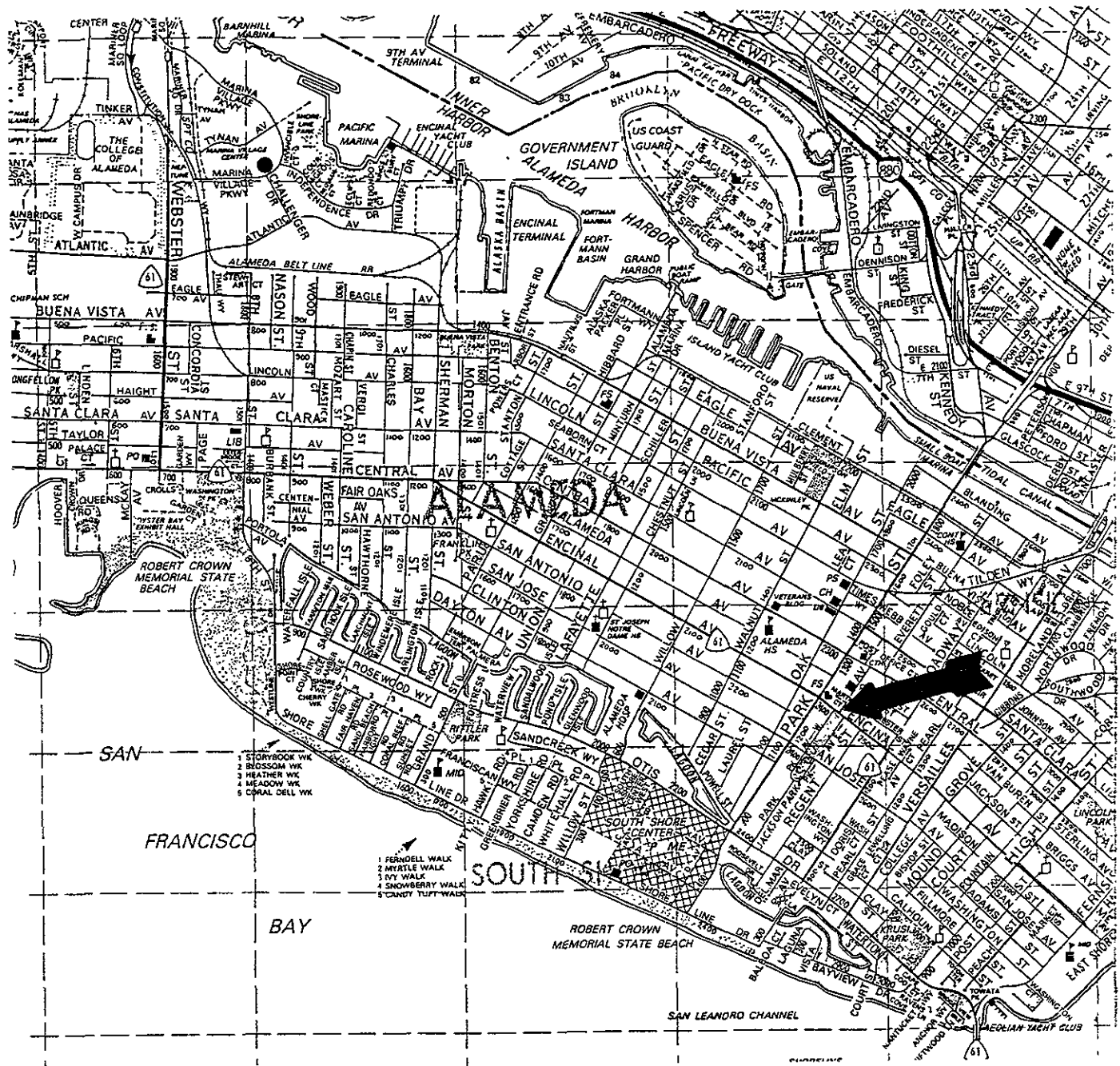


Stephen Southern
Senior Environmental Assessor

/clm:sps

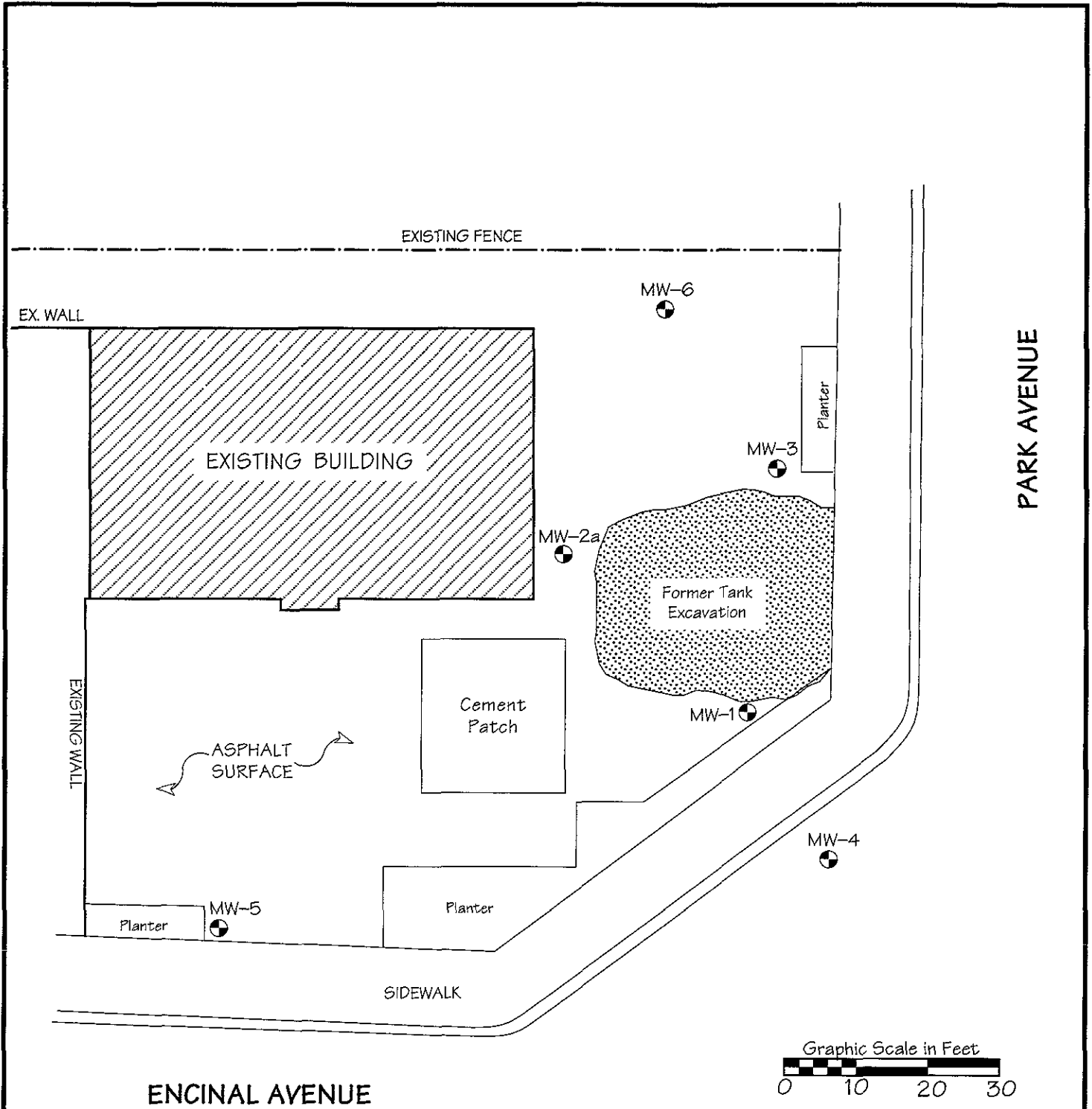
Attachments

cc: Mr. Steve Chrissanthos, Alameda Cellars

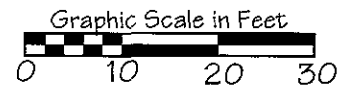


SOURCE: THOMAS BROTHERS GUIDE, 1990 ed.


Title: Location Map 2425 Encinal Avenue Alameda, California	
Figure Number: 1.0	Scale: 1" = 1/4 mi
Drawn By: JVC	Date: 3/19/96
Project Number: 6039-5	
ACC Environmental Consultants 7977 Capwell Drive, Suite 100 Oakland, California 94621 (510) 638-8400 Fax: (510) 638-8404	

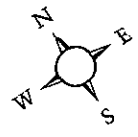


ENCINAL AVENUE



Legend

MW-5  - Groundwater Monitoring Well Location

Title: Site Plan 2425 Encinal Avenue Alameda, California	
Figure Number: 2	Scale: 1" = 20"
Drawn By: JVC	Date: 11/18/96
Project Number: 6039-002.09	
ACC Environmental Consultants 7977 Capwell Drive, Suite 100 Oakland, CA 94621 (510) 638-8400 Fax: (510) 638-8404	
	

ACC - SITE SAFETY PLAN

A. GENERAL INFORMATION

Project Title: Alameda Cellars, 2425 Encinal Avenue, Alameda, California
Project No.: 98-6039-002.09
Project Manager: Stephen Southern
Location: 2425 Encinal Avenue, Alameda, California
Prepared by/date: Stephen Southern 1/14/99

Approved by/date: _____

Scope of Work/Objective(s): Well Abandonment

Proposed Date of Field Activities: January 22, 1999

Documentation/Summary:

Overall Chemical Hazard: Serious [] Moderate []
Low [X] Unknown []

Overall Physical Hazard: Serious [] Moderate [X]
Low [] Unknown []

B. SITE/WASTE CHARACTERISTICS

Waste Types(s):
Liquid [X] Solid [X] Sludge [] Gas/Vapor []

Characteristics:
Flammable/Ignitable [] Volatile [X] Corrosive [] Acutely Toxic []
Explosive [] Reactive [] Carcinogen [X] Radioactive []

Other: _____

Physical Hazards:
Overhead [] Confined Space [X] Below Grade [] Trip/Fall [X]
Puncture [] Burn [] Cut [] Splash [X]
Noise [X]

Other:

Site History/Description and Unusual Features: Drilling and sampling within street and adjacent to former tank pit

Locations of Chemicals/Waste: In groundwater

Estimated Volume of Chemicals/Waste: Unknown

Site Currently in Operation: Yes [X] No []

C. HAZARD EVALUATION

List and Evaluate Hazards By Task (e.g., sampling/drilling)

Task	Physical Hazard	Level of Protection
1	Well Abandonment	D

Chemical Hazard Evaluation:

Compound	PEL/TWA	Route of Exposure	Acute Symptoms	Odor Threshold/Desc.
Gasoline	300 ppm	inhalation, dermal, ingestion	Skin Blisters, Nausea, Central Nervous System Disorder	Characteristic Odor

D. SITE SAFETY AND WORK PLAN

Perimeter identified? [Y] Site secured? [Y] Work areas identified? [Y]
 Zone(s) of contamination identified? [Y]

Air Monitoring:

Contaminant of Interest: **Gasoline**

Type of Monitoring: **Air**

Frequency: **Continuous - As needed**

Equipment: **HNu**

Decontamination procedures and solutions: **Trisodium phosphate and water, triple rinsed**

Special Site Equipment: (Sanitary facilities, lighting, etc.) **None anticipated**

Site Entry Procedures and Special Considerations: **Underground Services Alert (USA) notified to avoid underground utilities**

Work Limitations (time of day, weather conditions, etc.): **None**

General Spill Control, if applicable: **N/A**

Investigation-Derived Material Disposal (expendables, cuttings, etc.) **Well boxes and rinsate water in covered, labeled 55- gallon DOT certified drums.**

Sample Handling Procedures: **None**

E. EMERGENCY INFORMATION

Ambulance **911**

Hospital Emergency Room **(510) 522-3700**

Directions to Hospital (see attached map): **Alameda Hospital, 2070 Clinton Avenue; Northeast on Encinal Avenue, left on Willow Street to Clinton Avenue.**

Poison Control Center **911**

Police **911**

Fire Department **911**

Laboratory **Chromalab, Inc.**

UPS/Fed. Express **N/A**

Client Contact **Mr. Steve Chrissanthos (510) 523-3061**

SITE RESOURCES

Water Supply Source **On-site**

Telephone **On-site**

Cellular Phone, if available ---

Other ---

EQUIPMENT CHECKLIST

Protective Gear	Quantity	Equipment	Quantity	Equipment	Quantity
Respirator	1	PID (HNu)	1	Baggies	1 box
Organic Cartridges	2	Liter bottles	10	Chain of Custody Forms	1 set
Tyvek	1	VOA Vials	20	Labels	1 set
Gloves, Nitrile	1 pair	Surveyors Tape	1	Paper Towels	1 roll
Steel Toed Boots	1 pair	Rope	100 feet	Trash Bags	1
First Aid Kit	1	Camera/Film	1	Buckets	3
Safety Glasses	1 pair	Bailers	5	Brushes	2
Portable eye wash	1	Cooler	1	TSP	1 box
Ear Plugs	1 pair	Teflon Tape	1 roll	Boring Logs	1 set

SITE SAFETY REVIEW

General Information

Date _____ **1999** Time _____ Project No. **98-6039-002.09**

Site: **2425 Encinal Avenue, Alameda, California**

Client Contact: **Mr. Steve Chrissanthos (510) 523-3061**

Objectives: **Well abandonment**

Types of Chemicals Anticipated: **none**

Topics Discussed:

Physical Hazards: **Typical Hazards associated with drilling**

Personal Protection: **Level D, modified as required**

Decontamination: **Equipment to be decontaminated after each well is completed.**

Special Site Considerations: **None**

ATTENDEES

Name Printed	Signature

HOSPITAL LOCATION MAP

