

RECEIVED

1:28 pm, Oct 11, 2007

Alameda County
Environmental Health

October 10, 2007

Ms. Donna Drogos and Mr. Barney Chan
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: Documentation of Three Monitoring Well Closures:
2526 Wood Street, Oakland, CA
ACPWA Well Registration Nos. 804643, 804644, and 804645

Dear Mr. Chan and Ms. Drogos:

INTRODUCTION AND WORK SUMMARY

Stellar Environmental Solutions, Inc. (SES) is pleased to provide you with this report documenting the closure of three monitoring wells. All three wells were located at the former Russ Elliott Roofing Company located at 2526 Wood Street in Oakland, California.

The work was performed in accordance with our proposal of July 23, 2003 proposal and August 2007 Change Order number 08, all of which were approved by the Elliott Trust.

Site remediation and monitoring has been occurring on site since 2003 under Alameda County Department of Environmental Health (ACDEH) case number RO#0000040 and Regional Water Quality Control Board global identification number T0600102110. Two underground fuel storage tanks (UFSTs) removals were conducted along with the excavation of associated soil contamination in 1995 and 2002 at the site. Groundwater monitoring of wells was initiated in 2004, and continued with ACDEH oversight until SES requested site closure in 2006. ACDEH approved that monitoring cease until the petition could be reviewed. An August 2007 letter from Barney Chan, the ACDEH case officer for the site, approved site closure pending the destruction of the three onsite monitoring wells. A copy of this letter is included in Appendix A. SES submitted the well closure application to Alameda County Public Works Agency (ACPWA) and the well closure was granted on September 6, 2007.

This letter report provides the final documentation of the monitoring well decommissioning in conformance with ACPWA's requirements.

SES understands that this is the final step in achieving site closure, and subsequently the former property owner (The Elliott Trust) and current property owner (Mr. Thomas Bruenig) can look forward to receiving the "No Further Action" letter from ACDEH and the Regional Water Quality Control Board (Water Board).

Figure 1 shows the site location map. Figure 2 shows the location of the closed monitoring wells.

SES' scope of work included:

- Obtaining the ACPWA water resources well closure permits and acting as a liaison with ACPWA on the Russ Elliott Trust's behalf;
- Closing the three monitoring wells in accordance with ACPWA specifications; and
- Preparing, and submitting to the ACPWA, the Department of Water Resources (DWR) Well Completion Form.
- Completing this documentation report for the ACDEH and the Elliott Trust

MONITORING WELLS DESCRIPTION AND SITE INSPECTIONS

The wells were originally installed on February 18, 2004 by SES and HEW Drilling Company under permit number W04-0126 through W04-0128. The wells IDs and specifications are summarized in table 1. Copies of the original well completion reports and well closure reports are included in Appendix C. Measured depths during the time of the inspection were 11 feet for MW-1, 18.8 feet for MW-2, and 15 feet for MW-3. This indicates some sedimentation had occurred, but that the wells were generally intact at the time of grouting.

WELL CLOSURE ACTIVITIES

Prior to well closure, we obtained the ACPWA well closure permit (copy included as Attachment A), and scheduled the required ACPWA onsite inspection.

Our project team consisted of HEW Drilling Company, a licensed (C-57) well driller, as required by ACPWA. The attached figure 2 shows the locations of the wells decommissioned. The decommissioning of the three wells occurred on September 27, 2007.

Table 1: Monitoring Well Descriptions

WELL ID	ACPWA ID	WELL DEPTH (FEET)	WELL CASING
MW-1	804645	20	2-inch PVC
MW-2	804644	20	2-inch PVC
MW-3	804643	20	2-inch PVC

The first task was to remove the wellheads at each well location. The Christy well boxes were removed and reserved for offsite disposal. All of the well closure spoils were disposed of by HEW Drilling Company. Each well was sounded (determine depth to bottom) to verify that the base depth was in agreement with the DWR records and that no blockage or bridging in the well had occurred.

The grouting mixing and setup was then initiated at each well. Before starting the grouting the ACPWA was contacted to set up times for their inspections. Each well was closed in conformance with the ACPWA requirements. The grout slurry was introduced by placing a tremie piping at the base of the wells and the grout was fed from the bottom up. As the grouting proceeded close to surface the grout discharge was slowed to allow time for equilibration and minimize the potential for grout-laden water to discharge to the ground surface. Grout was finally brought to surface. The well decommissioning did not generate any significant wastewater (standing water in the well that will be forced out by the emplaced grout). The ACPWA regulator responsible for the site inspection, Ms. Vicky Hamlin, inspected the closure of all three wells.

Following the grouting the surface restoration at each site was completed using either asphalt patching or concrete to match local surfaces.

Attachment B contains photodocumentation of well closure activities. On the Elliott Trust's behalf, we prepared and submitted to ACPWA the DWR Well Completion Form (for well closure). A copy of that form is included as Attachment C. All remaining drums of purge water

were removed off site for disposal on October 8, 2007. A copy of the manifest is included in Appendix D.

The conditions of the site closure have been met and the three monitoring wells closed under the oversight of the ACPWA. SES is requesting on behalf of the responsible party (Elliott Trust) and the current property owner (Mr. Thomas Bruenig of CounterForce) that ACDEH recommend site closure to the Water Board who will then issue the "No Further Action" letter. Once the "No Further Action" letter is received, the case is officially closed on the Water Board's public Geotracker database.

SES appreciates the opportunity to have provided the requested technical services to the Elliott Trust. Please call us at 510-644-3123 if you have any questions.

Sincerely,



Teal N. Glass
Senior Environmental Scientist



Richard S. Makdisi, R.G., R.E.A.,
Principal



Enclosures

cc- Ms. Jan Elliott, Elliott Trust
Mr. Paul Valva, Valva Realty
Mr. Thomas Bruenig, CounterForce

FIGURES



SITE LOCATION ON U.S.G.S. TOPOGRAPHIC MAP

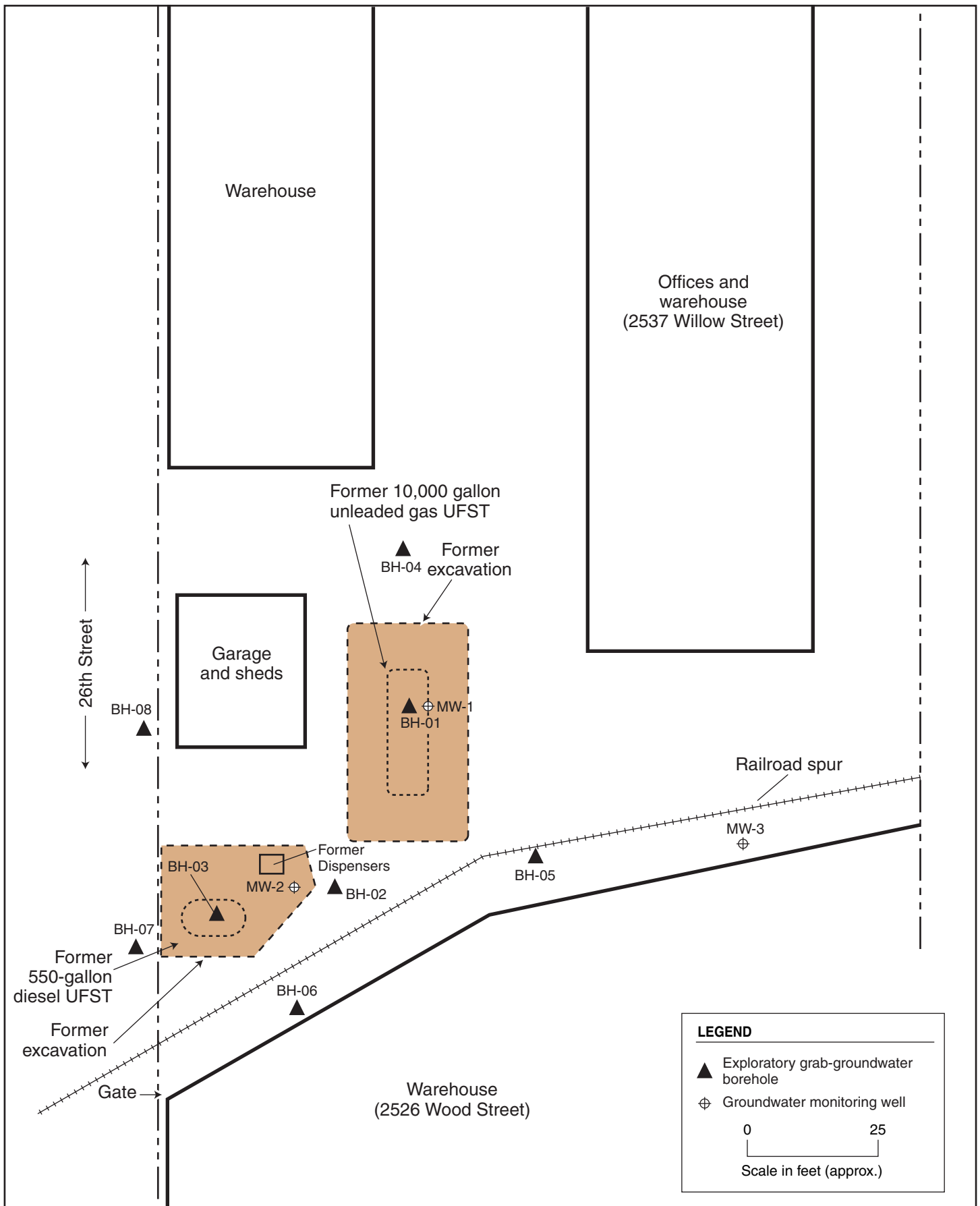
2526 Wood Street
Oakland, CA

By: MJC

JULY 2003

Figure 1

2003-36-01



SITE PLAN AND HISTORICAL SAMPLING LOCATIONS

2526 Wood Street
Oakland, CA

By: MJC

SEPTEMBER 2006

Figure 2



2003-41-22



ATTACHMENT A

**Well Closure Permit
and ACDEH Letter**

Alameda County Public Works Agency - Water Resources Well Permit



399 Elmhurst Street
Hayward, CA 94544-1395
Telephone: (510)670-6633 Fax:(510)782-1939

Application Approved on: 09/06/2007 By jamesy

**Permit Numbers: W2007-0988 to W2007-0990
Permits Valid from 09/28/2007 to 09/28/2007**

Application Id: 1189023336124
Site Location: 2526 Wood Street

City of Project Site:Oakland

Project Start Date: Oakland, CA 94607
09/28/2007

Completion Date:09/28/2007

Applicant: Stellar Environmental Solutions - Henry Pietropaoli
2198 Sixth St., Berkeley, CA 94710

Phone: 510-644-3123

Property Owner: Jeannette Elliot
1744 Skyview drive, San Leandro, CA 95477

Phone: --

Client: ** same as Property Owner **
Contact: Teal Glass

Phone: 510-644-3123
Cell: 510-388-7955

Receipt Number: WR2007-0394	Total Due:	\$900.00
Payer Name : henry Pietropaoli	Total Amount Paid:	\$900.00
	Paid By: MC	PAID IN FULL

Works Requesting Permits:

Well Destruction-Monitoring - 3 Wells
Driller: HEW Drilling Co - Lic #: 604987 - Method: tremi

Work Total: \$900.00

Specifications

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2007-0988	09/06/2007	12/27/2007	MW-1	8.00 in.	2.00 in.	3.00 ft	20.00 ft	W04-0216	W04-0216	804645
W2007-0989	09/06/2007	12/27/2007	MW-2	8.00 in.	2.00 in.	3.00 ft	20.00 ft	W04-0216	W04-0216	804644
W2007-0990	09/06/2007	12/27/2007	MW-3	8.00 in.	2.00 in.	3.00 ft	20.00 ft	W04-0216	W04-0216	804643

Specific Work Permit Conditions

1. Drilling Permit(s) can be voided/ cancelled only in writing. It is the applicant's responsibility to notify Alameda County Public Works Agency, Water Resources Section in writing for an extension or to cancel the drilling permit application. No drilling permit application(s) shall be extended beyond ninety (90) days from the original start date. Applicants may not cancel a drilling permit application after the completion date of the permit issued has passed.

2. Prior to any drilling activities, it shall be the applicant's responsibility to contact and coordinate an Underground Service Alert (USA), obtain encroachment permit(s), excavation permit(s) or any other permits or agreements required for that Federal, State, County or City, and follow all City or County Ordinances. No work shall begin until all the permits and requirements have been approved or obtained. It shall also be the applicants responsibilities to provide to the Cities or to Alameda County an Traffic Safety Plan for any lane closures or detours planned. No work shall begin until all the permits and requirements have been approved or obtained.

3. Compliance with the well-sealing specifications shall not exempt the well-sealing contractor from complying with appropriate State reporting-requirements related to well construction or destruction (Sections 13750 through 13755 (Division 7, Chapter 10, Article 3) of the California Water Code). Contractor must complete State DWR Form 188 and mail original to the Alameda County Public Works Agency, Water Resources Section, within 60 days. Including permit

Alameda County Public Works Agency - Water Resources Well Permit

number and site map.

4. Permittee shall assume entire responsibility for all activities and uses under this permit and shall indemnify, defend and save the Alameda County Public Works Agency, its officers, agents, and employees free and harmless from any and all expense, cost and liability in connection with or resulting from the exercise of this Permit including, but not limited to, property damage, personal injury and wrongful death.

5. Applicant shall contact Vicky Hamlin for an inspection time at 510-670-5443 or email to vickyh@acpwa.org at least five (5) working days prior to starting, once the permit has been approved. Confirm the scheduled date(s) at least 24 hours prior to drilling.

6. Permittee, permittee's contractors, consultants or agents shall be responsible to assure that all material or waters generated during drilling, boring destruction, and/or other activities associated with this Permit will be safely handled, properly managed, and disposed of according to all applicable federal, state, and local statutes regulating such. In no case shall these materials and/or waters be allowed to enter, or potentially enter, on or off-site storm sewers, dry wells, or waterways or be allowed to move off the property where work is being completed.

7. Remove the Christy box or similar structure.

Destroy well by grouting neat cement with a tremie pipe or pressure grouting (25 psi for 5min.) to the bottom of the well and by filling with neat cement to three (3-5) feet below surface grade. Allow the sealing material to spill over the top of the casing to fill any annular space between casing and soil.

After the seal has set, backfill the remaining hole with concrete or compacted material to match existing conditions.

8. Copy of approved drilling permit must be on site at all times. Failure to present or show proof of the approved permit application on site shall result in a fine of \$500.00.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

August 20, 2007

Ms. Jeannette Elliot
1744 Skyview Drive
San Leandro, CA 94577

Dear Ms. Elliot:

Subject: Fuel Leak Site RO0000040 & Global ID T0600102110, Russ Elliott
Roofing, 2526 Wood St., Oakland, CA 94607

Alameda County Environmental Health has received Water Board concurrence for closure of the subject underground tank site. Prior to issuing closure, we require that you properly destroy all wells, monitoring or remediation, at or associated with this site. Please contact the Alameda County Public Works Agency at (510) 670-6633 for specific requirements and submit to our office a copy of the well destruction report.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan
Hazardous Materials Specialist

C: files, D. Drogos

Mr. Richard Makdisi, Stellar Environmental Solutions, 2198 Sixth Street,
Berkeley, CA 94710

W1clrq 2526 Wood St

ATTACHMENT B

Photodocumentation



Subject: Photo of the Christie box removal at MW-1.

Site: 2526 Wood Street, Oakland, CA

Date Taken: September 27, 2007

Project No.: SES 2003-41

Photographer: Teal Glass

Photo No.: 01



Subject: View of grouting at MW-1.

Site: 2526 Wood Street, Oakland, CA

Date Taken: September 27, 2007

Project No.: SES 2003-41

Photographer: Teal Glass

Photo No.: 02



Subject: View of the completed grouting at MW-3.

Site: 2526 Wood Street, Oakland, CA

Date Taken: September 27, 2007

Project No.: SES 2003-41

Photographer: Teal Glass

Photo No.: 03



Subject: View of the completed grouting at MW-2.

Site: 2526 Wood Street, Oakland, CA

Date Taken: September 27, 2007

Project No.: SES 2003-41

Photographer: Teal Glass

Photo No.: 04



Subject: View of the subject property interior.

Site: 2526 Wood Street, Oakland, CA

Date Taken: September 27, 2007

Project No.: SES 2003-41

Photographer: Teal Glass

Photo No.: 05



Subject: View of the drums removed on October 8, 2007.

Site: 2526 Wood Street, Oakland, CA

Date Taken: September 27, 2007

Project No.: SES 2003-41

Photographer: Teal Glass

Photo No.: 06

ATTACHMENT C

DWR Well Completion Forms (without attachments)

CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED

CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED

CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED

ATTACHMENT D

Purge Water Manifest

NON-HAZARDOUS WASTE MANIFEST

EES20

NON-HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No.		Manifest Document No. NH 1261	2. Page 1 of 1	
3. Generator's Name and Mailing Address <i>Russ Elliot 2526 WOOD STREET, OAKLAND, CA 94607</i>						
4. Generator's Phone (510) 644-3123		6. US EPA ID Number		A. State Transporter's ID		
5. Transporter 1 Company Name		7. Transporter 2 Company Name		B. Transporter 1 Phone (800) 972-5284		
<i>EVERGREEN ENVIRONMENTAL SERVICES</i>		<i>CAD 982 413 262</i>		C. State Transporter's ID		
				D. Transporter 2 Phone		
9. Designated Facility Name and Site Address		10. US EPA ID Number		E. State Facility's ID		
<i>EVERGREEN OIL, INC. 6880 SMITH AVENUE NEWARK, CA 94560</i>		<i>CAD 980 887 416</i>		<i>CAD 980 887 416</i>		
				F. Facility's Phone		
				<i>(510) 795-4400</i>		
11. WASTE DESCRIPTION			12. Containers		13. Total Quantity	14. Unit Wt./Vol.
			No.	Type		
a. <i>NON-HAZARDOUS WASTE, LIQUID (WATER WITH TRACES ORGANICS)</i>			<i>003</i>	<i>DM</i>	<i>0000150</i>	<i>G</i>
b.						
c.						
d.						
G. Additional Descriptions for Materials Listed Above				H. Handling Codes for Wastes Listed Above		
<i>11a) PROFILE #</i>						
15. Special Handling Instructions and Additional Information						
<i>WEAR APPROPRIATE PROTECTIVE CLOTHING & EQUIPMENT</i>						
<i>EMERGENCY PHONE # (800) 424-9300</i>						
16. GENERATOR'S CERTIFICATION: I hereby certify that the contents of this shipment are fully and accurately described and are in all respects in proper condition for transport. The materials described on this manifest are not subject to federal hazardous waste regulations.						
Printed/Typed Name <i>Teal Glass Agent of X Elliot Trust</i>				Signature <i>Teal Glass Agent of Elliot Trust</i>		Date <i>10/08/07</i>
17. Transporter 1 Acknowledgement of Receipt of Materials				Signature <i>Malcolm Smith</i>		Date <i>10/8/07</i>
Printed/Typed Name <i>Malcolm Smith</i>				Signature <i>Malcolm Smith</i>		Date <i>10/8/07</i>
18. Transporter 2 Acknowledgement of Receipt of Materials				Signature		Date
Printed/Typed Name				Signature		Date
19. Discrepancy Indication Space						
20. Facility Owner or Operator: Certification of receipt of the waste materials covered by this manifest, except as noted in item 19.						
Printed/Typed Name				Signature		Date

NON-HAZARDOUS WASTE GENERATOR

TRANSPORTER

FACILITY