

GROUND WATER MONITORING WELL DESTRUCTION

FORMER MOTOR PARTNERS FACILITY
1234 40TH AVENUE
OAKLAND
CALIFORNIA

FOR

OWENS FINANCIAL GROUP WALNUT CREEK CALIFORNIA

ST10 3682



JULY 16, 20001 00-ENV262C



July 16, 2001 00-ENV262C

Owens Financial Group 2221 Olympic Boulevard Walnut Creek, California 94596

Attention:

Mr. William Owens

Subject:

Ground Water Monitoring Well Destruction

1234 40th Avenue Oakland, California

Dear Mr. Owens:

This report describes the Ground Water Monitoring Well Destruction conducted on June 29, 2001 at the site located at 1234 40th Avenue in Oakland, California.

Should you have any questions regarding this report, please contact the undersigned.

Sincerely,

Basics Environmental

Donavan G. Tom, M.B.A., R.E.A.

Principal Consultant

GW.LTR

cc: Mr. Barney Chan, Alameda County Health Services Agency

SITE CONTACTS

Site Name: Former Motor Partners Site Address: 1234 40th Avenue Oakland, California 94601 Present Owner: Owens Financial Group 2221 Olympic Boulevard Walnut Creek, California 94596 (925) 280-5390 Owner's Responsible Officer: Mr. William Owens Owner's Consultant: **Basics Environmental** 116 Glorietta Boulevard Orinda, California 94563 (925) 258-9099 Project Manager: Donavan G. Tom Previous Consultant: Aquatic & Environmental Applications 38053 Davy Court Fremont, California 94536 (510) 791-7157 Regulatory Oversight: Barney Chan Alameda County Environmental Health Services 1131 Harbor Bay Parkway, Suite 250 Alameda, California 94502 (510) 567-6765 Chuck Headley San Francisco Bay Region Regional Water Quality Control District 1515 Clay Street, Suite 1400 Oakland, California 94612 (510) 622-2300 James Yoo

Alameda County Public Works Agency

399 Elmhurst Street

(510) 670-5554

Hayward, California 94544

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Drawing 1: Site Location Drawing 2: Site Plan Showing Monitoring Well Locations

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PROFESSIONAL CERTIFICATION

REPORT GROUND WATER MONITORING WELL DESTRUCTION 1234 40TH AVENUE OAKLAND, CALIFORNIA 00-ENV262C JULY 16, 2001

This report has been prepared by the staff of Basics Environmental (Basics) under the professional supervision of the Principal Consultant whose seal and signature appears hereon. The findings, interpretations of data, recommendations, specifications or professional opinions are presented within the limits prescribed by available information at the time the report was prepared, in accordance with generally accepted professional engineering and geologic practice and within the requirements by the Client. There is no other warranty, either expressed or implied.

The data and findings of this report are based on the data and information obtained from the agreed upon scope of work between Basics and the Client. Because contamination is not necessarily evenly distributed across the property's soils and ground water, it can easily remain undetected. Additional scope of services (at greater cost) may or may not disclose information which may significantly modify the findings of this report. We accept no liability on completeness or accuracy of the information presented and or provided to us, or any conclusions and decisions which may be made by the Client or others regarding the subject site.

This report was prepared solely for the benefit of Basic's Client. Basics consents to the release of this report to third parties involved in the evaluation of the property for which the report was prepared, including without limitation, lenders, title companies, public institutions, attorneys, and other consultants. However, any use of or reliance upon this report shall be solely at the risk of such party and without legal recourse against Basics, or its subcontractors, affiliates, or their respective employees, officers, or directors, regardless of whether the action in which recovery of damage is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of Basics), statute or otherwise. This report shall not be used or relied upon by a party that does not agree to be bound by the above statements.

Donavan G. Tom, M.B A., R.E.A. II

Principal Consultant

Expires: \\

No. 20039

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1.0 INTRODUCTION

1.1 Purpose of Investigation

Basics Environmental (Basics) has performed this Ground Water Monitoring Well Destruction Report for Owens Financial Group pursuant to our letter of engagement signed June 5, 2001. The "subject site" is at 1234 40th Avenue in Oakland, California (See Drawing 1).

1.2 Background

Based on the decision by the Regional Water Quality Control Board, Mr. William Owens was granted permission by Mr. Barney Chan, Hazardous Materials Specialists with the Alameda County Environmental Health Services Agency to close and decommission five onsite ground water monitoring wells and two extraction wells in accordance with local enforcing agency protocols.

On May 18, 2001, Basics performed an site visit of the subject site for feasibility of the destruction the ground water monitoring wells. Upon arrival to the subject site, two of the ground water monitoring wells were noted to be inside a building with limited access. In addition, the remaining five outside ground water monitoring wells were located within the public street and sidewalk areas.

1.3 Site Geology and Hydrogeology

The regional topography in the subject site area is located within the eastern margin of the East Bay Plain, approximately one half mile northeast of San Leandro Bay. The property site is relatively flat at an elevation of approximately 25-30 feet above mean sea level. As mapped by Helley and others (1979), soil in the site vicinity consists of late Pleistocene alluvium consisting of weakly consolidated slightly weathered poorly sorted irregularly inter bedded clay, silt, sand, and gravel. Local subsurface investigations have shown the subject site is underlain by clayey sands, silty clays and clayey gravel, and inter bedded fine to coarse clayey to silty sand and clayey gravel.

Sandy clays with gravel constitutes the shallow unconfined water-bearing zone beneath the subject site. The depths to ground water in the shallow confined water bearing zone in the area has been measured between 10 to 13 feet bgs. The reported beneficial ground water bearing zone in the area is approximately 150 feet bgs. Ground water flow direction in the shallow unconfined aquifer.

as evaluated from recent ground water monitoring events at the area, is to the west toward the San Leandro Bay. Hillside runoff, aquifer pumping, tidal fluctuations or other factors may influence ground water levels. Seasonal variations should also be anticipated.

2.0 FIELD ACTIVITIES

2.1 Field Activities

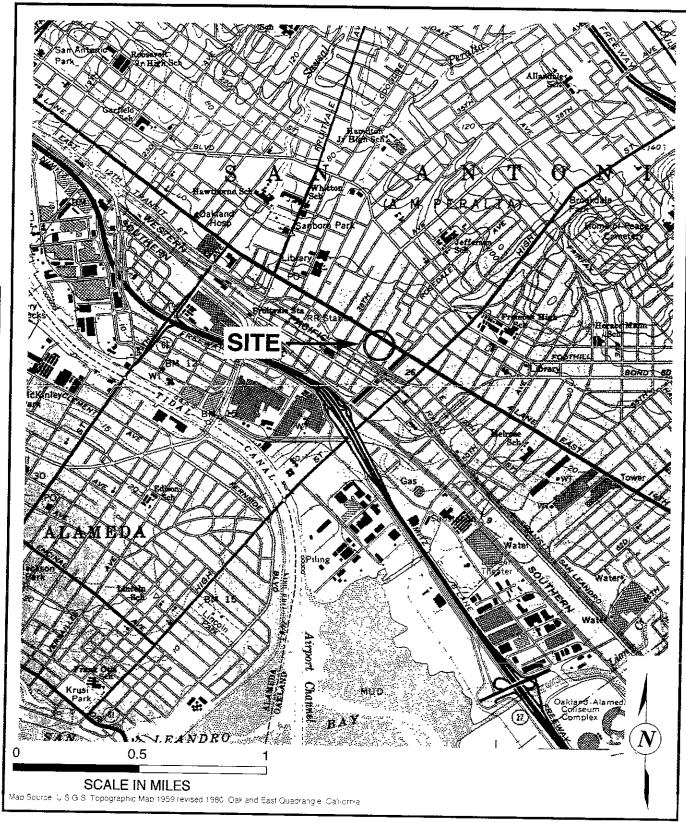
On June 29, 2001, the following scope of work was completed.

- The ground water wells MW-1-MW-5 and Extraction Wells EW-1 and EW-2 were decommissioned in accordance with Alameda County Public Works Agency protocols.
- Prior to decommissioning, permits were obtained for all well decommissioning. All
 well decommissioning activities were performed by Vironex, Inc. (Vironex; San
 Leandro, California), a drilling contractor with a current California C-57 contractor's
 license.
- Prior to decommissioning, all extraction or monitoring equipment was removed from the wells prior to the sealing procedure.

All ground water monitoring well locations were marked at the site in white paint. Underground Service Alert was contacted prior to drilling. In addition, a site health and safety plan was prepared which included traffic control measures (flagman, signs, barricades, cones, etc.). A traffic control plan and permit was obtained from the City of Oakland and implemented by Cal Safety, Inc.

Vironex utilized pressure grout drilling methods under the protocols set forth by the Alameda County Public Works Agency. Each well was drilled out with a to approximately two to four feet below the surface. All well construction materials were removed and then backfilled from the bottom of the borehole (well) to the surface with approved sealing material. The wells were pressure grouted in place. During the sealing procedure, a minimum of 25 pounds per square inch was maintained for 5 minutes or until pumping refusal was achieved. Each well was pressure grouted to the total depth of the well.

Either 27 sack neat cement (four 94-pound bags/55-gallon drum), 10 sack cement sand grout, or hydrated high solids 20 percent bentonite slurry were utilized in the sealing. The surface was tremied with "like kind" materials to match the pavement surface.



Site Location



Ground Water Monitoring Well Destruction 1234 40th Avenue Oakland, California PROJECT NO 00-ENV262C

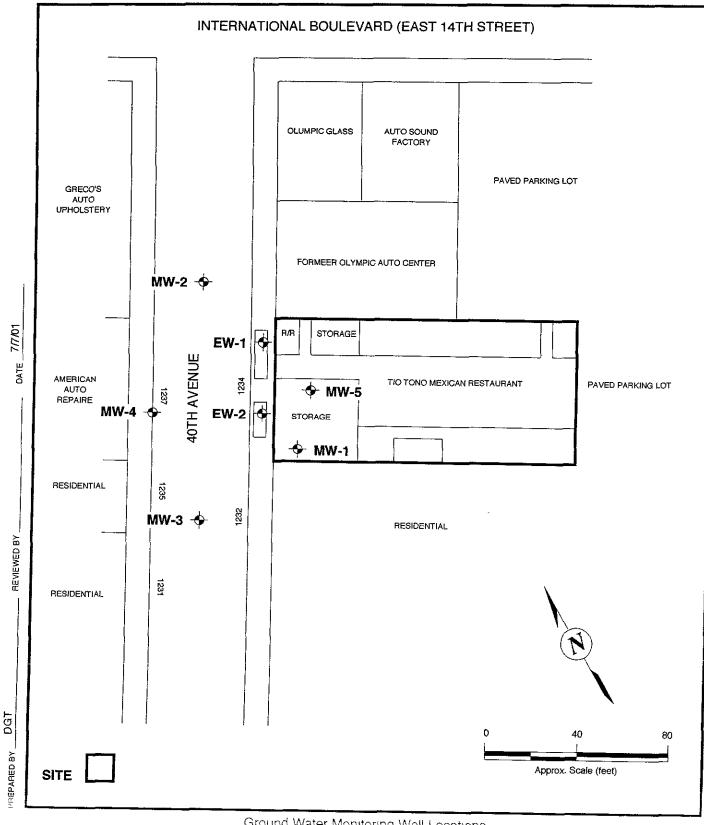
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Ground Water Monitoring Well Destruction 1234 40th Avenue Oakland, California

PROJECT NO 00-ENV262C

DRAWING NO

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APPENDIX A



WATER RESOURCES SECTION
399 Elmhurst at. Hayward (a, 94544-1395

phone - (510) 670-5554 Fax-(510) 782-1939

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FOR APPLICANT TO COMPLETE	FOR OFFICE UST
LOCATION OF PROJECT FORMER MOIOT PERIODIS	PERMIT NUMBER WOI- 421
1234 40th Avenue	
Ookland California	WELL NUMBER
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Address 2221 Olympic Blvd Phone 925.935-3840	errive at the ACPWA office five days prior to
City Walnut Creek, CA zip 94595	proposed starting date.
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Name Basics Environmental	familied work the original Depuration of Water
Fan 925-258-9098	Resources Water Well Drillers Report or equivalent for
Address 116 Glorietta Boulevard Phone 925-258-9099	well projects, or drilling logs and location sketch for
City Orinda Zip 91563	geotechnical projects,
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WATER RESOURCES SECTION 399 Elmourst = F. Hayward (a, 94544-1395 phone-(510) 670-5554 Fax-(510) 782-1939

DRILLING PERMIT APPLICATION

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City Walgut Creek, CA Zip 94595	proposed starting date.
	2. Submit to ACPWA within 60 days after completion of
APPLICANT	permitted work the original Department of Water
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Fax 925-258-9098	well projects, or drilling logs and location seems for
Address 116 Gloriella Boulevard Phone 915-258-9099	geotechnical projects,
City Onnda Zip 94563	3 Permit is void if project not begun within 90 days of
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WATER RESOURCES SECTION 399 Elmhurst at Hayward ca, 44544-1395 phone - (510) 670-5554 Fax - (510) 782-1939

DRILLING PERMIT APPLICATION

for applicant to complete	FOR OFFICE USE
LOCATION OF PROJECT FORMER Motor Pariners	PERMIT NUMBER WOI-423
1234 40th Avenue	
Oakland California	WELL NUMBER
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Address 2221 Olympic Blvd Phone 925-935-3840	1. A permit application should be automitted so as to arrive at the ACPWA office five days prior to
City Walnut Creek, CA zip 94595	proposed starting date.
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APPLICANTS (TVM)	
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WATER RESOURCES SECTION
399 Elmnurst = 1. Hayward ca, 44544-1395

phone - (510) 670-5554 Fax-(510) 782-1939

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WATER RESOURCES SECTION 399 Elmnurst ST. Hayward (0, 44544-1395 phone - (510) 670-5554 Fax-(510) 782-1939

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE	FOR OFFICE USE
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1234 40th Avenue	WELL NUMBER
Oakland, California	APN
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	2. Submit to ACPWA within 60 days after completion of
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Address 116 Monetta Boulevard Phone 925-258-9099	geotechnical projects.
City Orinda zip 94563	3. Permit is void if project not began within 90 days of
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WATER RESOURCES SECTION 399 Elmnurst = T. Hayward ca, 94544-1395 phone - (510) 670-5554 Fax-(510) 782-1939

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FOR APPLICANT TO COMPLETE	FOR OFFICE USE.
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City Walnut Creek, CA Zip 94595	groposed searing date.
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Name Basics Environmental	Resources Water Well Onliera Report or equivalent for
Fax 925-258-9098	well projects, or drilling logs and location sketch for
Address 116 Gloricus Boulevard Phone 925-258-9099 City Onnda Zip 94563	geotechnical projects. 3. Permit is void if project not began within 90 days of
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Alarsens County Organier No. 71-68	
ADMICANYS MI	
SIGNATURE DATE 5/23 01	



WATER RESOURCES SECTION
399 Elmhurst 4T. Hayward (a, 94544-1395
phane - (510) 670-5554 Fax - (510) 782-1939

DRILLING PERMIT APPLICATION

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FOR APPLICANT TO COMPLETE	FOR CONTAR SITE
	FOR OFFICE USE
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1234 40th Avenue	WELL NUMBER
Qakland California	AFN
California Coordinates Source R. CCE ft. Accuracy & ft. LPN	PERMIT CONDITIONS
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CLIENT	A. GENERAL
Name: William Owens of Owens Financial Group, Inc.	1. A permit application should be submitted to as to
Address 2221 Olympic Blyd. Phone 925-935-3840	at the ACPWA office five days prior to
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Well Construction Gentechnical Investigation	B. WATER SUPPLY WELLS
Cathodic Protestion G General G	t, Minimum surface scal thickness is two inches of coment grows placed by womic.
Water Supply O Commination [2. Minimum seal depth is 50 feet for municipal and
Monitoring U Well Destruction E	industrial wells of 10 feet for domposic and releasing
	wells onless a lesser depth is specially approved.
proposed water supply well use	C. GROUNDWATER MONITORING WELLS
New Domestic O Replacement Domestic O	including plezometers
Municipal D trigation D	1 Minimum nuriese real thickness in two inches of
industrial a Other O	rement grout placed by usinia.
DRILLING METHOD:	3. Minimum seal dopth for monitoring wells is the
	maximum depth practicable or 20 feet.
Mad Rotary B Air Rotary B Auges D Cable D Other G	D. GEOTECHNICAL
DRILLER'S LICENSE NO. CA #705927 C-57	er cament grout sound mixture upper to E. CATRUDIC replaced in kind or with compact
DRIELER'S EICENST NO. OH WOSSEL C-SV	control of the state of abber to
WELL PROJECTS	E. CATHODIC replace of in kind or with compact
Onli Hole Diameterin. Maximum	Fill hole above anodo zone with concrete placed by tremie.
Costing Diameter in. Depth 18	(F. WELL DESTRUCTION SIND SITE MUP. A FEPERENT
Surface Seal Depart to Number NW -	
GEOTECHNICAL PROJECTS	a special conditions remit is leguised for m
Number of Borings 7 Maximum	, deeper than 45 feet.
Hole Diameter 4 in. Dopth 15 ft.	
ESTIMATED STARTING DATE 6/15/01	1 1/102
ESTIMATED COMPLETION DATE 6/15/01	APPROVED & MILE DATE 17 12 CO
	APPROVEDBATE
	/ \
I hereby above to comply with all requirements of this permit and	/ \
Alamede Ceurry Cyllmanac No. 15263	.\ \
	\ \V
APPLICANTS (TVM) -	
*10NATURE 5.23.01	3