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Clayton
ENVIRONMENTAL
CONSULTANTS

FACSIMILE COVER SHEET

To: EVA CHU

From: PETER SCHAEFER

Date: 12/19/96

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Number of Pages (including cover sheet): 10

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COMMENTS

WELL ABANDONMENT REPORT.

1252 Quarry Lane
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ENVIRONMENTAL
PROTECTION

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Clayton
ENVIRONMENTAL
CONSULTANTS

November 19, 1996

Ms. Eva Chu
Hazardous Materials Specialist
ALAMEDA COUNTY HEALTH SERVICES AGENCY
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Clayton Project No. 62009.99

Subject: Report on Well Abandonment and Request for Closure
Bank of America (B of A) Facility
1528 Webster Street
Alameda, California
B of A ES# 302412

Dear Ms. Chu:

Clayton Environmental Consultants, Inc. (Clayton) is providing this letter on behalf of Bank of America (B of A) to present this report documenting the abandonment of the five groundwater monitoring wells at the subject site. The Alameda County Health Care Services Agency (ACHCSA) requested the well abandonment as a condition to obtain site closure. The locations of the wells are shown in the attached figure.

BACKGROUND

On August 3, 1993, an underground storage tank (UST) was removed from beneath the side walk adjacent to the subject site. Soil samples collected from the UST excavation pit contained total petroleum hydrocarbons (TPH-D) ranging from 300 to 1300 milligrams per kilogram (mg/kg).

Because of the elevated concentration of TPH-D in the soil samples, the UST pit was overexcavated on September 14, 1993. The overexcavation was performed to remove contaminated soil to the extent possible without damaging the nearby utility lines or causing structural weakness to the subject building. Approximately 50 tons of soil was excavated and transported for offsite disposal. No additional excavation was performed because of the nearby utilities lines (i.e., storm drains, sewer lines, water lines).

After overexcavation was completed, eight samples were collected from the excavation walls. At the request of ACHCSA, one sample from each excavation wall was analyzed

Ms. Eva Chu
Alameda County Health Services Agency
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for TPH-D and benzene, toluene, ethylbenzene and xylenes (BTEX). The analytical reports indicated TPH-D concentrations ranging from 107 to 1,005 mg/kg in soil samples collected from the east, west, and south walls of the excavation. The soil samples from the excavation pit did not contain BTEX concentrations at or above the analytical detection limits. After sampling was completed, the excavation was backfilled using Class II base rock material.

During April and May 1994, Clayton installed three monitoring wells (MW-1, MW-2, and MW-3) to assess the extent of soil and groundwater contamination from the former UST.

TPH-D was detected in the groundwater samples at levels ranging from 110 micrograms per liter ($\mu\text{g/L}$) in MW-1 to 4,100 $\mu\text{g/L}$ in MW-2. The TPH-D concentrations in soil samples ranged from less than the reporting limit of 1 mg/kg in the sample from MW-3 to 6 mg/kg in the sample from MW-1. The groundwater flow direction, based on the groundwater elevation data collected on April 7, 1994, was calculated to be toward the south.

On July 5, 1994, ACHCSA requested a work plan to further delineate the soil and groundwater contamination near the subject site. Clayton submitted the work plan to ACHCSA on September 6, 1994. After receiving the approval from the ACHCSA, Clayton installed two additional monitoring wells (MW-4 and MW-5).

At the request of ACHCSA during the groundwater monitoring event in March 1995, the groundwater sample from monitoring well MW-2 was analyzed for polynuclear aromatic hydrocarbons (PNAs). No PNAs were detected in the initial groundwater sample. As approved by ACHCSA, the subsequent groundwater samples were not analyzed for PNAs.

Groundwater samples were collected and analyzed quarterly during the fourth quarter of 1994 and the first three quarters of 1995. Following the third quarter of 1995, the ACHCSA revised the sampling requirements (letter dated November 8, 1995) as follows:

- Discontinue sampling of MW-1 and MW-5;
- Sample wells MW-3 and MW-4 on an annual basis, in March; and
- Sample well MW-2 on a semiannual basis, in March and September.

The initial semiannual sampling for 1996 was completed and the results are presented in the Semiannual Groundwater Monitoring Report for the site dated May 1996.

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November 22, 1996

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WELL ABANDONMENT

Prior to abandonment, a well abandonment permit was obtained from Alameda County Flood Control and Water Conservation, Zone 7 Water Agency (attached).

Upon arrival at the site, the wells were sounded and determined to contain less than one inch of sediment. The wells were then abandoned by removing the wellbox and then pumping the wells full of neat Type I-II grout using a pressure fitting. The pressure was maintained until the well would not take any more grout (approximately 20 minutes). The upper 6 inches of the excavated well box area were filled with aggregate concrete and finished flush with the sidewalk or roadway.

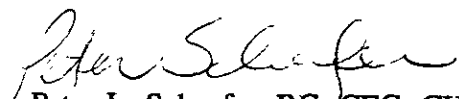
REQUEST FOR CLOSURE

Clayton requests an order for no further action for the soils and groundwater in the vicinity of a former UST at the above referenced site. The request is based on the following:

- The former tank and associated soils containing hydrocarbons have been removed;
- BTEX and PNA were not detected in any of the groundwater samples;
- Concentrations of TPH-D are stable or declining based on the first four quarters of sampling at the site; and
- The five groundwater monitoring wells at the site have been abandoned per your request of September 11, 1996.

We trust this information will assist you in your evaluation of the site. If you have any further questions or comments, please do not hesitate to call me at (510) 426-2613.

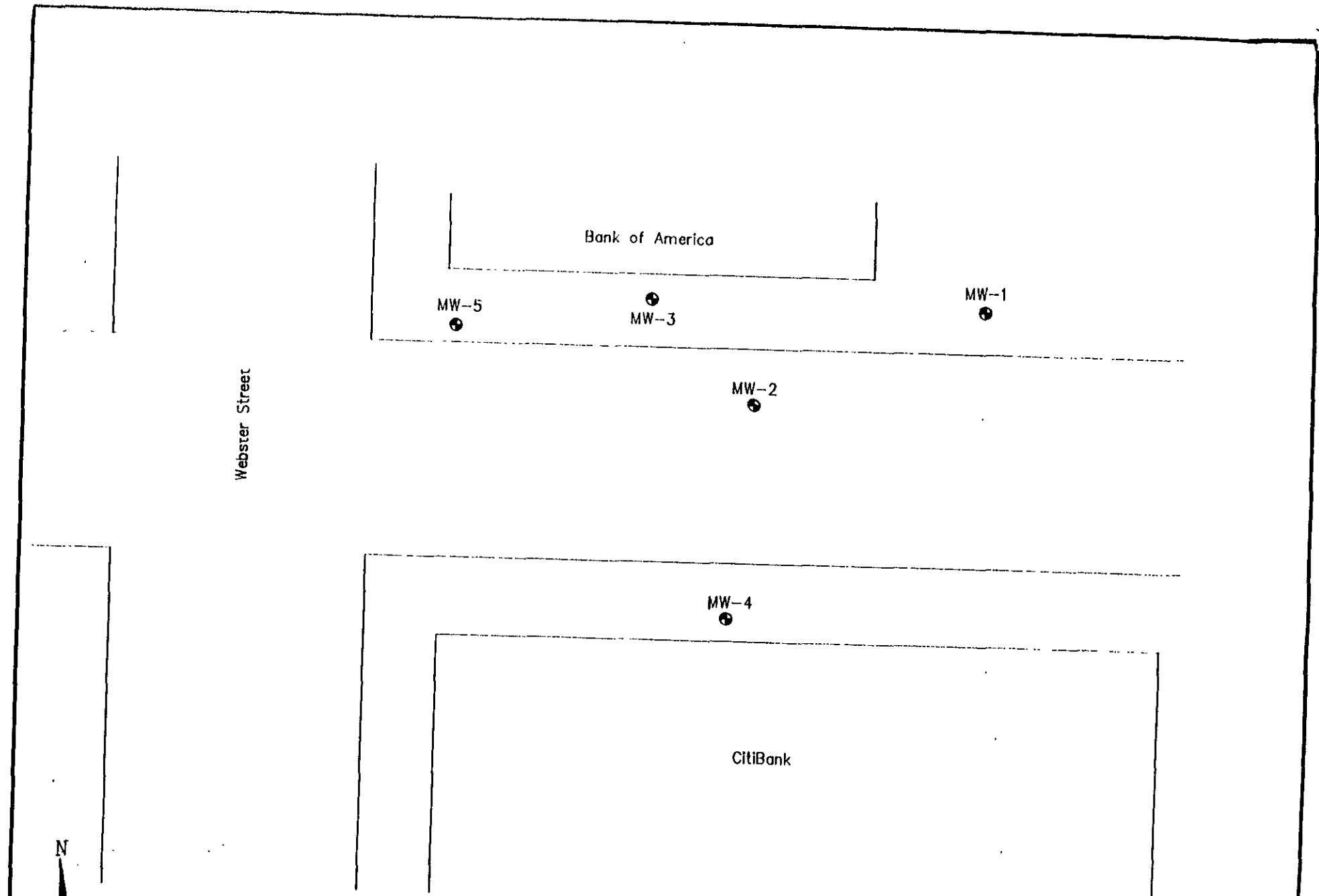
Sincerely,


Peter L. Schaefer, RG, CEG, CHG
Senior Project Geologist

PLS/pls

cc: Rick Oliver - B of A
Wyman Hong - Zone 7 Water Agency

FIGURE
SITE VICINITY MAP



Approximate Scale 1" = 20'

Figure Site Vicinity Map 6200901-16	Clayton ENVIRONMENTAL CONSULTANTS	Bank of America, 1528 Webster Street, Alameda, California	
		Clayton Project No. 62009.01	Bank of America

ATTACHMENT

WELL ABANDONMENT PERMIT



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

5997 PARKSIDE DRIVE

PLEASANTON, CALIFORNIA 94566-1177

November 7, 1996

Mr. Peter Schaefer
Clayton Environmental Consultants
1252 Quarry Lane
Pleasanton, CA 94566

Dear Mr. Schaefer:

Enclosed is drilling permit 96795 for the destruction of wells 1S/4W 35B80 to 35B84 at 1528 Webster Street in Alameda for Bank of America.

Please note that permit condition A-2 requires that a well destruction report be submitted after completion of the work. The report should include a description of methods and materials used to destroy the well, location sketch, date of destruction, and permit number. Please submit the original of your completion report. We will forward your submittal to the California Department of Water Resources.

If you have any questions, please contact Wyman Hong at extension 235 or me at extension 240.

Very truly yours,

Craig A. Mayfield
Water Resources Engineer III

CM:ab
Enc.



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

5997 PARKSIDE DRIVE PLEASANTON, CALIFORNIA 94566

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT 1528 WEBSTER ST ALAMEDA, CA

PERMIT NUMBER 96795 LOCATION NUMBER IS/4W 35B80 to 35B84

CLIENT Name BANK OF AMERICA - RICK OLIVER Address 4000 MACARTHUR #100 Phone (714) 260-5813 City NEWPORT BEACH Zip 92660

PERMIT CONDITIONS

Circled Permit Requirements Apply

APPLICANT Name CLAYTON ENVIRONMENTAL CONSULTANTS PETER SCHAEFER Address 1252 QUARRY LANE Phone 510 426 2613 City PLEASANTON Zip 94566

A. GENERAL

- 1. A permit application should be submitted so as to arrive at the Zone 7 office five days prior to proposed starting date. 2. Submit to Zone 7 within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well projects, or drilling logs and location sketch for geotechnical projects. 3. Permit is void if project not begun within 90 days of approval date.

TYPE OF PROJECT Well Construction Geotechnical Investigation Cathodic Protection General Water Supply Contamination Monitoring Well Destruction X

B. WATER WELLS, INCLUDING PIEZOMETERS

- 1. Minimum surface seal thickness is two inches of cement grout placed by tremie. 2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

PROPOSED WATER SUPPLY WELL USE Domestic Industrial Other Municipal Irrigation

DRILLING METHOD: Mud Rotary Air Rotary Auger Cable Other PRESSURE GROUT AND REMOVE WELL BOXES

DRILLER'S LICENSE NO. C57-485-165

- C. GEOTECHNICAL. Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings.

WELL PROJECTS - SPECS OF WHICH TO BE ABANDONED Drill Hole Diameter 8" In. Maximum Casing Diameter 2" In. Depth 20' ft. Surface Seal Depth 8-10' ft. Number 5'

- D. CATHODIC. Fill hole above anode zone with concrete placed by tremie.

GEOTECHNICAL PROJECTS Number of Borings Maximum Hole Diameter in. Depth ft.

- E. WELL DESTRUCTION. See attached.

ESTIMATED STARTING DATE 11/11/96 ESTIMATED COMPLETION DATE 11/11/96

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

Approved Wyman Hong Date 5 Nov 96

APPLICANT'S SIGNATURE Peter Schaefer Date 11/11/96

5 November 1996

ZONE 7
WATER RESOURCES ENGINEERING
GROUNDWATER PROTECTION ORDINANCE

BANK OF AMERICA
1528 WEBSTER STREET
ALAMEDA
WELLS 1S/4W 35B80 TO 35B84
PERMIT 96795

Destruction Requirements:

1. Clean out all bridged or poorly compacted materials to the bottom of the well.
2. Pressure grout the casing to 2 feet below finished grade or original ground, whichever is the lower elevation.
3. Remove casing, seal and gravel pack to 2 feet below finished grade or original ground, whichever is the lower elevation.
4. After the seal has set, backfill the remaining hole with compacted material.

These destruction requirements as proposed by Peter Schaefer of Clayton Environmental meet or exceed Zone 7 minimum requirements.