

February 8, 1999

PROCESSED
99 FEB -9 PM 1:57

Mr. Steve Chrissanthos
Alameda Cellars
1709 Otis Drive
Alameda, California 94501

RE: Monitoring Well Abandonment Letter Report
2425 Encinal Avenue, Alameda, California
ACC Project No. 98-6039-002.09

Dear Mr. Chrissanthos:

ACC Environmental Consultants, Inc., (ACC) presents this letter report summarizing the monitoring well decommissioning work completed at 2425 Encinal Avenue, Alameda, California, for site closure.

BACKGROUND

In a letter dated November 3, 1998, Mr. Larry Seto of the Alameda County Health Care Services Agency (ACHCSA) concurred with ACC's recommendation that no further action related to the underground tank release at the site is required. Mr. Seto noted that prior to a completion letter being sent, the onsite monitoring wells must be decommissioned. A site plan illustrating the former monitoring well locations is attached as Figure 2.

WELL DESTRUCTION PROCEDURES

As required by the Occupational Health and Safety Administration, 29 Code of Federal Regulations 1910.120, ACC prepared a site specific Health and Safety Plan for the proposed work.

Six 2-inch-diameter monitoring wells, (MW-1, MW-2a, MW-3, MW-4, MW-5, and MW-6) with total depths of 17.5, 14.0, 14.8, 17.5, 17.5, and 17.5 feet bgs, respectively, were abandoned by pressure grouting by Gregg Drilling & Testing, Inc., Martinez, California, (license C57-485165) on January 22, 1999. The permit for well abandonment was obtained from the Zone 7 Water Resources Management prior to performing field activities.

A copy of Well Completion Report Numbers 525501 through 525506 for the decommissioned wells are enclosed and will be filed with the Department of Water Resources.

The following procedures were followed for each well to be abandoned:

- The monitoring well to be abandoned was investigated prior to destruction. The depth, casing diameter, and construction and sealing design of the well were ascertained. The wells were

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sounded immediately before destruction to determine whether there are obstructions within each wellbore that would interfere with grouting.

- The well was abandoned by pressure grouting. A volume of cement grout approximately equal to the pore space in the annular sandpack and the inside diameter of the well was introduced into the well. The top one foot of the wellbore was filled with concrete to surface grade and finished to match the existing surface. A minimum of 10 gallons of grout was introduced into the wellbore.
- The wellbore accepted the grout slurry and the grout settled uniformly. ACC believes the annular sandpack accepted the grout evenly and the grout volume introduced was equal to or greater than the annular pore space plus the well volume.

No soil cuttings were generated by pressure grouting.

If you have any questions regarding this letter report, please call me at (510) 638-8400.

Sincerely,

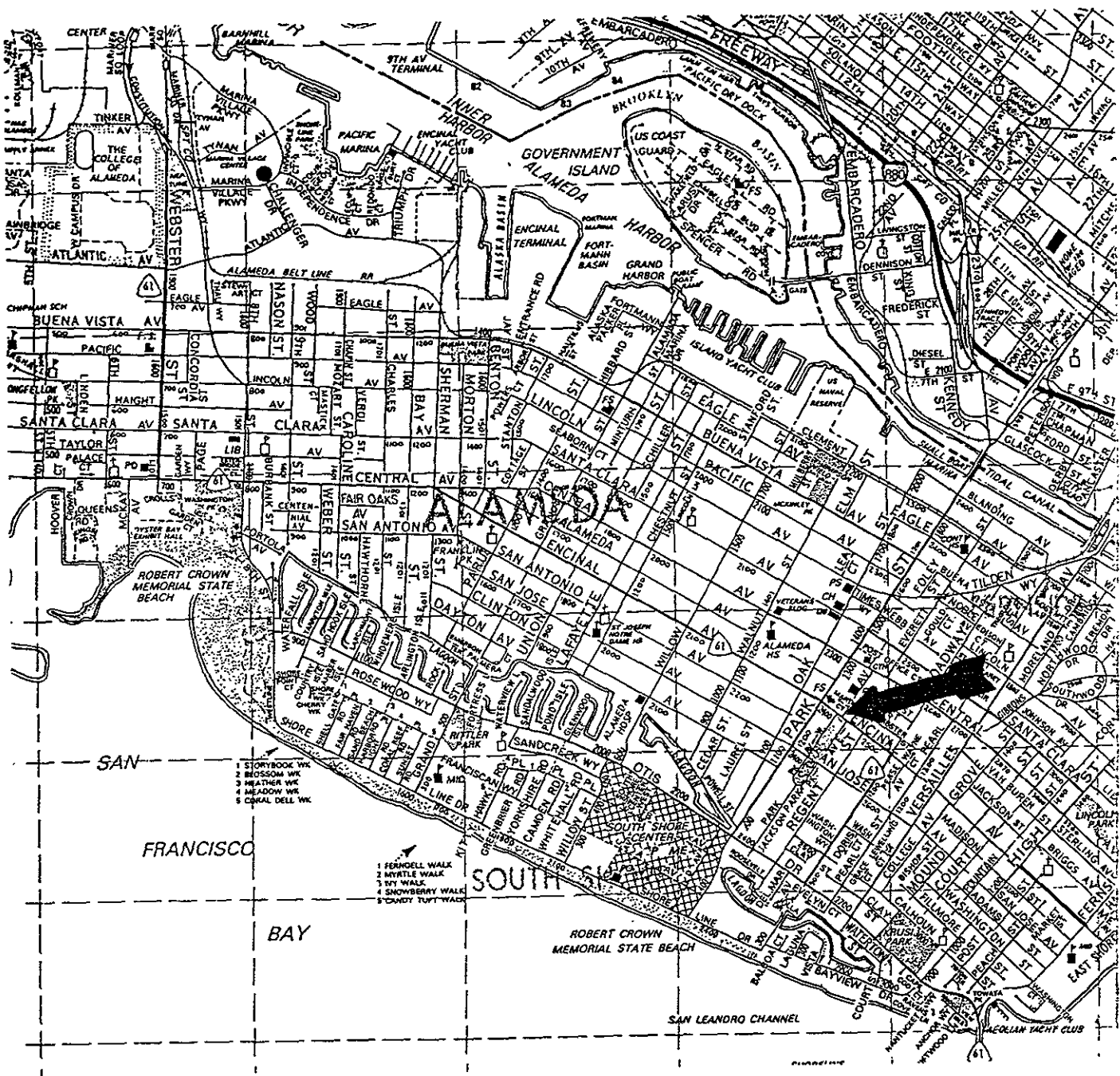
A handwritten signature in black ink, appearing to read "Stephen Southern". The signature is written in a cursive, flowing style.

Stephen Southern
Project Manager

/clm:sps

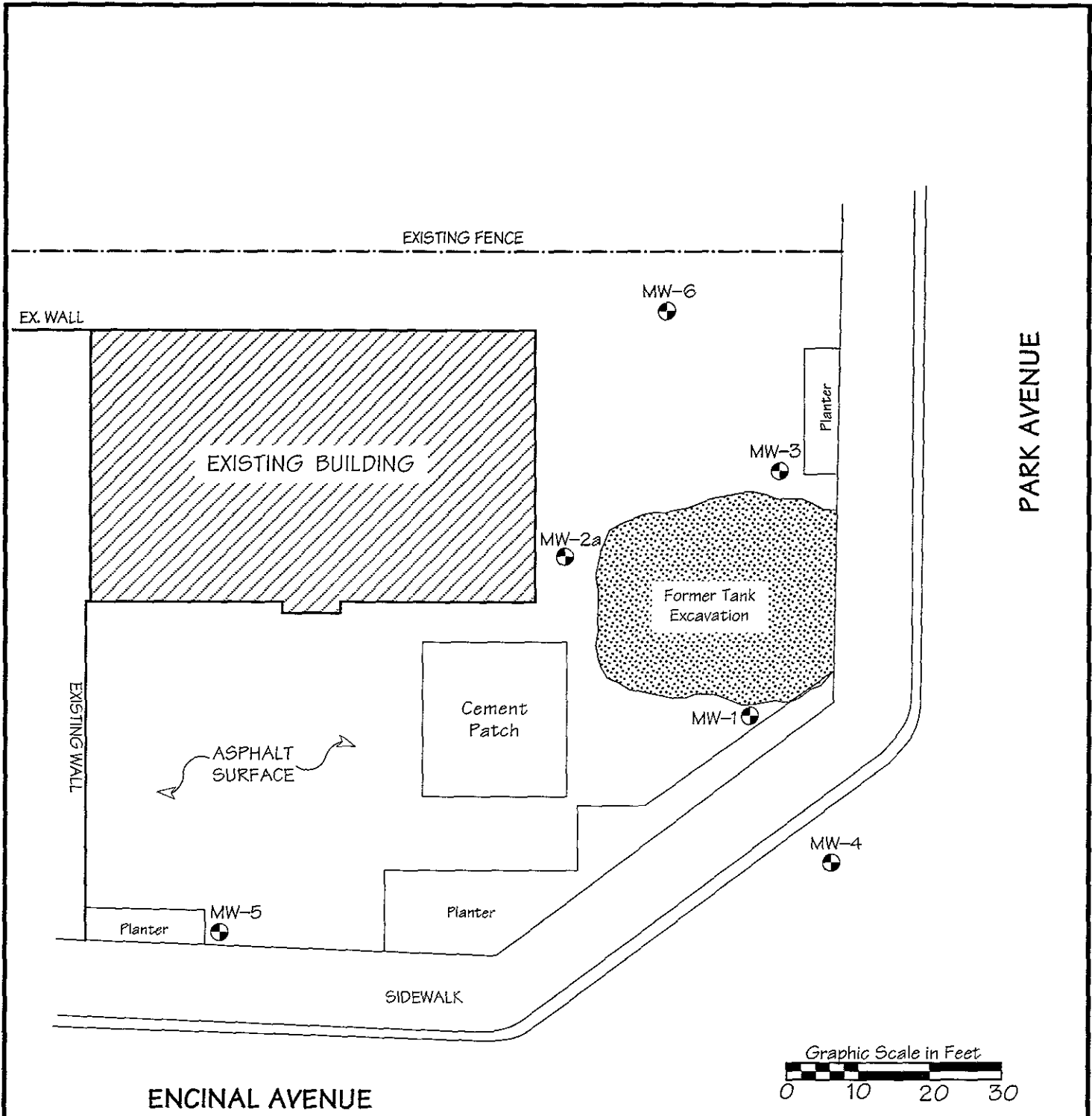
Attachments

cc: Mr. Larry Seto, ACHCSA

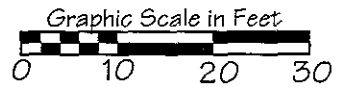


SOURCE: THOMAS BROTHERS GUIDE, 1990 ed.

Title: Location Map 2425 Encinal Avenue Alameda, California	
Figure Number: 1.0	Scale: 1" = 1/4 mi
Drawn By: JVC	Date: 3/19/96
Project Number: 6039-5	
ACC Environmental Consultants 7977 Capwell Drive, Suite 100 Oakland, California 94621 (510) 638-8400 Fax: (510) 638-8404	



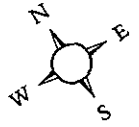
ENCINAL AVENUE



Legend

MW-5 - Groundwater Monitoring Well Location

Title: Site Plan 2425 Encinal Avenue Alameda, California	
Figure Number: 2	Scale: 1" = 20"
Drawn By: JVC	Date: 11/18/96
Project Number: 6039-002.09	
ACC Environmental Consultants 7977 Capwell Drive, Suite 100 Oakland, CA 94621 (510) 638-8400 Fax: (510) 638-8404	



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