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10:44 am, Nov 22, 2010

**Alameda County
Environmental Health**

ARCADIS U.S., Inc.
100 Montgomery Street, Suite 300
San Francisco, CA 94104
Tel 415.374.2744
Fax 415.374.2745
www.arcadis-us.com

Re: Well Destruction Report
Former British Petroleum Station #11127
5425 Martin Luther King Jr. Way
Oakland, California 94609
ACEH Case # RO0000241

ENVIRONMENT

"I declare that to the best of my knowledge at the present time, that the information and/or recommendations contained in the attached document are true and correct."

Date:
November 19, 2010

Submitted by:

Contact:
Hollis E. Phillips

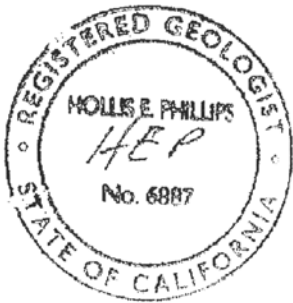
ARCADIS U.S., Inc

Phone:
415.374.2744 ext 13

Email:
Hollis.phillips@arcadis-us.com

Hollis E. Phillips, PG
Project Manager

Our ref:
GP09BPNA.C109



Imagine the result



Mr. Paresh C. Khatri
Hazardous Material Specialist
Alameda County Environmental Health Department
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject:

Well Destruction Report
ACEH Case RO0000241
Former British Petroleum Station #11127
5425 Martin Luther King Jr. Way
Oakland, California

Dear Mr. Khatri:

On behalf of BP West Coast Products, LLC (BP West), ARCADIS-US, Inc. is pleased to submit this Groundwater Monitoring Well Destruction Completion Memorandum to the Alameda County Environmental Health Department (ACEH). This Memorandum documents the destruction of four monitoring wells at the Former British Petroleum (BP) Station #11127 (site) located at 5425 Martin Luther King Jr. Way Oakland, California (Figure 1). Destruction of monitoring wells MW-1 through MW-4 was approved by ACEH in their Correspondence dated September 16, 2010 (Attachment A). Destruction of the wells was required after the approval of case closure at the site.

Prior to conducting the field activities, ARCADIS obtained well destruction permits W2010-0744 through W2010-0747 from Alameda County Public Works Agency (ACPW). Copies of the permits are included as Attachment B. ARCADIS contracted WDC Exploration and Wells (WDC) of Richmond, California to properly destroy the wells. WDC is a California-licensed drilling contractor (C57 License No. 283326). All monitoring wells were destroyed on November 5, 2010.

The wells were backfilled with neat cement grout using a tremie pipe until the displaced groundwater reached the bottom of the well box. Table 1 below provides estimates of the amount of neat cement grout pumped into each monitoring well. The displaced groundwater was removed using a vacuum and stored in a 55-gallon drum. Once the well was backfilled using the tremie pipe, the well was pressure-grouted for

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approximately 5 minutes at a pressure of approximately 20 psi. After grouting was completed, the well box was removed by WDC, and the remainder of each borehole was completed with concrete mixed with black dye to match the existing surface.

TABLE 1
Neat Cement Grout Estimates

Well ID	Total Depth (ft)	Boring Radius (ft)	Estimated Amount of Cement Grout (gal)
MW-1	28.5	0.33	29
MW-2	27	0.33	53
MW-3	25	0.33	48
MW-4	22	0.33	50

All project-derived wastes were contained in one (1) Department of Transportation-approved 55-gallon steel drum. The drum was labeled and temporarily stored on-site pending proper disposal. The drum were removed from the site on November 10, 2010, by Belshire Environmental Services, Inc. Waste Disposal Documentation is included as Attachment C.

Well Completion Reports were submitted to the Department of Water Resources and copies are included in Attachment D.

With the completion of the above mentioned well abandonment activities, ARCADIS does not believe that there are any remaining issues associated with ACEH Case RO0000241; therefore, this site should be considered closed with regard to the previous environmental issues associated with this site. If you have any questions or need additional information regarding this site please contact Hollis Phillips at 415.374.2477 X13. Thank you for your assistance with closing Former BP Site #11127.

Sincerely,

ARCADIS U.S., Inc.

A handwritten signature in blue ink that reads "H.E. Phillips". The signature is written in a cursive, professional style.

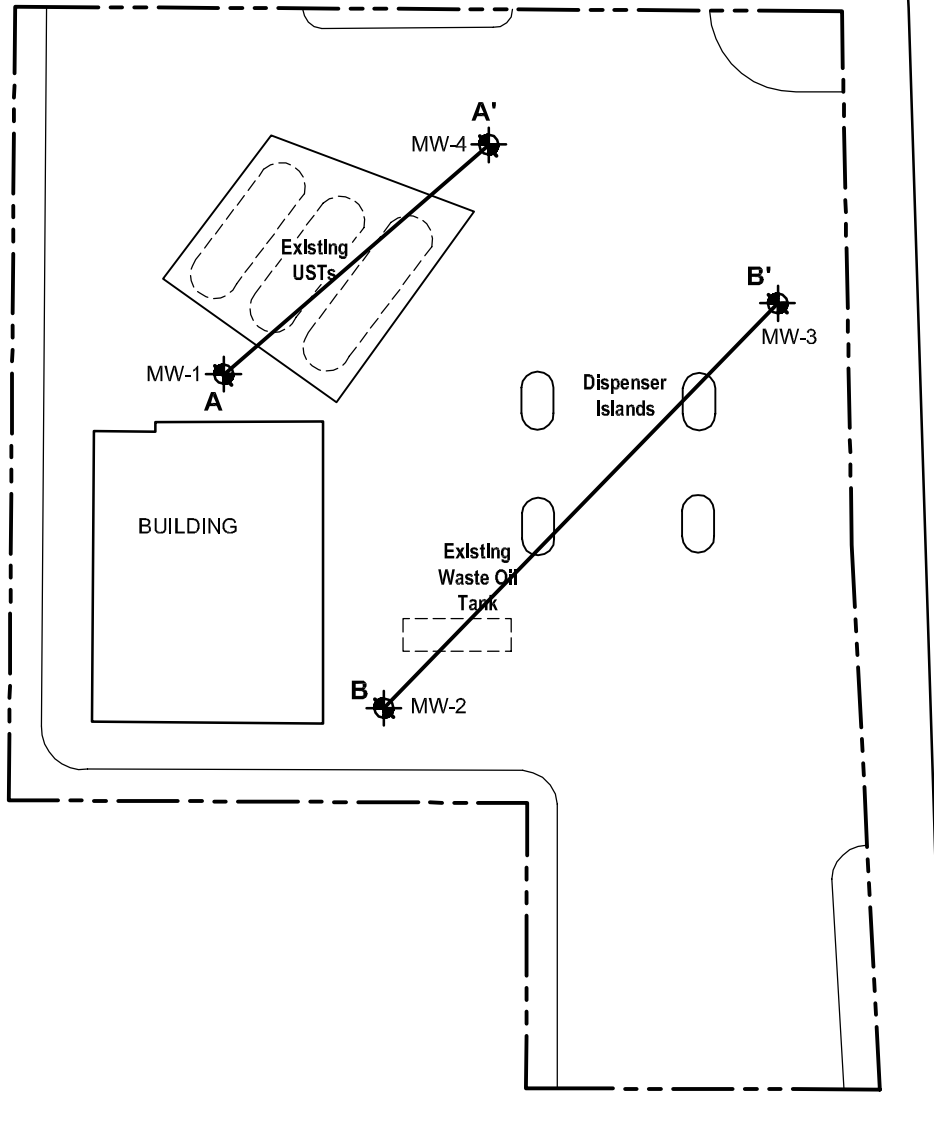
Hollis E. Phillips, PG
Project Manager

Attachments

- Figure 1 – Site Plan
- Attachment A – ACEH September 16, 2010 Correspondence
- Attachment B – Well Destruction Permit
- Attachment C – Waste Disposal Documentation
- Attachment D – Well Completion Reports

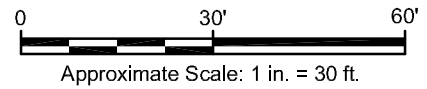
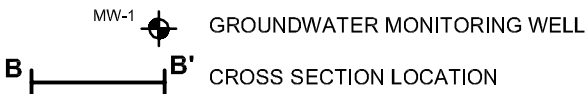
Copies: Geotracker

55TH STREET



MARTIN LUTER KING JR. WAY

LEGEND:



FORMER BP SERVICE STATION NO. 11127
5425 MARTIN LUTHER KING JR. WAY
OAKLAND, CALIFORNIA

**SITE MAP WITH HISTORICAL
SOIL BORING AND CROSS
SECTION LOCATIONS**



FIGURE

1

NOTE: SITE MAP ADAPTED FROM BROADBENT & ASSOCIATES, INC. DATED 4/3/08. SITE DIMENSIONS AND FACILITY LOCATIONS NOT VERIFIED.

CITY: RIALUMA, CA DIV/GROUP: ENV. DR. J. HARRIS LD. PM: S. DAVIS TM: T. POTTER LYS/OPTION/OFF-REF* GLEN/CAD/energy/16/act/10/98/BP/AC/10/98/CAT/Closure Report/GP09B/B02.dwg LAYOUT: 3 SAVED: 8/22/10 2:28 PM ACADVER: 17.1S (LMS TECH) PAGES: 17 PLOTSTYLETABLE: LFR_STANDARD.CTB PLOTTED: 8/22/2010 3:12 PM BY: BEARDSLEY, DANIEL

XREFS: IMAGES: PROJECTNAME: ---



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

September 16, 2010

Charles Carmel (*Sent via E-mail to: charles.carmel@bp.com*)
Atlantic Richfield Corporation
P.O. Box 1257
San Ramon, CA 94583

Subject: Monitoring Well Destruction and Landowner Notification for Fuel Leak Case No. RO0000241 and GeoTracker Global ID T0600100206, BP #11127, 5425 Martin Luther King Jr. Way, Oakland, CA 94609

Dear Mr. Carmel:

Final approval of case closure for the underground storage tank investigation at the subject site is almost complete. A case summary report proposing closure had been forwarded to the Regional Water Quality Control Board (RWQCB) on September 10, 2010 for their thirty (30) day review period. The RWQCB notified Alameda County Environmental Health (ACEH) that they have no comments on the proposed closure action. Since no comments opposing closure were received, the monitoring wells installed at the site must be properly destroyed, per California Water Code and all current record owners of fee title to the site must be notified by the primary or active responsible party of the proposed closure action, prior to issuance of a remedial action completion certificate.

ACEH requests that you address the following technical comments, perform the proposed work, and send us the technical reports requested below. Upon receipt of the requested documents a remedial action completion certificate will be sent to the responsible party.

TECHNICAL COMMENTS

1. **Monitoring Well Destruction** – ACEH is requesting that you contact Alameda County Public Works Agency at (510) 567-6791, obtain the necessary permits, destroy the wells, and electronically upload the monitoring well destruction report to ACEH's FTP server and the State Water Resources Control Board's GeoTracker website within ninety (90) days from the date of this letter (December 15, 2010). Electronic reporting is described in detail below.
2. **Landowner Notification Form** – As you may be aware, an investigation resulting from underground storage tank leaks was performed at the subject property to which you are named as the primary or active responsible party. Pursuant to Section 25297.15 (a), Alameda County Environmental Health (ACEH), the local agency, shall not consider cleanup or site closure proposals from the primary or active responsible party, issue a closure letter, or make a determination that no further action is required with respect to a site upon which there was an unauthorized release of hazardous substances from an underground storage tank subject to this chapter unless all current record owners of fee title to the site of the proposed action have been notified of the proposed action by the primary or active responsible party. ACEH is required to notify the primary or active responsible party of their

Mr. Carmel
RO000241
September 16, 2010, Page 2

requirement to certify in writing to the local agency that the notification requirement in the above-mentioned regulation has been satisfied and to provide the local agency with a complete mailing list of all record fee title owners.

To satisfy the above-mentioned requirement, please complete the enclosed "List of Landowners Form," and mail it back to ACEH within thirty (30) days from the date of this letter. Also your comments, if any, must be considered prior to the proposed cleanup or closure. Please respond within 30 days from the date of this letter for your comments to be considered.

Upon our receipt of the completed Landowner Notification Form and report of well destruction, (which includes confirmation of investigation derived waste disposal) this office will issue you the remedial action completion certificate

NOTIFICATION OF FIELDWORK ACTIVITIES

Please schedule and complete the fieldwork activities by the date specified below and provide ACEH with at least three (3) business days notification prior to conducting the fieldwork.

TECHNICAL REPORT REQUEST

Please submit technical reports to ACEH (Attention: Paresh Khatri), according to the following schedule:

- **October 18, 2010** – Completed Landowner Notification Form
- **December 15, 2010** – Monitoring Well Destruction Report

Thank you for your cooperation. Should you have any questions or concerns regarding this correspondence or your case, please call me at (510) 777-2478 or send me an electronic mail message at paresh.khatri@acgov.org.

Sincerely,

Paresh C. Khatri
Hazardous Materials Specialist

Enclosure: Landowner Notification Form
Responsible Party(ies) Legal Requirements/Obligations
ACEH Electronic Report Upload (ftp) Instructions

cc: Hollis Phillips, ARCADIS, 100 Montgomery Street., Suite. 300, San Francisco, CA 94104 (Sent via E-mail to: hollis.phillips@arcadis-us.com)
Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032 (Sent via E-mail to: lgriffin@oaklandnet.com)
Donna Drogos, ACEH (Sent via E-mail to: donna.drogos@acgov.org)
Paresh Khatri, ACEH (Sent via E-mail to: paresh.khatri@acgov.org)
GeoTracker
File

LIST OF LANDOWNERS FORM

County of Alameda
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR:

Site Name: BP #11127

Address: 5425 Martin Luther King Jr. Way

City, State, Zip: Oakland, CA 94609

Record ID #: RO00000241 APN: 14-1199-31-1

Please fill out item 1 if there are multiple site landowners (attach an extra sheet if necessary). If you are the sole site landowner, skip item 1 and fill out item 2.

1. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I, _____ (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

Name: _____

Address: _____

City, State, Zip: _____

E-mail Address: _____

Name: _____

Address: _____

City, State, Zip: _____

E-mail Address: _____

Name: _____

Address: _____

City, State, Zip: _____

E-mail Address: _____

2. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I _____, certify that I am the sole landowner for the above site.

Sincerely,

Signature of Primary Responsible Party

Printed Name

Date

E-mail Address

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: 10/18/2010 By jamesy

Permit Numbers: W2010-0744 to W2010-0747
Permits Valid from 10/25/2010 to 11/12/2010

Application Id: 1286821152619
Site Location: 5425 Martin Luther King Jr. Way, Oakland

City of Project Site:Oakland

Project Start Date: 10/25/2010
Assigned Inspector: Contact Steve Miller at (510) 670-5517 or stevem@acpwa.org
Completion Date:11/12/2010

Applicant: ARCADIS - Loretta Kwong
100 Montgomery Street, Suite 300, San Francisco, CA 94104
Phone: 415-374-2744 x33

Property Owner: Toan Nguyen
5425 Martin Luther King Jr. Way, Oakland, CA 94609
Phone: 510-655-0803

Client: Loretta Phillips (for BP)
100 Montgomery Street, Suite 300, San Francisco, CA 94104
Phone: 415-374-2744 x13

Contact: Loretta Kwong
Phone: 415-374-2744 x33
Cell: 805-705-0796

Total Due: \$1588.00
Receipt Number: WR2010-0345 **Total Amount Paid:** \$1588.00
Payer Name : Loretta Kwong **Paid By: VISA** **PAID IN FULL**

Works Requesting Permits:

Well Destruction-Monitoring - 4 Wells

Driller: W D C EXPLORATION & WELLS-Chris Tatum - Lic #: 283326 - Method:
press

Work Total: \$1588.00

Specifications

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2010-0744	10/18/2010	01/23/2011	MW-1	10.00 in.	4.00 in.	14.00 ft	28.00 ft	1S/4W14K1	90625	No Records
W2010-0745	10/18/2010	01/23/2011	MW-2	10.00 in.	4.00 in.	3.50 ft	27.00 ft	1S/4W14K2	90625	No Records
W2010-0746	10/18/2010	01/23/2011	MW-3	8.00 in.	2.00 in.	5.00 ft	25.00 ft	1S/4W14Q1	No Records	No Records
W2010-0747	10/18/2010	01/23/2011	MW-4	8.00 in.	2.00 in.	5.00 ft	25.00 ft	1S/4W14Q2	No Records	No Records

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.

Alameda County Public Works Agency - Water Resources Well Permit

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 number and site map.
4. Applicant shall submit the copies of the approved encroachment permit to this office within 60 days.
5. 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.
6. Applicant shall contact assigned inspector listed on the top of the permit 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.
7. 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.
8. 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.

9. 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.
-

NO. 688882

26

NON-HAZARDOUS WASTE DATA FORM

BESI # 185385

Generator's Name and Mailing Address BP WEST COAST PRODUCTS, LLC P.O. BOX 80249 RANCHO SANTA MARGARITA, CA 92688	Generator's Site Address (if different than mailing address) FORMER ARCO 11127 5425 MARTIN LUTHER KING JR. WAY OAKLAND, CA 94608
---	---

Generator's Phone: 949-460-5200	
---------------------------------	--

Container type removed from site: <input checked="" type="checkbox"/> Drums <input type="checkbox"/> Vacuum Truck <input type="checkbox"/> Roll-off Truck <input type="checkbox"/> Dump Truck <input type="checkbox"/> Other _____	Container type transported to receiving facility: <input type="checkbox"/> Drums <input checked="" type="checkbox"/> Vacuum Truck <input type="checkbox"/> Roll-off Truck <input type="checkbox"/> Dump Truck <input type="checkbox"/> Other _____
--	--

Quantity <u>1</u>	Quantity <u>1</u> Volume <u>55 gallons</u>
-------------------	--

WASTE DESCRIPTION <u>NON-HAZARDOUS WATER</u>	GENERATING PROCESS <u>WELL PURGING / DECON WATER</u>
--	--

COMPONENTS OF WASTE		PPM	%	COMPONENTS OF WASTE		PPM	%
1. <u>WATER</u>			<u>98-100%</u>	3. _____			
2. <u>TPH</u>			<u><1%</u>	4. _____			

Waste Profile _____ PROPERTIES: pH 7-10 SOLID LIQUID SLUDGE SLURRY OTHER

HANDLING INSTRUCTIONS: WEAR ALL APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT.

Generator Printed/Typed Name <u>Emily Leamer</u> On behalf of BP West Coast Products, LLC	Signature 	Month Day Year <u>11 10 10</u>
---	---------------	---------------------------------------

The Generator certifies that the waste as described is 100% non-hazardous

Transporter 1 Company Name <u>BELSHIRE</u>	Phone# <u>949-460-5200</u>
---	-------------------------------

Transporter 1 Printed/Typed Name <u>Larry Montfort</u>	Signature 	Month Day Year <u>11 10 10</u>
---	---------------	---------------------------------------

Transporter 2 Company Name <u>NIETO & SONS TRUCKING, INC.</u>	Phone# <u>714-990-8855</u>
--	-------------------------------

Transporter 2 Printed/Typed Name <u>Tim Jeanal</u>	Signature 	Month Day Year <u>11 15 10</u>
---	---------------	---------------------------------------

Designated Facility Name and Site Address <u>DEMENNO KERDOON</u> <u>2000 N. ALAMEDA ST.</u> <u>COMPTON, CA 90222</u>	Phone# <u>310-537-7100</u>
---	-------------------------------

Printed/Typed Name <u>Fernando Marquez</u>	Signature 	Month Day Year <u>11 15 10</u>
---	---------------	---------------------------------------

Designated Facility Owner or Operator: Certification of receipt of materials covered by this data form.

GENERATOR

TRANSPORTER

RECEIVING FACILITY

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

CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED