WELL DESTRUCTION REPORT

TACO BELL

1900 WEBSTER STREET

ALAMEDA, ALAMEDA COUNTY, CALIFORNIA

PREPARED BY:

LRA ENVIRONMENTAL
11500 SUNRISE GOLD CIRCLE, SUITE H
RANCHO CORDOVA, CALIFORNIA 95742
(916) 631-4455

OCTOBER 31, 1996
PROJECT NUMBER E9170

TACO BELL

1900 WEBSTER STREET

ALAMEDA, ALAMEDA COUNTY, CALIFORNIA

Purpose:

The following report will discuss the destruction of four (4) groundwater monitoring wells on October 28, 1996. These wells were originally constructed under permits issued by the Alameda County Flood Control and Water Conservation District, Zone 7 (Permit #92387), dated 11 August 1992. Based on the "non-detect" results from quarterly groundwater contamination analysis permission was granted to destroy the wells by the Alameda County Flood Control and Water Conservation District, Zone 7 (Permit #96599). The purpose for the destruction of the monitoring wells is to eliminate the potential for physical hazard and to eliminate possible conduits from the surface to the underlying saturated zone.

Location:

The property in question, a Taco Bell restaurant, is located at 1900 Webster Street, Alameda, Alameda County, California. The site is positioned approximately 122 16'31" west longitude and 37 46'27" north latitude. This corresponds to the County of Alameda Assessors Parcel Number 73-426-12.

This property is currently owned by Dolan Foster Enterprises and is supervised by Mr. Dan Mundy. Correspondence can be directed to Mr. Mundy in care of Dolan Foster Enterprises, 25596 Seaboard Lane, Hayward, California, 94545.

Site Description:

A vicinity map appears as Plate 1 in Appendix A of this report.

A more specific site location map appears as Plate 2, Appendix A, which shows the approximate well locations and other pertinent landmarks.

Site History:

Dolan Foster Enterprises has owned and operated the Taco Bell franchised restaurant since 1976. On December 19, 1991, and January 21, 1992, LRA

ENVIRONMENTAL performed a site environmental investigation at the subject property. Soil samples taken on these dates showed possible signs of petroleum hydrocarbon contamination. These samples were later confirmed, after laboratory analysis, to contain detectable levels of petoleum products; three (3) of ten (10) specimens analyzed were tainted. In June of 1992, the contaminated soils were remediated by over-excavation. Following the demolition of the building to make way for a new structure, LRA ENVIRONMENTAL constructed four (4) groundwater monitoring wells to delineate the contamination plume. After two consecutive groundwater sampling rounds (over a seventeen (17) month period) showed no detectable levels of petroleum contamination, the site was reccomended to be closed. It was then the reccomendation of LRA ENVIRONMENTAL to abandon and seal the wells in accordance with the applicable local, state, and federal regulatory guidelines.

Preliminary Well Preparation:

To insure that the wells could be properly sealed, each well was investigated for obstructions that would interfere with placing the filling material. After it was determined that the well casings were intact and unobstructed to the bottom of each well, the wells were deemed fit to seal and abandon.

Sealing Materials:

A cement and bentonite grout was mixed on site. This cementicious mixture consisted of Type I-II Portland cement with approximately a five (5)% by weight bentonite replacement. Mix water was obtained from the local water supply.

Also used as a sealing material was a prepackaged non-ferrous, non-shrink grout mixture. The grout was mixed thouroughly to ensure that a homogeneous mixture was obtained, and no "lumps" existed.

Placement of Sealing Material:

The following procedure was applied to all four (4) wells sealed.

1. The well casings from the bottom to the top of the casing were pressure grouted using the cement and bentonite mixture.

2. A pvc tube connected in five (5) foot sections was used as "tremie pipe". Pressure was generated by a truck-mounted pump which was able to generate a pressure of 15 psi.

3. The well casings were sealed in one continuous operation. The pvc tube used for placement was slowly extracted from the well as the sealing material consolidated itself.

4. When the cement and bentonite mixture reached the top of the casing, the original well casing plug was reinstalled and tightened.

5. The remaining well vault was then filled with the non-shrink grout mixture and troweled flush with the existing ground surface.

SIGNATURE STATEMENT:

This report has been prepared by the staff of LRA ENVIRONMENTAL and has been reviewed and approved by the "professionals" whose signatures appear below.

The recommendations, specifications, and methodlogies presented herein were prepared and presented, within parameters set by the California Regional Water Quality Control Board, in accordance to generally accepted engineering practices at the time that this technical report was prepared, and are true and correct to the best of our knowledge. No other warranty is expressed or implied. This report was prepared through the use of information and data provided by others. LRA ENVIRONMENTAL in no way warrants the validity or accuracy of any information provided by these sources.

LRA ENVIRONMENTAL

Prepared by:

Chris V. Udarbe
Graduate Engineer

Reviewed by:

Laver Roper
Civil Engineer
REA#01234 RCE#15555

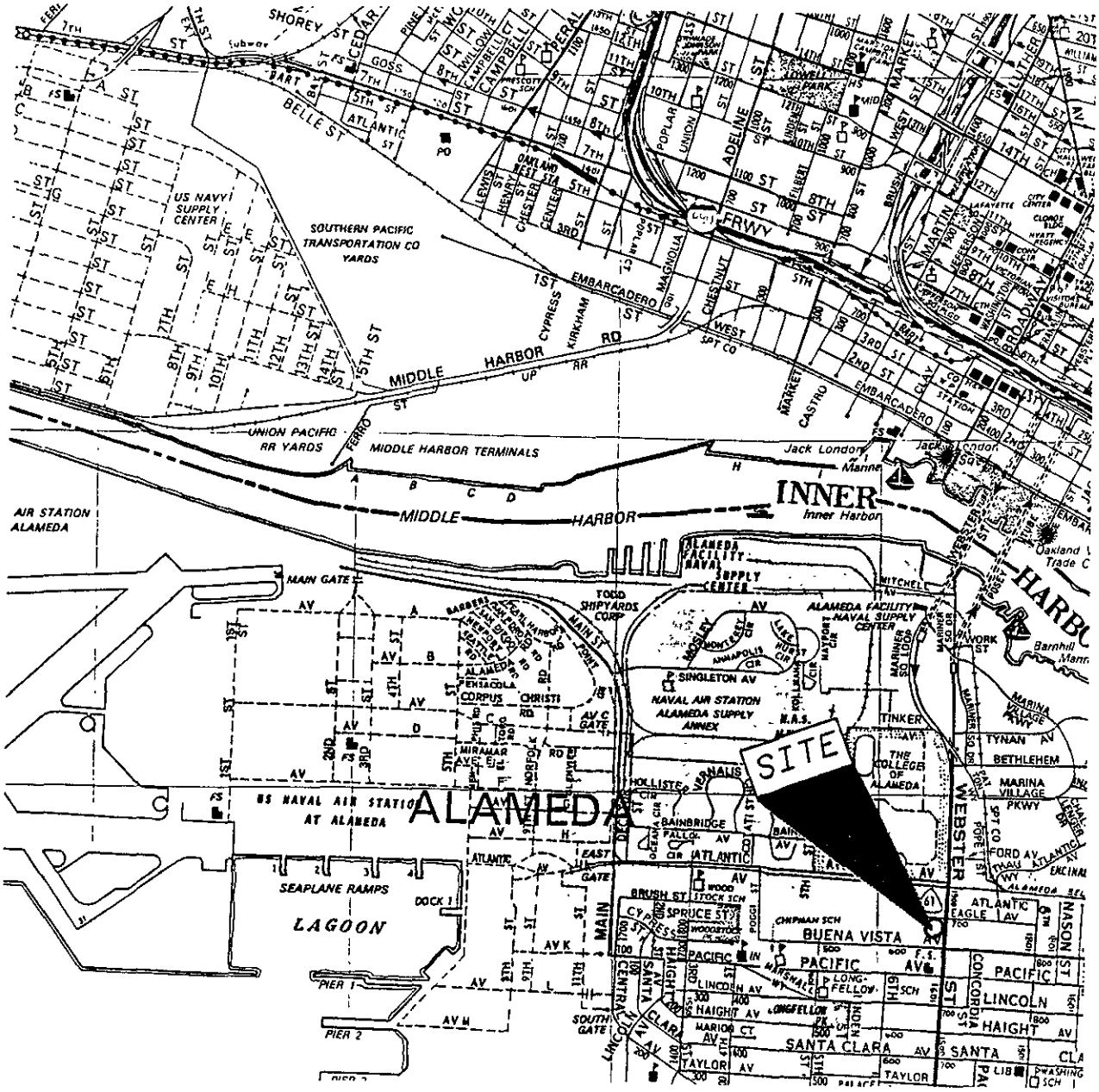
cc: Dan Mundy
Eva Chu

APPENDIX A

PLATE 1: VICINITY MAP

PLATE 2: SITE LOCATION MAP

PLATE 3: AS BUILT TYPICAL WELL DETAIL



NOT TO SCALE

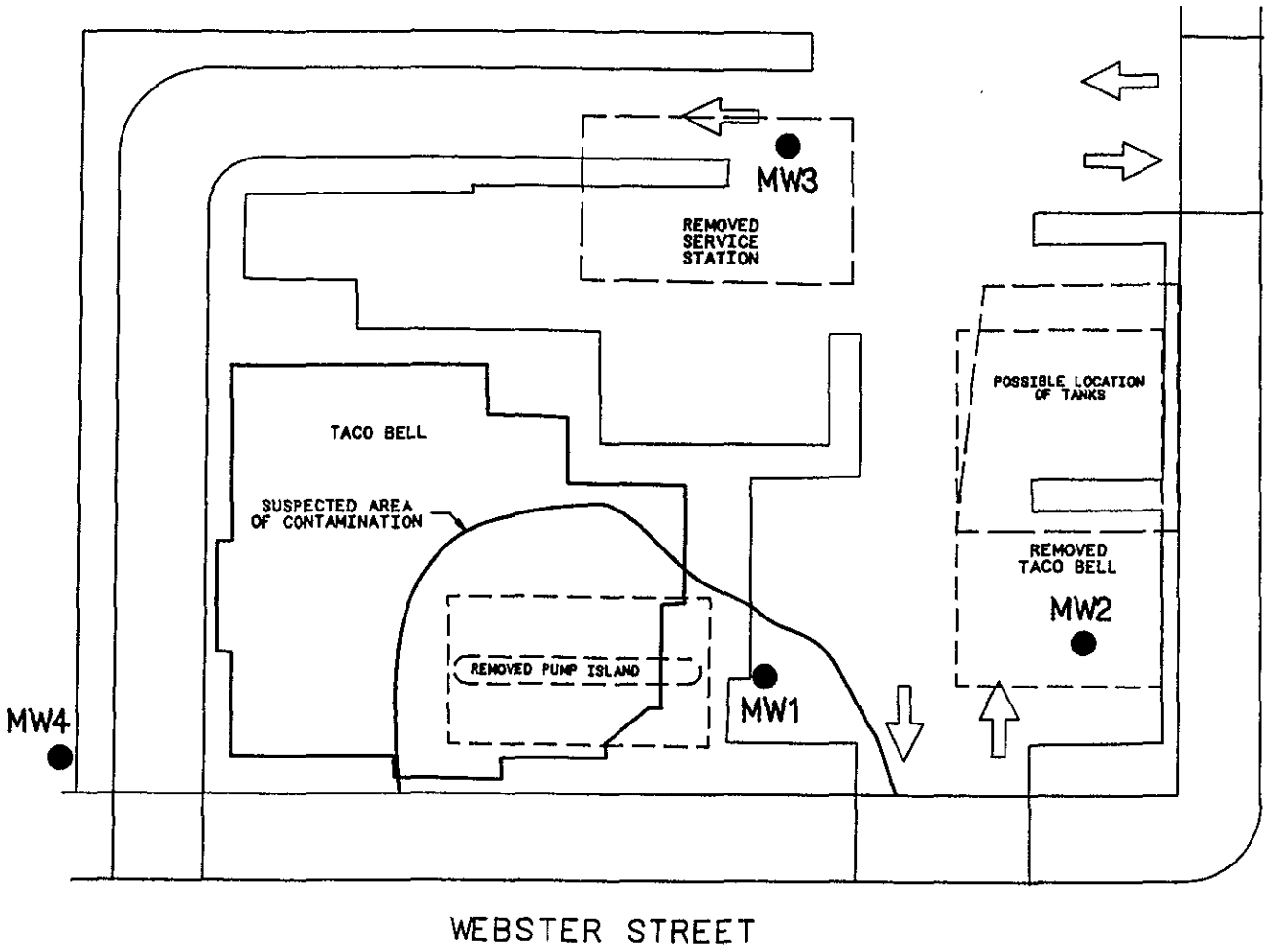
CLOSURE REPORT
TACO BELL
1900 WEBSTER STREET
ALAMEDA, CALIFORNIA

VICINITY MAP

LRA ENGINEERING
GEOTECHNICAL SERVICES - ENGINEERING LABORATORIES
8285 SUNRISE BLVD., SUITE 6 - RANCHO CORDOVA, CA

DATE 31 OCT. 96
DRWG. NO. E9170

PLATE NUMBER 1



LEGEND

- MONITORING WELL PLACEMENTS
- EXISTING STRUCTURE
- REMOVED TACO BELL
- REMOVED SERVICE STATION

NOT TO SCALE

CLOSURE REPORT
TACO BELL

1900 WEBSTER STREET
ALAMEDA, CALIFORNIA

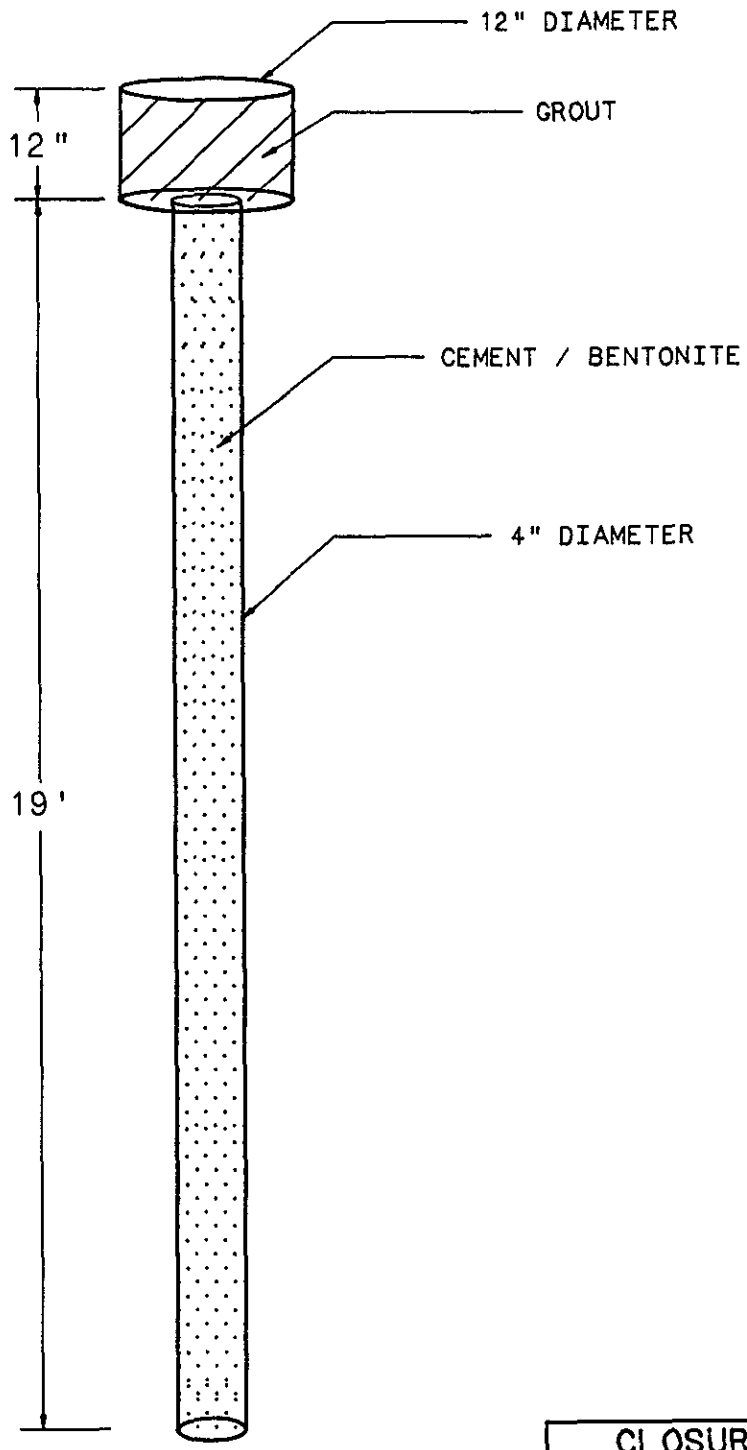
LOCATION MAP – MONITORING WELLS

LRA ENGINEERING
3235 SUNRISE BLVD, SUITE 5
RANCHO CORDOVA CA 95742

DATE 31 OCT. 96
DRWG. NO. E9170

PLATE NUMBER 2

BURKE CONCRETE PRODUCTS



NOT TO SCALE

CLOSURE REPORT
TACO BELL
1900 WEBSTER STREET
ALAMEDA, CALIFORNIA

WELL CLOSURE PROFILE

LRA ENGINEERING
GEOTECHNICAL SERVICES – ENGINEERING LABORATORIES
3185 SUNRISE BLVD., SUITE 5 – RANCHO CORDOVA, CA

DATE 31 OCT. 96
DRWG. NO. E9170

PLATE NUMBER 3

APPENDIX B

WELL DESTRUCTION PERMIT (#96599)

ZONE 7 WATER AGENCY

5997 PARKSIDE DRIVE PLEASANTON, CALIFORNIA 94588 VOICE (510) 484-2600
FAX (510) 462-3914

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

LOCATION OF PROJECT Taco Bell
1900 Webster Street
Alameda, CA 94501

CLIENT
Name Mr. Dan Mundy c/o Dolan Foster Enterprises
Address 25546 Seaboard Ln. Voice
City Hayward Zip 94545

APPLICANT
Name LRA Engineering
Fax (916) 631-4466
Address 3235 Sunrise Blvd. Voice
City Rancho Cordova Zip 95742

TYPE OF PROJECT

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

PROPOSED WATER SUPPLY WELL USE
Domestic ___ Industrial ___ Other N/A
Municipal ___ Irrigation ___

DRILLING METHOD:
Mud Rotary ___ Air Rotary ___ Auger ___
Cable ___ Other N/A PRESSURE GROUT

DRILLER'S LICENSE NO. C57-620700 (EXP. 5/31/97)

WELL PROJECTS

Drill Hole Diameter		in.	Maximum Depth	19	ft.
Casing Diameter	4	in.			
Surface Seal Depth		ft.	Number	4	

GEOTECHNICAL PROJECTS

Number of Borings			Maximum Depth		ft.
Hole Diameter		in.			

ESTIMATED STARTING DATE 9/1/96
ESTIMATED COMPLETION DATE 9/2/96

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

APPLICANT'S SIGNATURE Robert A Nicholson RMO Date 5 August 1996

FOR OFFICE USE

PERMIT NUMBER 96599
LOCATION NUMBER 2S/4W 11C80 to 11C83

PERMIT CONDITIONS

Circled Permit Requirements Apply

(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.

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 well 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.

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.

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

(E.) WELL DESTRUCTION. See attached

Approved Wyman Hong Date 14 Aug 9
Wyman Hong

91992