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8:50 am, Feb 16, 2010

Alameda County
Environmental Health



76 Broadway
Sacramento, California 95818

February 11, 2010

Barbara Jakub
Alameda County Health Agency
1131 Harbor Bay parkway, Suite250
Alameda, California 94502-577

Re: **Well Abandonment Work Plan Report**
76 Service Station # 5484 RO # 0352
18950 Lake Chabot Road
Castro Valley, CA

Dear Ms. Jakub:

I declare under penalty of perjury that to the best of my knowledge the information and/or recommendations contained in the attached report is/are true and correct.

If you have any questions or need additional information, please call me at (916) 558-7666.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry L. Grayson". The signature is enclosed within a large, hand-drawn oval.

Terry L. Grayson
Site Manager
Risk Management & Remediation

February 11, 2010

Ms. Barbara Jakub
Alameda County Health Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

RE: **Well Abandonment Work Plan**

Dear Ms. Jakub:

On behalf of ConocoPhillips Company (COP), Delta Consultants (Delta) is submitting this *Well Abandonment Work Plan*, dated February 11, 2010 for the following location:



Service Station

Location

76 Service Station No. 5484

18950 Lake Chabot Road
Castro Valley, California

Proposed activities related to well abandonment are to be completed prior to the end in the term of agreement: May 1, 2010. This completion deadline was established within the Amendment to License Agreement by and between John A. and Nancy D. Helton Trust, Craig H. and Kathryn Kutz Ragg Trust, and Dennis and Marie Corti Trust, ("Licensor"), and COP, ("Licensee") all proposed activities related to well abandonment are to be completed prior to the end in the term of agreement: May 1, 2010. (This Agreement is provided as Attachment A).

Please contact James Barnard at (916) 503-1279 if you have questions.

Sincerely,
DELTA CONSULTANTS

A handwritten signature in blue ink that reads "Caitlin P. Morgan".

Caitlin P. Morgan
Staff Scientist

A handwritten signature in blue ink that reads "James B. Barnard".

James B. Barnard, P.G.
Project Manager
California Registered Professional Geologist No. 7478



cc: Mr. Terry Grayson - ConocoPhillips (1 via electronic upload only)

WELL ABANDONMENT WORKPLAN

76 Service Station No. 5484
18950 Lake Chabot Road
Castro Valley, California

County: Alameda

INTRODUCTION

On behalf of ConocoPhillips, Delta is submitting this *Well Abandonment Work Plan* to the Alameda County Health Care Service Agency for the site located at 18950 Lake Chabot Road, Castro Valley, California (Figure 1). This workplan describes the methods used in the abandonment of two off-site monitoring wells, MW-4A and MW-4B, located in the vicinity of the 18937 Lake Chabot Road property address (Figure 2).

Abandonment activities are to be preformed so as to remain in compliance with terms of an access agreement, stated in the *Amendment to License Agreement*. This *Amendment to License Agreement* ("Amendment") was entered into and became effective on April 10, 2009 by and between John A. and Nancy D. Helton Trust, Craig H. and Kathryn Kutz Ragg Trust, and Dennis and Mari Corti Trust, ("Licensor"), and COP ("Licensee"). The Amendment and associated Closing Memo, dated June 15, 2009 are enclosed (Attachment A). **Activities related to well abandonment are to be completed prior to the end in the term of agreement: May 1, 2010.**

WELL ABANDONMENT ACTIVITIES

Permitting, Utility Notification and Borehole Clearance

Before commencing field activities Delta will prepare a Health and Safety Plan in accordance with state and federal requirements for use during on-site assessment activities. In addition, drilling permits will be obtained for abandonment of all wells and encroachment onto the 18937 Lake Chabot Road property address. Prior to drilling, Delta will notify Underground Service Alert (USA) and contract a private utility locator as required to clear the proposed abandonment locations for underground utilities. Prior to drilling, each abandonment location will be cleared to at least 5 feet bgs around the well casings with an air vacuum or water vacuum to minimize potential impact to underground utilities.

Well Abandonment

Delta will oversee the abandonment of two offsite monitoring wells MW-4A and MW-4B located in the planter box vicinity of the 18937 Lake Chabot Road address. Wells are to be abandoned in accordance with terms of the Amendment, revised to end on May 1, 2010 (Attachment A). Delta will obtain the necessary encroachment permit(s) in order to complete abandonment activities of these two wells presented on Figure 2.

Monitoring wells MW-4A and MW-4B will be abandoned by removing the existing well coverings (sprinkler box type) and over-drilling with a hollow stem auger rig equipped with 10-inch diameter augers to approximately one foot below the constructed depth of the well. The boreholes will be backfilled in accordance with Alameda County standards using neat cement to approximately one foot below grade. Quality soil will then be used to backfill to approximately one inch below ground surface, compacted, and finished with a 1-inch layer of sod to match the existing surface conditions. Historical boring logs showing the constructed well depths are included as Attachment B.

Disposal of Drill Cuttings and Wastewater

Drill cuttings and wastewater generated during well abandonment activities will be placed into properly labeled 55-gallon Department of Transportation (DOT) approved steel drums and temporarily stored on the 76-Service Station property. Samples of the drill cuttings and wastewater will be collected, properly labeled and placed on ice for submittal to a California-certified laboratory and analyzed for TPHg, BTEX, and MtBE by EPA Method 8260B, and CAM 17 metals by EPA Method 6010. A chain-of-custody will accompany the samples during transportation to the laboratory. Subsequent to receiving the laboratory analytical results, the drummed drill cuttings and wastewater will be profiled, transported, and disposed of at a COP approved facility.

Reporting

Following completion of well abandonment activities, a well abandonment report will be prepared and submitted within 60 days. The report will present the details of the abandonment activities and include copies of applicable permits. Required electronic submittals will be uploaded to the State Geotracker database.

LIMITATIONS AND CERTIFICATIONS

This report was prepared in accordance with the scope of work outlined in Delta's contract and with generally accepted professional engineering and environmental consulting practices existing at the time this report was prepared and applicable to the location of the site. It was prepared for the exclusive use of ConocoPhillips for the expressed purpose stated above. Any re-use of this report for a different purpose or by others not identified above shall be at the user's sole risk without liability to Delta. To the extent that this report is based on information provided to Delta by third parties, Delta may have made efforts to verify this third party information, but Delta cannot guarantee the completeness or accuracy of this information. The opinions expressed and data collected are based on the conditions of the site existing at the time of the field investigation. No other warranties, expressed or implied, are made by Delta.

CONSULTANT: Delta Consultants

Figures

- Figure 1 – Site Locator Map
- Figure 2 – Site Plan with Well Locations

Attachments

- Attachment A – Amendment to License Agreement, Closing Memo (06/15/09)
- Attachment B – Historical Boring Logs

**Figure 1 –
Site Locator Map**

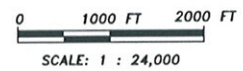
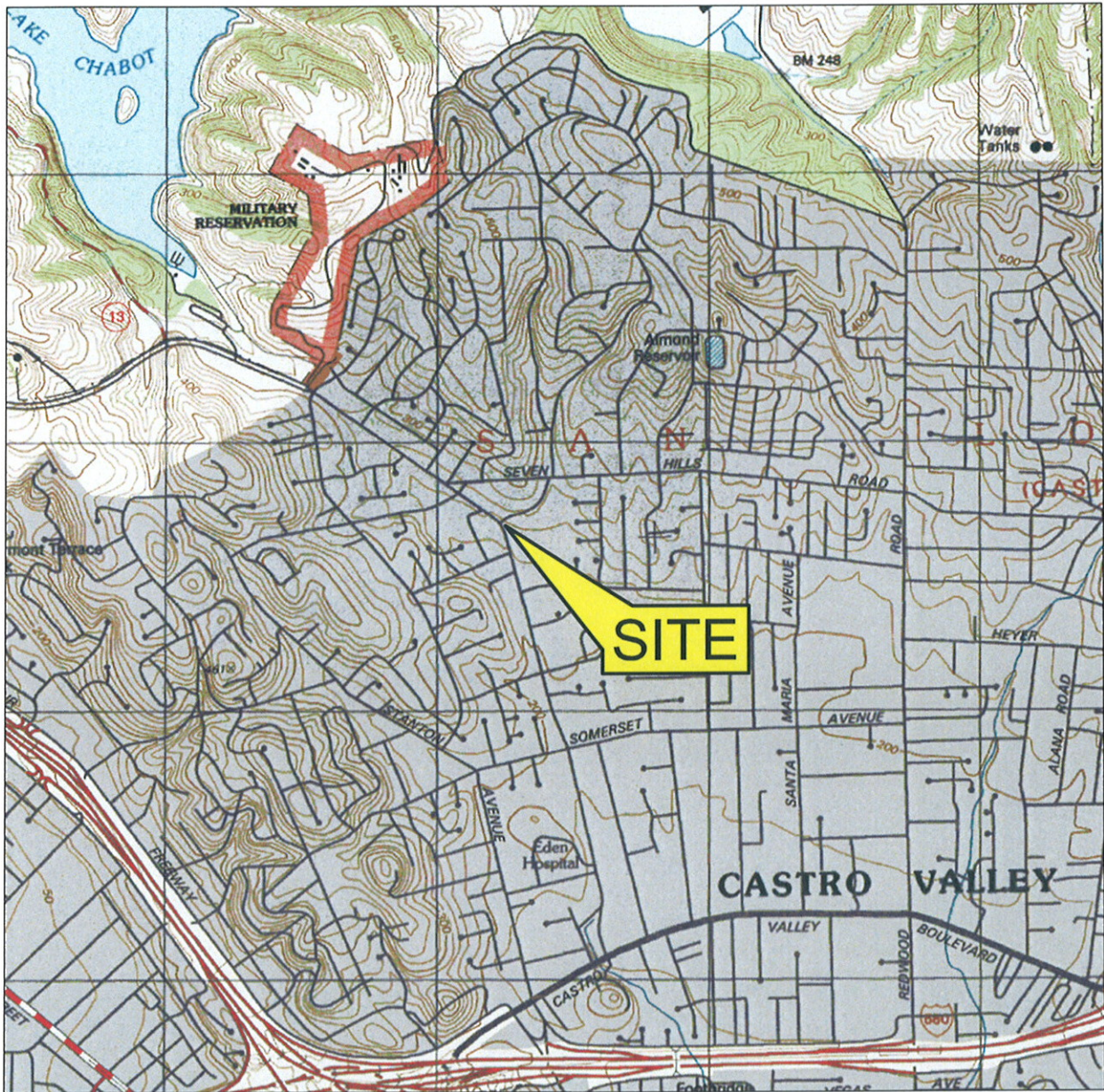


FIGURE 1
SITE LOCATION MAP

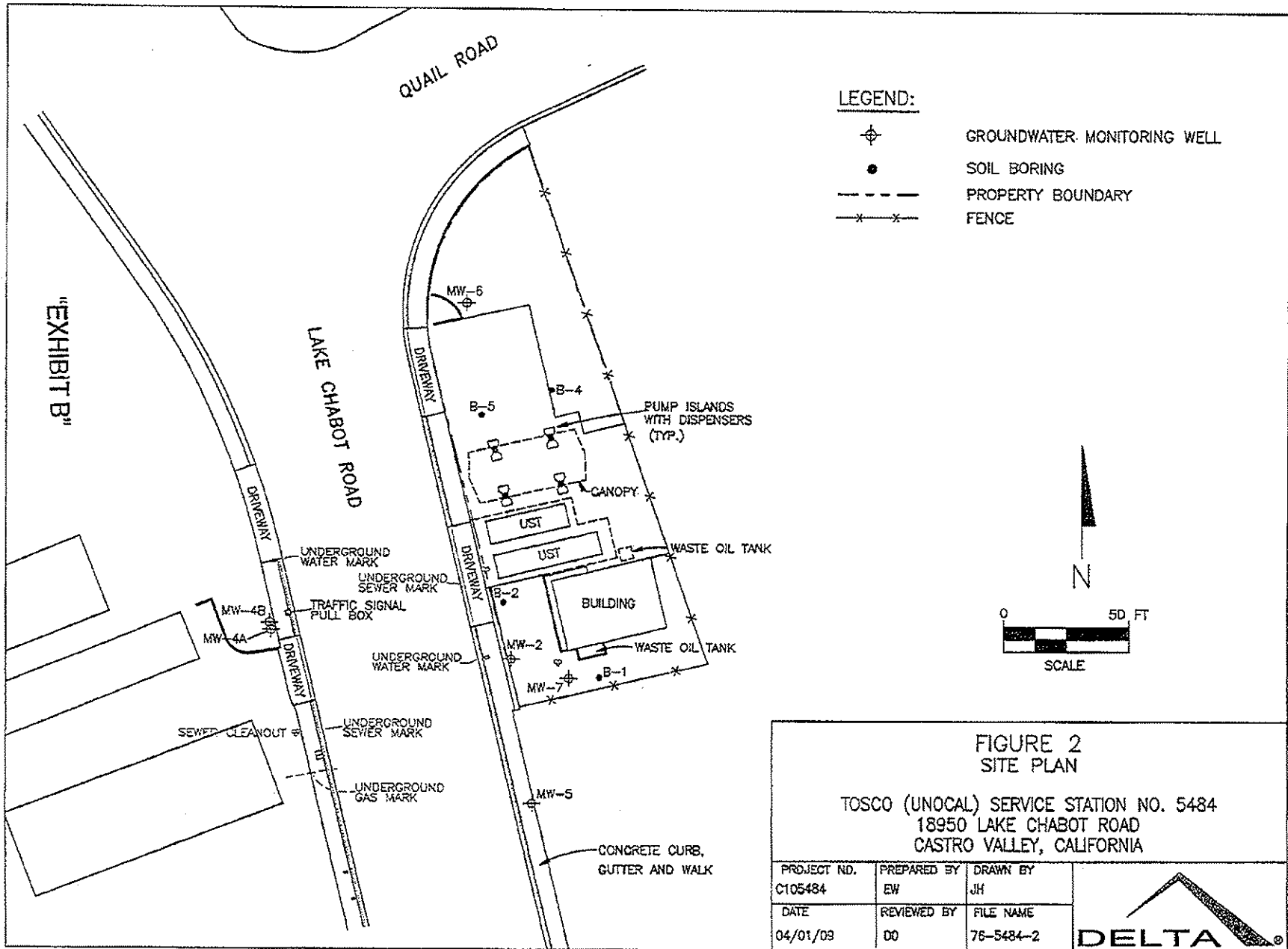
76 SERVICE STATION NO. 5484
18950 LAKE CHABOT ROAD
CASTRO VALLEY, CA

PROJECT NO. C105-484	DRAWN BY MC 5/27/06 - DR 6/26/08
FILE NO. Site Locator 5484	PREPARED BY MC
REVISION NO. 1	REVIEWED BY



SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC MAP, HAYWARD QUADRANGLE, 1967

**Figure 2 –
Site Plan with Well Locations**



**Attachment A –
Amendment to License Agreement, Closing Memo (06/15/09)**

Leigh A. Hollingsworth
Property Tax, Real Estate
Right of Way and Claims
1232 Park Street, Suite 300
Paso Robles, CA 93446
Phone (805) 226.2654
Fax (805)239-4410

June 15, 2009

CLOSING MEMO

Terry Grayson
ConocoPhillips Company
76 Broadway
Sacramento, CA 95818

Re: AOC Site #: 1421 – 76 Service Station
Site Address: 18950 Lake Chabot Road, Castro Valley, CA
Acquisition#: 5484
TOBIN #: PRW31299
Subject: Amendment to License Agreement
Property Owner: John A. & Nancy D. Helton Trust, Craig H. & Kathryn Kutz Ragg Trust
Dennis & Marie Corti Trust
Property Location: 18937 Lake Chabot Road, Castro Valley, CA
Owner Contact: John & Nancy Helton Trust, Craig & Kathryn Kutz Ragg Trust
Dennis & Marie Corti Trust
20980 Redwood Road, Unit #210
Castro Valley, CA 94546-5930
Attn: Craig Ragg Real Estate
Phone: (510) 889-7709
Date contract signed: May 11, 2009
Expiration: May 1, 2010 (Revised term of Agreement)
Pre-Construction
Requirements: Coordinate activities with Licensor in advance of work

Dear Terry:

Enclosed please find a copy of the Amendment to License Agreement granting continued access to reinstall two (2) groundwater monitoring wells (MW-4A & MW-4B) with testing and sampling on a quarterly basis. To include two (2) new well boxes set flush with the surface of the landscaping. The term of Agreement has been revised to end on May 1, 2010. Please maintain this copy for your files. A copy of this document is also being forwarded to Real Property Administration for tracking in Tobin and for future reference.

Please do not hesitate to call should you have any questions regarding this agreement.

Sincerely,



Leigh Ann Hollingsworth
Assistant
Principal Technical Services - Approved Service
Provider for ConocoPhillips Company

lah
Enclosures: 1) Copy -- Amendment to License Agreement
2) Copy -- Project Request Form

AMENDMENT TO LICENSE AGREEMENT

This Amendment to License Agreement ("Amendment") is entered into and becomes effective on April 10, 2009 by and between JOHN A. and NANCY D. HELTON TRUST, CRAIG H. and KATHRYN KUTZ RAGG TRUST AND DENNIS and MARIE CORTI TRUST, ("Licensor"), and CONOCOPHILLIPS COMPANY ("Licensee"). Licensor and Licensee shall sometimes hereinafter be referred to as the "Parties".

RECITALS

WHEREAS, the Parties previously entered into a License Agreement dated February 1, 2009, granting Licensee access to the property of Licensor for certain environmental assessment and/or corrective action purposes, specifically, 1) to properly locate, close and abandon one (1) groundwater monitoring well; and 2) Install one (1) replacement groundwater monitoring well and conduct certain monitoring well sampling activities on a quarterly basis (the "Agreement"); and

WHEREAS, the Agreement reflects the real property of Licensor located at 18937 Lake Chabot Road, Castro Valley, California and further identified by the Alameda County Assessor as Parcel Number 084B-0502-048-01 (the "Property"); and

WHEREAS, Licensee, in cooperation with the Alameda County Health Agency (ACHA), now desires to enter the Property to conduct additional environmental investigation and/or remediation activities, more fully described as follows:

- 1) Reinstallation of two (2) groundwater monitoring wells, labeled as "MW-4A" and "MW-4B" on Exhibit "B", attached hereto and made a part hereof, including new well boxes set flush with the surface of the landscaping (the "Additional Work"); and
- 2) Quarterly access to the both groundwater monitoring wells for monitoring well sampling activities and maintenance.

WHEREAS, the Agreement by its terms expires on February 1, 2014, unless extended by agreement of the Parties; and

WHEREAS, the Parties mutually desire to revise the term of the Agreement as set forth below.

NOW THEREFORE, in consideration of the granting of the foregoing, the mutual premises, covenants, conditions and agreements hereinafter set forth, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

1. The above recitals are hereby incorporated by reference.
2. The Agreement is amended to include the Additional Work.
3. The term of the Agreement is revised to end on May 1, 2010.

4. Upon expiration of the Agreement, Licensee shall provide Licensor with documentation demonstrating Licensee's closure of the installations authorized by the Agreement and Licensee's compliance with all other requirements of paragraph "2" of the Agreement. Upon request by Licensor, Licensee shall promptly provide copies of all permits and approvals necessary for Licensee's conduct of all its actions under the Agreement.
5. Paragraph "8" of said License Agreement concerning notice is hereby amended as follows:

To Licensor: John A. & Nancy D. Helton Trust
Craig H. & Kathryn Kutz Ragg Trust
Dennis & Marie Corti Trust
20980 Redwood Road, Unit #210
Castro Valley, CA 94546-5930
Phone: (510) 889-7709
Facsimile: () ____ - ____

To Licensee: ConocoPhillips Company
1232 Park Street, Suite #300
Paso Robles, CA 93446
Attention: Colleen S. Hagemann
Phone: (805) 226-2649
Facsimile: (805) 239-4410

With Copies to: ConocoPhillips Company
76 Broadway
Sacramento, CA 95818
Attention: Terry Grayson
Phone: (916) 558-7666
Facsimile: (916) 558-7639

The person and the place to which notices are to be mailed may be changed by either party by providing written notice of same to the other.

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6. All other terms, conditions and provisions of the Agreement shall continue in full force and effect.

THE PARTIES have executed this Amendment to License Agreement by their duly authorized representative(s).

LICENSOR	LICENSEE
JOHN A. AND NANCY D. HELTON TRUST	CONOCOPHILLIPS COMPANY
By: <u><i>John A. & Nancy D. Helton</i></u>	By: <u><i>Frank L. Nieves</i></u>
Name: <u><i>John A. Helton</i></u>	Name: <u><i>Frank L. Nieves</i></u>
Title: <u><i>Owner</i></u>	Title: <u><i>Advisor</i></u>
Date: <u><i>5/4/09</i></u>	Date: <u><i>11 MAY 2009</i></u>

LICENSOR
CRAIG H. AND KATHRYN KUTZ RAGG TRUST

By: *Craig H. Ragg*

Name: *Craig H. Ragg - Kathryn L. Kutz Ragg*

Title: *owner*

Date: *5/6/09*

LICENSOR
DENNIS AND MARIE CORTI TRUST

By: *Dennis & Marie Corti Trust*

Name: *Dennis M. Corti Marie Corti*

Title: *owners*

Date: *5/1/09*

RM&R / PTRRC PROJECT REQUEST & INFORMATION FORM

RM&R Request Date	3/17/2009	PTRRC Received Date	3/17/2009	<input type="checkbox"/> NEW	<input type="checkbox"/> RENEWAL
RM&R Required Date	ASAP	PTRRC Closed Date	5/12/2009	<input type="checkbox"/> HISTORICAL	<input checked="" type="checkbox"/> AMENDMENT

SITE SPECIFIC INFORMATION	SITE MANAGER INFORMATION	ACCOUNTING INFORMATION
Acquisition # (4 digits) 5484 Street Address 18950 Lake Chabot Road City Castro Valley State and Zip CA 94546 Ownership Status Former COP Heritage Company Unocal	Site Manager Terry Grayson Street Address 76 Broadway City Sacramento State, Zip CA 95818 Office Phone 916.558.7666 Fax Number 916.558.7666 Cell Phone 916.307.3450	RM&R Site ID# 1421 WNG. Number WNG.000.1421.00.AS Company Code 01 G/L Account No. 711000109Pamms Reg Pa Purchase Order # Bus. Unit # (6-7 digits) 265484

CONSULTANT INFORMATION	REGULATORY AGENCY	PROJECT LOCATION
Company Name Della Consultants Street Address 11050 White Rock Rd City Rancho Cordova State and Zip CA 95670 Project Manager Dennis Dettloff Work Phone 916.503.1261 Email Address:	Agency Name Alameda County Health Agency Agency Location Alameda Agency Phone 510-639-1267 Agency Contact Barbara Jakub Agency Email	Assessor Parcel # 004B-0502-048-01 Street Address 18937 Lake Chabot Road City Castro Valley State and Zip CA 94546 County Alameda Legal Description

LANDOWNER 1	LANDOWNER 2 (If Applicable)	LANDOWNER 3
Owner #1 Name John A. & Nancy D. Helton Trust Street Address 20980 Redwood Rd., Unit #210 City Castro Valley State and Zip CA 94546-5930 P.O. Box P.O. City & Zip Phone Contact Thru On Premises?	Owner #2 Name Craig H. & Kalbyn Kutz Ragg Trust Street Address 20980 Redwood Rd., Unit #210 City Castro Valley State and Zip CA 94546-5930 P.O. Box Phone (510) 689-7709 Contact Thru Craig Ragg Real Estate On Premises?	Name Dennis & Marie Corb Trust Street Address 20980 Redwood Rd., #210 City Castro Valley State and Zip CA 94546 P.O. Box P.O. City & Zip Phone On Premises?

LANDOWNER ATTORNEY (If Applicable)	PROPERTY MANAGEMENT (If Applicable)	PTRRC CONTACT
Law Office Attorney Street Address City State and Zip Phone	Company Contact Name Street Address City State and Zip Phone	PTRRC Associate Colleen Hagemann/JRP Phone 805.226.2648 PTRRC Agent Frank Nichols City Paso Robles Phone 805.226.2644 COP Legal Derrick Vallance

WORK DESCRIPTION	ACCESS SCOPE	PROJECT INFORMATION
Obtain an Amendment to the existing License Agreement to all for reinstallation of two previously installed GWMW's, MW-4A & MW-4B, currently located on Ili's property. Wells were installed too high in the landscaping and the owner would like them lowered. New well boxes will enable them to be lowered and still maintain clean samples through protection from surface waters in the landscaping.	Access Scope Other: Access Restrictions Detail: Coordinate work-date in advance with Licensor and revise LA to a 15 month term rather than a five year term.	Agreement Type Access Start Date ASAP Project Duration 1 year Access Property Type Other (specify) TOBIN # PRW31299 TOBIN Tract #

REPORT SUBMITTAL REQUIREMENTS	AGREEMENT INFO (PTRRC AFTER CLOSING)	PRE-NOTIFICATION REQMTS
Frequency Type To Whom Other	Agreement Date 5/11/2009 Agmt Expire Date 5/1/2010 Access Fee N/A Fee Frequency N/A Property Owner Tax ID # N/A	In Advance Yes When To Whom Landowner 1 Other Form of Notification (510) 889-7709

Web E-mail FAX Other

Drop-Down Data Selection

**Attachment B –
Historical Boring Logs**

Delta Consultants

Project No: 5484 Client: COP
 Logged By: E. Weyrens Location: Castro Valley
 Driller: Gregg Date Drilled: 2/18/2009
 Drilling Method: HAS Hole Diameter: 8"
 Sampling Method: Geoprobe Hole Depth: 10'
 Casing Type: PVC Well Diameter: 2"
 Slot Size: 0.02 Well Depth: 10'
 Gravel Pack: #3

Boring/Well No: 4A
 Page 1 of 1

Location Map

▼ First Water Depth:
 ▽ Static Water Depth:

Elevation: Northing: Easting:

Well Completion Backfill Casing	Water Level	Moisture Content	PID Reading (ppm)	Sample Identification	Depth (feet)	Sample Recovery Interval	Soil Type	LITHOLOGY / DESCRIPTION
					1		Fill	Grass on top of fill down to 1 foot below grade
		Moist			2		CL	Sandy Lean Clay
					3			Brown in color, moist, fine grained sand
		Wet			4			Moist, no odors
					5			Water coming in at 3 fbg, possibly due to the rain or irrigation for the grass
					6			Increase in Gravel content at 4.5 fbg
					7			subangular to angular gravel, up to .5 of an inch in diameter.
					8	X		
		wet			9	X O		Increase in Density at 8 fbg
		dry	0	MW-4A@9	10			At 9 fbg hit hard material, possibly a large rock, hard pan or bedrock, judging by the angular pieces of gravel, it is bedrock
					11			
					12			
					13			
					14			
					15			
					16			
					17			
					18			
					19			
					20			
					21			
					22			

Delta Consultants

Project No: 5484
 Logged By: E. Weyrens
 Driller: Gregg
 Drilling Method: HAS
 Sampling Method: Geoprobe
 Casing Type: PVC
 Slot Size: 0.02
 Gravel Pack: #3

Client: COP
 Location: Castro Valley
 Date Drilled: 2/18/2009
 Hole Diameter: 8"
 Hole Depth: 14'
 Well Diameter: 2"
 Well Depth: 14'

Boring/Well No: 4B

Page 1 of 1

Location Map

▼ First Water Depth:
 ∇ Static Water Depth:

Elevation: Northing: Easting:

Well Completion	Water Level	Moisture Content	PID Reading (ppm)	Sample Identification	Depth (feet)	Recovery	Interval	Soil Type	LITHOLOGY / DESCRIPTION
Backfill Casing					1			Fill	Grass on top of fill down to 1 foot below grade
		Moist			2			CL	Sandy Lean Clay Brown in color, moist, fine grained sand Moist, no odors Water coming in at 3 fbg, possibly due to the rain or irrigation for the grass
		Wet			3				Increase in Gravel content at 4.5 fbg subangular to angular gravel, up to .5 of an inch in diameter.
					4				
					5				
					6				
					7				Fractured bedrock at 7 fbg (Switch to split spoon)
					8				
					9	X			Weathered bedrock Yellowish brown 10YR 5/4
					10	X	O		Hard, No odor
					11				
					12				
					13	X			Same as above
					14	X	O		
					15				
					16				
					17				
					18				
					19				
					20				
					21				
					22				

dry 0.6 MW-4B@10

dry 0.8 MW-4B@14