

98 AUG 26 PM 12:00

August 28, 1998

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Room 250
Alameda, California 94502

RE: Work Plan for Monitoring Well Destruction
2099 Grand Marina, Alameda, California
ACC Project No. 98-6176-001.03

Dear Ms. Chu:

On behalf of Mr. Curt Bolton, ACC Environmental Consultants, Inc., (ACC) presents this request for site closure and well abandonment Work Plan for the property located at 2099 Grand Marina, Alameda, California. (Figure 1).

BACKGROUND

The Grand Marina facility includes an office located at 2099 Grand Avenue with a marina and associated repair buildings. A 1,000-gallon UST formerly located in the southern portion of the site was used to store gasoline, and an aboveground tank (AGT) farm was operated previously on the site and used until 1989.

Preliminary site investigations were conducted on site in April 1987 by Crowley Environmental Services and Harding Lawson Associates. Work included installing six groundwater monitoring wells, W-1 through W-5 and B-7, and drilling six borings and excavating six test trenches in the vicinity of the AGT farm. In November 1987, approximately 285 tons of petroleum hydrocarbon impacted soil was excavated to a maximum depth of five feet below ground surface (bgs) from the vicinity of the AGT farm. The soils were disposed of off site. In May 1988, Uriah, Inc. removed a 1,000-gallon UST from the property. Soil adjacent to the UST was found to be impacted with petroleum hydrocarbons as gasoline (TPHg).

Ms. Eva Chu of the Alameda County Health Care Services Agency (ACHCSA) stated in a June 24, 1998 letter that the ACHCSA and the Regional Water Quality Control Board concur that no further action is necessary with regard to the underground storage tank release. Before a closure letter will be issued for the site, the monitoring wells on site must be decommissioned. ACC proposes to abandon the five monitoring wells on site by pressure grouting. The wells have total depths between 12 and 15 feet. ACC also proposes to dispose of any drums of soil or water that remain on site as a result of previous well installation and monitoring activities.

A site plan illustrating the monitoring well locations is attached as Figure 2.

WELL DESTRUCTION PROCEDURES

Upon acceptance of final site closure by the RWQCB and approval of the workplan by ACHCSA, ACC will abandon the onsite wells. 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 for the proposed work. The Health and Safety Plan is included as Appendix 2.

Five 2-inch-diameter monitoring wells, (MW-2, MW-3, MW-4, MW-5a and MW-6a) with total depths between 12 and 15 feet are proposed to be abandoned by Environmental Control Associates of Aptos, California (license 695-970). The permit for well abandonment will be obtained from the Alameda County Public Works Agency, Water Resources Section, 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.

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

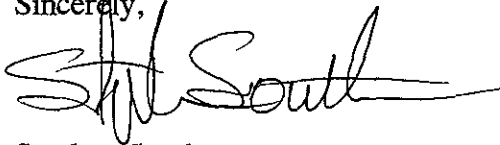
- The monitoring wells will be investigated prior to abandonment. The depth, casing diameter, and construction and sealing design of the wells will be ascertained. The wells will be sounded immediately before abandonment to determine whether any obstructions exist within each wellbore that would interfere 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.

Ms. Eva Chu
August 28, 1998
Page 3

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,

A handwritten signature in black ink, appearing to read "Stephen Southern". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Stephen Southern
Senior Environmental Assessor

/abp:sps

Enclosures

cc: Mr. Curt Bolton, Harbor Master, Grand Marina

EXISTING ASPHALT PARKING AREA

EXISTING CURB LINE

EXISTING CURB LINE

MW-5
(3 10')

MW-6
(2 85')

EXISTING BUILDING

EXISTING UNDERGROUND TANKS

(3 69')

MW-1

MW-7
(2 78')

MW-8 (3 68')

PUMP HSE

FORMER ABOVE GROUND TANK FARM

EXISTING BUILDING BLDG A

MW-4 (5 40')

BLDG C

BLDG D

MW-6a (3 97')

EXISTING STORAGE BUILDING

BUILDING G

MW-5a (4 58')

MW-2 (3 68')

BLDG H

MW-3 (4 46')

FORTMANN WAY

GRAND STREET

Legend

MW (⊕) Groundwater Monitoring Well Location

NOTE: Elevation in feet above mean sea level measured March 7, 1996

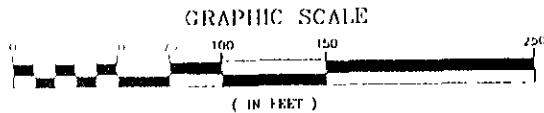


FIGURE NUMBER
20

PROJECT NUMBER
G176-1



7977 Capwell Drive, Suite 100
Oakland, California 94621
Ph: (510) 638-8400
Fax: (510) 638-8404

SITE PLAN
GRAND MARINA-2099 Grand Street
Alameda, California

DATE
/ MARCH 1996

DRAWN BY
JVC

ACC - SITE SAFETY PLAN

A. GENERAL INFORMATION

Project Title: **2099 Grand Marina**
Project No.: **98-6176-001.00**
Project Manager: **Stephen Southern**
Location: **2099 Grand Marina, Alameda, California**
Prepared by/date: **Stephen Southern/8-28-98**

Approved by/date: _____

Scope of Work/Objective(s): **Well Abandonment**

Proposed Date of Field Activities: **September 8, 1998**

Documentation/Summary:

Overall Chemical Hazard: Serious Moderate
 Low Unknown

Overall Physical Hazard: Serious Moderate
 Low Unknown

B. SITE/WASTE CHARACTERISTICS

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

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

Other: _____

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

Other: **Well abandonment/pressure grouting**

Site History/Description and Unusual Features:

Locations of Chemicals/Waste: **In groundwater and soil.**

Estimated Volume of Chemicals/Waste: **None**

Site Currently in Operation: Yes 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? [N]

Air Monitoring:

Contaminant of Interest:

Type of Monitoring:

Frequency:

Equipment:

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: **None**

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

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

Investigation-Derived Material Disposal (expendables, cuttings, etc.)

No soil cuttings will be created by pressure grouting.

Sample Handling Procedures: **N/A**

E. EMERGENCY INFORMATION

Ambulance **911**

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

Directions to Hospital (see attached map): **Alameda Hospital, 2070 Clinton Avenue. Take Grand Street to Clinton Avenue. Make a left turn onto Clinton Avenue. The Hospital is at the corner of Clinton Avenue and Willow Street.**

Poison Control Center **911**

Police **911**

Fire Department **911**

Laboratory **Chromalab, Inc.**

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

Client Contact **Mr. Curt Bolton (510) 865-1200**

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: September, 8 1998_ Time 08:00 am_____ Project No. 98-6176-001.00

Site: 2099 Grand Marina, Alameda, California

Client Contact: Mr. Curt Bolton (510) 865-1200

Objectives: Well abandonment

Types of Chemicals Anticipated: None

Topics Discussed:

Physical Hazards: Typical Hazards associated with pressure grouting

Personal Protection: Level D, modified as required

Decontamination: None

Special Site Considerations: None

ATTENDEES

Name Printed	Signature

HOSPITAL LOCATION MAP

