



HORIZON ENVIRONMENTAL INC.

Specialists in Site Assessment, Remedial Testing, Design and Operation

April 10, 2001

ms. eva chu, Haz Mat Specialist
Environmental Health Division
Alameda County Health Care Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

APR 13 2001

Subject: **Well Abandonment Report**
Former Winner Ford
1650 Park Street, Alameda, California

ACHCSA-DEH Site ID #622

ms. chu:

At the request Ms. Julie Beck-Ball of the Beck Family Properties, Horizon Environmental Inc. (Horizon) is forwarding the enclosed Well Abandonment Report dated April 10, 2001 the former Winner Ford site located at 1650 Park Street in Alameda, California. The purpose of this work was to properly abandon two groundwater monitoring wells (MW-1 and MW-2) at the site, as described in the Case Closure decision letter from the Alameda County Health Care Services Agency, Department of Environmental Health (ACHCSA-DEH, November 20, 2000).

Please contact Horizon at (916) 939-2170 should you have any questions regarding this report.

Sincerely,

HORIZON ENVIRONMENTAL INC.

Ken Mateik
Project Geologist

Enclosure Report

c. Ms Julie Beck-Ball, Beck Family Properties



HORIZON ENVIRONMENTAL INC.

Specialists in Site Assessment, Remedial Testing, Design and Operation

April 10, 2001

Ms Eva Chu, Haz Mat Specialist
Environmental Health Division
Alameda County Health Care Services
1131 Harbor Bay Parkway, Suite 250
Alameda, Ca. 94502-6577

Subject: **Well Abandonment Report**
Former Winner Ford
1650 Park Street, Alameda, California

ACHCSA-DEH Site ID #622

Ms. Eva Chu:

At the request Ms. Julie Beck-Ball of the Beck Family Properties, Horizon Environmental Inc. (Horizon) has prepared this report of two well abandonments performed at the former Winner Ford site located at 1650 Park Street in Alameda, California. The purpose of this work was to properly abandon two groundwater monitoring wells (MW-1 and MW-2) at the site. The Beck Family Properties has received a fuel leak Case Closure decision from the Alameda County Health Care Services Agency, Department of Environmental Health (ACHCSA-DEH) for the site (ACHCSA-DEH, November 20, 2000).

Site Description

Winner Ford was an automobile dealership and showroom located on the southeast corner of the intersection of Park Street and Buena Vista Avenue in Alameda, California, as depicted on the Site Vicinity Map (Figure 1). The site is located within a primarily commercial area of Alameda. The locations of pertinent site features are shown on the Site Plan (Figure 2).

Field Work

The scope of this work included obtaining well destruction permits from the Alameda County Public Works Agency (ACPWD) in Hayward, California; obtaining encroachment permits from the City of Alameda; preparing a site-specific Health and Safety Plan; and notifying Underground Service Alert (USA). Mitchell Drilling Environmental Inc. (MDE), a C-57 licensed drilling contractor from Rancho Cordova, California, provided drilling services for the abandonment of monitoring wells MW-1 and MW-2 by over-drilling and grouting the boreholes. All activities were completed in compliance with *Bulletin 74-90* of the *California Well Standards* and ACPWD guidelines. Copies of the Well Destruction Permits from the ACPWD and the City of Alameda Encroachment Permit No. EN01-003 and Right-of-Way Permit No. EX01-0020 are included in Attachment A of this report. Horizon Environmental Inc. *Field Methods and Procedures* are included in Attachment B of this report.

On March 19, 2001, Horizon personnel were onsite to witness MDE conducting well abandonment activities. Both wells were approximately 25 feet deep. Prior to drilling, the steel traffic boxes, surrounding concrete aprons, and the PVC well casings were removed. As required by the ACPWD, MDE then over-drilled monitoring wells MW-1 and MW-2 with 8-inch diameter hollow-stem augers to a total depth of approximately 25 feet, which removed the grout, well seal, and sand pack. After the completion of drilling, a bentonite and neat cement slurry (grout) was placed in each borehole from the bottom to the top in a continuous operation. Additional grout was then placed in each borehole until the grout level stabilized within one foot of the surface grade. Concrete was then placed to the surrounding surface grade in each of the former well locations, and stained with black tinting to match the surrounding asphalt.

Distribution

A copy of this report has been forwarded to:

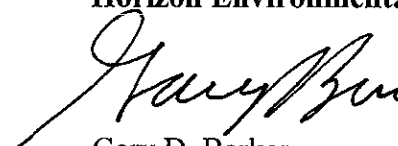
Mr. James Yoo, WR Tech II
Water Resources Section
Alameda County Public Works Agency
399 Elmhurst Street
Hayward, CA 94544 - 1395

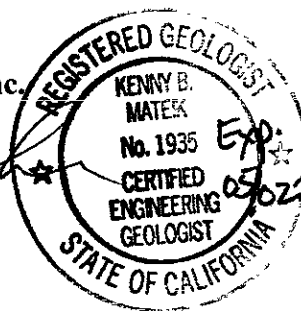
Mr. Dave Deaner, Manager
UST Cleanup Fund Program
State Water Resources Control Board
P.O. Box 9444212
Sacramento, CA 94244 - 2120

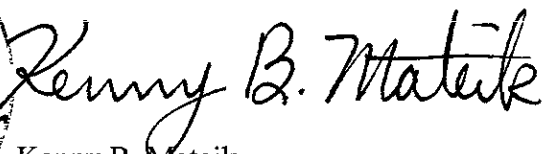
Mr. Chuck Headlee, Geologist
Regional Water Quality Control Board
- San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, CA 94612

Please call Horizon at (916) 939-2170 if you have any questions regarding this report.

Sincerely,
Horizon Environmental Inc.

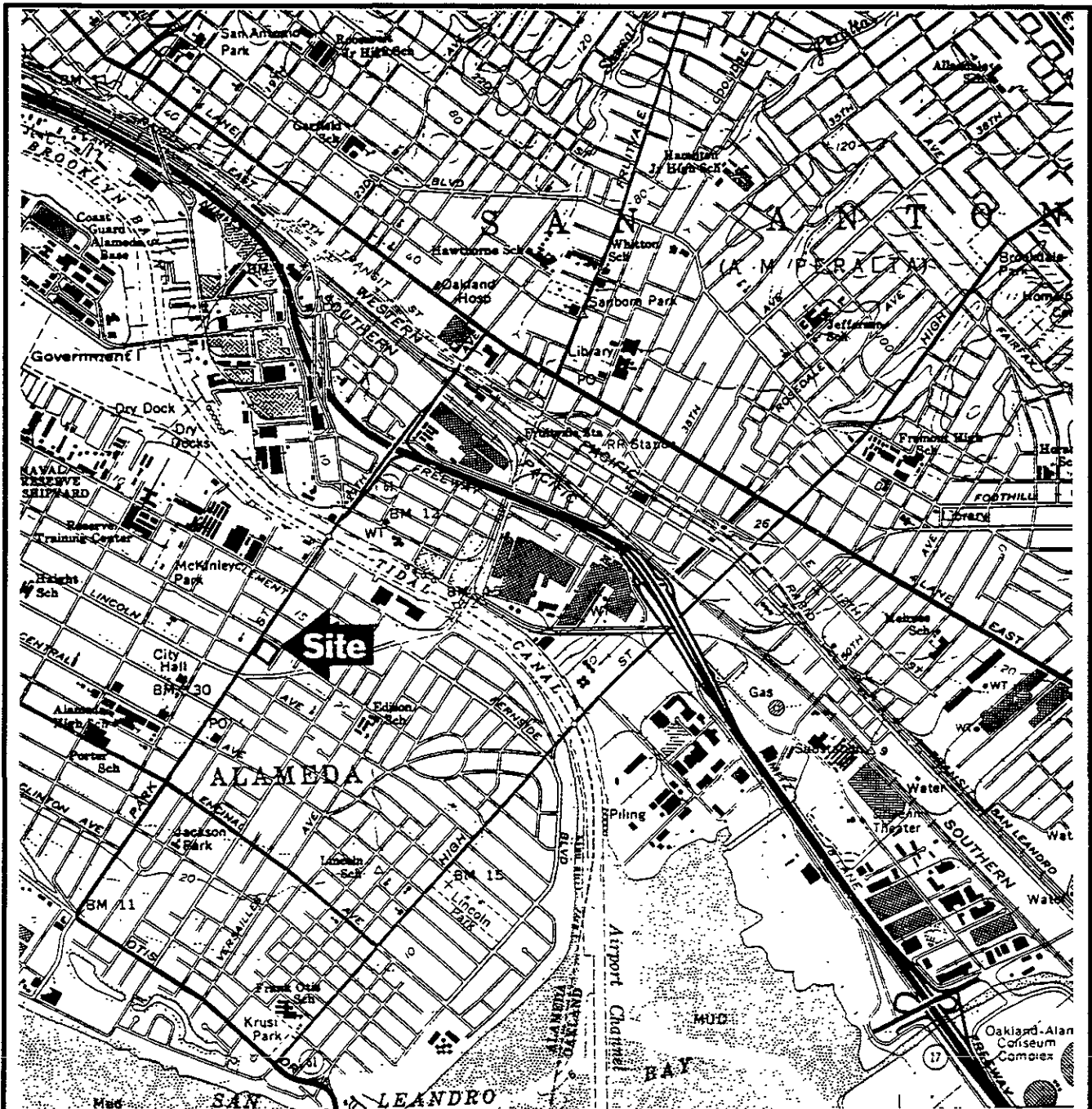

Gary D. Barker
Senior Project Manager




Kenny B. Mateik
Registered Geologist, C.E.G. No. 1935

Attachments: Figure 1. Site Vicinity Map
Figure 2. Site Map
Attachment A ACHCSA-DEH Case Closure Letters
Well Destruction Permit and Encroachment Permit
Attachment B. Horizon's Field Methods and Procedures

CC Ms Julie Beck-Ball



QUADPANGLE LOCATION

Source USGS 7-1/2 Minute Topographic Map
 Oakland East, California
 Photorevised 1980



0 2,000 4,000



Approximate Scale In Feet



HORIZON ENVIRONMENTAL INC.

Project Number 3002 11
 Prepared By G Barker
 Reviewed By

Drawn By D Alston
 Date 2/96
 Revised Date

SITE VICINITY MAP

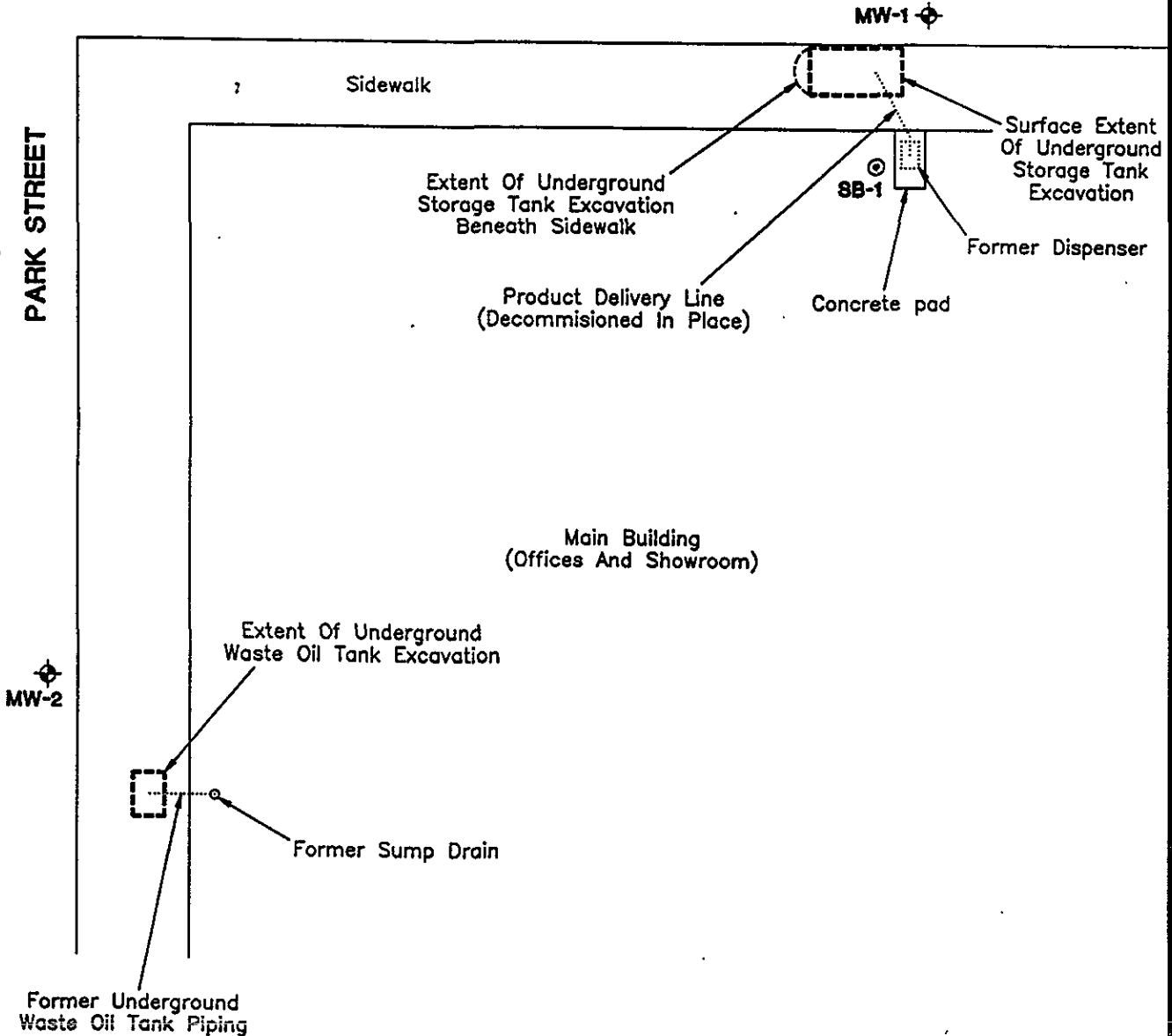
WINNER FORD
 1650 PARK STREET
 ALAMEDA, CALIFORNIA

FIGURE



1

BUENA VISTA AVENUE

PARK STREET



EXPLANATION:

- MW-2  Groundwater Monitoring Well
- SB-1  Hand-Augered Soil Boring



0 20



Approximate Scale In Feet

Source: Figure Modified From Drawing Provided By Blymer Engineers, Inc.



HORIZON ENVIRONMENTAL INC.

Project Number: 3002.11
 Prepared By: G. Barker
 Reviewed By:

Drawn By: D. Alston
 Date: 8/96
 Revised Date:

SITE PLAN
 WINNER FORD
 1650 PARK STREET
 ALAMEDA, CALIFORNIA

FIGURE

2

ATTACHMENT A

StID 622

November 20, 2000

Ms. Julie Beck Ball
Beck Family Properties
2720 Broderick Street
San Francisco, CA 94123

Ms. Michele Nokes
Antioch Toyota
1810 Somersville Road
Antioch, CA 94509

RE: Well Decommission at 1650 Park Street, Alameda, CA

Dear Ms. Ball and Ms. Nokes:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells (MW-1 and MW-2) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

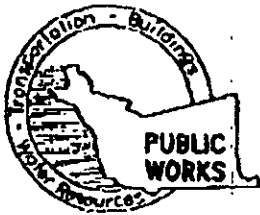
Well destruction permits may be obtained from Alameda County Public Works. They can be reached at (510) 670-5248.

If you have any questions, I can be reached at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

email: Ken Mateik (horizonei@aol.com)



ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
399 ELMHURST ST. HAYWARD CA. 94544-1395
PHONE (510) 676-5354
FAX (510) 782-1939

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT
Former Winner FORD
650 Park Street
Alameda, CA 94501

PERMIT NUMBER W01-093
WELL NUMBER _____
APN _____

CLIENT
Name Beck Family Properties
Address 2720 Broderick St. Phone (415)
City San Francisco, CA Zip 94123

PERMIT CONDITIONS
Circled Permit Requirements Apply

APPLICANT
Name HORIZON ENVIRONMENTAL INC.
501 Golden Foothill Fax (916) 939-2772
Address Parkway, Suite 7 Phone (916) 935-2170
City El Dorado Hills, CA Zip 95762

A. GENERAL

1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
2. Submit to ACPWA within 60 days after completion of permitted original Department of Water Resources-Well Completion Report.
3. Permit is void if project not begun within 90 days of approval date.

TYPE OF PROJECT

Well Construction	<input type="checkbox"/>	Geotechnical Investigation	<input type="checkbox"/>
Cathodic Protection	<input type="checkbox"/>	General	<input type="checkbox"/>
Water Supply	<input type="checkbox"/>	Contamination	<input type="checkbox"/>
Monitoring	<input type="checkbox"/>	Well Destruction	<input checked="" type="checkbox"/>

B. WATER SUPPLY WELLS

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 wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

PROPOSED WATER SUPPLY WELL USE

New Domestic	<input type="checkbox"/>	Replacement Domestic	<input type="checkbox"/>
Municipal	<input type="checkbox"/>	Irrigation	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Other	<input type="checkbox"/>

C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS

1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

DRILLING METHOD:

Mud Rotary	<input type="checkbox"/>	Air Rotary	<input type="checkbox"/>	Auger	<input checked="" type="checkbox"/>
Cable	<input type="checkbox"/>	Other	<input type="checkbox"/>		

D. GEOTECHNICAL

Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings.

DRILLER'S NAME Mitchell Drilling Environmental

DRILLER'S LICENSE NO. C-57# 672617
exp. 6-30-01

E. CATHODIC

Fill hole anode zone with concrete placed by tremie.

F. WELL DESTRUCTION

Send a map of work site. A separate permit is required for wells deeper than 45 feet.

G. SPECIAL CONDITIONS

NOTE: One application must be submitted for each well or well destruction. Multiple borings on one application are acceptable for geotechnical and contamination investigations

WELL PROJECTS

Drill Hole Diameter	<u>8"</u> in.	Maximum	
Casing Diameter	<u>2"</u> in.	Depth	<u>35</u> ft.
Surface Seal Depth	<u>4'</u> ft.	Owner's Well Number	<u>MW-1</u>

Attached.

GEOTECHNICAL PROJECTS

Number of Borings	_____	Maximum	_____
Hole Diameter	_____ in.	Depth	_____ ft.

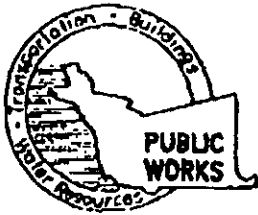
ESTIMATED STARTING DATE Feb 2001
ESTIMATED COMPLETION DATE Feb 2001

APPROVED [Signature] DATE 2-6-01

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

APPLICANT'S SIGNATURE Ken Mateik DATE 01/26/01

PLEASE PRINT NAME KEN MATEIK Rcv 5-13-00
C.E.G. #1935



ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
399 ELMHURST ST. HAYWARD CA. 94544-1395
PHONE (510) 670-3554
FAX (510) 782-1939

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT
Former Winner FORD
650 Park Street
Alameda, CA 94501

PERMIT NUMBER W01-094
WELL NUMBER _____
APN _____

PERMIT CONDITIONS
Circled Permit Requirements Apply

CLIENT
Name Beck Family Properties
Address 2720 Broderick St. Phone (415)
City San Francisco, CA Zip 94123

APPLICANT
Name HORIZON ENVIRONMENTAL INC.
Soil Golden Feather Fax (916) 939-2172
Address Parkway, suite 7 Phone (916) 939-2170
City El Dorado Hills, CA Zip 95762

TYPE OF PROJECT

Well Construction	<input type="checkbox"/>	Geotechnical Investigation	<input type="checkbox"/>
Cathodic Protection	<input type="checkbox"/>	General	<input type="checkbox"/>
Water Supply	<input type="checkbox"/>	Contamination	<input type="checkbox"/>
Monitoring	<input type="checkbox"/>	Well Destruction	<input checked="" type="checkbox"/>

PROPOSED WATER SUPPLY WELL USE

New Domestic	<input type="checkbox"/>	Replacement Domestic	<input type="checkbox"/>
Municipal	<input type="checkbox"/>	Irrigation	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Other _____	<input type="checkbox"/>

DRILLING METHOD:

Mud Rotary	<input type="checkbox"/>	Air Rotary	<input type="checkbox"/>	Auger	<input checked="" type="checkbox"/>
Cable	<input type="checkbox"/>	Other	<input type="checkbox"/>		

DRILLER'S NAME Mitchell Drilling Environmental

DRILLER'S LICENSE NO. C-57# 672617
Exp- 6-30-01

WELL PROJECTS

Drill Hole Diameter	<u>8"</u> in	Maximum	
Casing Diameter	<u>2"</u> in.	Depth	<u>35</u> ft.
Surface Seal Depth	<u>4'</u> ft.	Owner's Well Number	<u>MW-2</u>

GEOTECHNICAL PROJECTS

Number of Borings	_____	Maximum	
Hole Diameter	_____ in	Depth	_____ ft.

ESTIMATED STARTING DATE Feb, 2001
ESTIMATED COMPLETION DATE Feb, 2001

- A. GENERAL
1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
 2. Submit to ACPWA within 60 days after completion of permitted original Department of Water Resources-Well Completion Report.
 3. Permit is void if project not begun within 90 days of approval date.

- B. WATER SUPPLY WELLS
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 wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

- C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
 2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

- D. GEOTECHNICAL
- Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings.

- E. CATHODIC
- Fill hole anode zone with concrete placed by tremie.
- F. WELL DESTRUCTION
- Send a map of work site. A separate permit is required for wells deeper than 45 feet.

- G. SPECIAL CONDITIONS
- NOTE: One application must be submitted for each well or well destruction. Multiple borings on one application are acceptable for geotechnical and contamination investigations.

→ Attached.

APPROVED [Signature] DATE 2-6-01

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

APPLICANT'S SIGNATURE Ken Mateik DATE 01/26/01

PLEASE PRINT NAME KEN MATEIK Rev 5-13-00

950 West Mall Square, #110
Alameda Point
Alameda, CA 94501

CITY OF ALAMEDA

(510) 749-5840

Public Works Department

Fax (510) 749-5867

Printed: 03-14-2001

Encroachment Permit

Permit #

EN01-003

Applicant

HORIZON ENVIRONMENTAL, INC.
5011 GOLDEN FOOTHILL PKWY #7
EL DORADO HILLS CA 95762

916-939-2170

Contractor Information

Owner Information

BALL JULIE B
2720 BRODERICK ST
SAN FRANCISCO CA

94123

Project Information

ENCROACH - Encroachment Permit - **APPROVED**
Sub-Type:

Applied: 03/14/2001
Finaled:

Issued: 03/14/2001
Expires: 03/14/2002
Valuation: **\$34.00**

Job Address: 1650 PARK ST
070 019100101
Suite / Unit:

Parcel Number:

Work Description: **ENCROACHMENT METERED SPACES (3/18/2001)**

Total Fees: \$34.00
Total Payments: \$34.00
BALANCE DUE \$0.00

Payments Made: 03/14/2001 09:58 AM
Total Payment: **\$34.00**

RECEIPT

Receipt #: R01-001007

Payee: HORIZON ENVIRONMENTAL, INC.

Current Payment Made to the Following Items:

Account Code	Description	Amount
224-37330 (8763)	Parking Meter Revenue	27.00
4520-33410 (1011)	Encroachment Fees	7.00

Payments Made for this Receipt:

Type	Method	Description	Amount
Payment	Check	6238	34.00

Account Summary for Fees and Payments:

Item#	Description	Account Code	Tot Fee	Paid	Prev. Pmts	Cur. Pmts
240	Encroachment Fees	4520-33410 (1011)	7.00	7.00	.00	7.00
1150	Parking Meter Revenue	224-37330 (8763)	27.00	27.00	.00	27.00

INSPECTIONS

Call for an inspection when work is complete

510-749-5840

This is to certify that the above work has been completed to my satisfaction and approval.

Date

Inspector

950 West Mall Square, #110

CITY OF ALAMEDA

(510) 749-5840

Alameda Point
Alameda, CA 94501

Public Works Department

Fax (510) 749-5867

Printed: 03-14-2001

Right-of-Way Permit

Permit #
EX01-0020

Applicant

HORIZON ENVIRONMENTAL INC
P.O. BOX 5283
BAKERSFIELD, CA
93388
661-589-8389

Contractor Information

Owner Information

BALL JULIE B
2720 BRODERICK ST
SAN FRANCISCO CA
94123

Project Information

RTOFWAY - Right-of-Way Permit - **APPROVED**
Sub-Type:

Applied: 03/09/2001
Finaled:

Issued: 03/14/2001
Expires: 03/14/2002
Valuation: **\$36.00**

Job Address: 1650 PARK ST
070 019100101

Parcel Number:

Suite / Unit:

Work Description: EXCAVATE-THE DESTRUCTION OF TWO MONITORING WELLS

Total Fees: \$36.00
Total Payments: \$36.00
BALANCE DUE \$0.00

Payments Made: 03/14/2001 09:54 AM

RECEIPT

Receipt #: R01-001006

Total Payment: **\$36.00**

Payee: HORIZON ENVIRONMENTAL, INC.

Current Payment Made to the Following Items:

Account Code	Description	Amount
4520-37450 (1050)	Permit Filing Fees	36.00

Payments Made for this Receipt:

Type	Method	Description	Amount
Payment	Check	6238	36.00

Account Summary for Fees and Payments:

Item#	Description	Account Code	Tot Fee	Paid	Prev. Pmts	Cur. Pmts
250	Permit Filing Fees	4520-37450 (1050)	36.00	36.00	.00	36.00

**** See application for additional requirements ****

INSPECTIONS

510-749-5840

NOTE: All construction within the public right of way must have barricades with flashers for night time protection.

This is to certify that the above work has been completed to my satisfaction and approval.

Date

Inspector

ATTACHMENT B

Horizon Environmental Inc. FIELD METHODS AND PROCEDURES

The following section describes field procedures that were utilized by Horizon Environmental Inc. (Horizon) personnel in performance of the tasks involved with this project.

1.0 HEALTH AND SAFETY PLAN

Field work performed by Horizon and subcontractors at the site will be conducted according to guidelines established in a Site Health and Safety Plan (SHSP). The SHSP is a document that describes the hazards that may be encountered in the field and specifies protective equipment, work procedures, and emergency information. A copy of the SHSP will be at the site and available for reference by appropriate parties during work at the site.

2.0 LOCATING UNDERGROUND UTILITIES

Prior to commencement of work on site, the location of underground utilities will be researched with the assistance of Underground Service Alert (USA). USA will contact the owners of the various utilities in the vicinity of the site to have the utility owners mark the locations of their underground utilities. Well Destruction permits will be acquired prior to the commencement of work at the site.

3.0 GROUNDWATER DEPTH EVALUATION

Each monitoring well is opened and allowed to equalize to atmospheric pressure prior to sounding. Depth-to-water is measured to the nearest 0.01-foot using an electronic, hand-held, water-level indicator. The measuring point is the survey mark on the top of the well casing.