



2445

PORT OF OAKLAND

June 10, 2004

Mr. Barney Chan
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Alameda County
JUN 15 2004
Environmental Health

**Subject: Well Destruction and Request for Site Closure
Gray & Reynolds Development Site
1211 Embarcadero Road, Oakland**

Dear Mr. Chan:

Please find enclosed for your review the "Well Destruction Report, Gray & Reynolds Development Site, 1211 Embarcadero Road, Oakland." This report was prepared in response to your e-mail to me dated May 11, 2004, in which you request well destruction, and along with the Regional Water Quality Control Board recommend Site Closure/No Further Action for this site. We look forward to receiving the Site Closure/No Further Action Letter from your office in the near future, and greatly appreciate all of your assistance in this matter.

Please be advised that we anticipate site construction activities to begin within the next several months. If you have any questions, please do not hesitate to contact me at (510) 627-1184.

Sincerely,

Douglas J. Herman
Associate Port Environmental Scientist

Encl.: Well Closure Report

Cc w/encl: Barbara Szudy
Betty Graham, RWQCB
Dan Gray
Peter Reynolds

Cc w/o encl: Mary Esper, URS

C:\mydocs\projects\grey&reynolds\transmittal of well destruction report and request for NFA



June 4, 2004

Douglas P. Herman
Port of Oakland
530 Water Street
Oakland, CA 94607

Alameda County
JUN 15 2004
Environmental Health

**Re: Well Closure Report
Gray & Reynolds Development Site
1211 Embarcadero Road
Oakland, California**

Dear Mr. Herman:

URS Corporation (URS) is pleased to present this Well Closure Report to document the destruction of two monitoring wells (MW-4a and MW-5) at the Gray & Reynolds development site, located at 1211 Embarcadero in Oakland, California. Based on your e-mail dated May 4, 2004, we understand that ACDEH approved the well closure at this site. We understand that the "No Further Action" letter will be issued once this Well Closure Report is submitted to the ACDEH.

As described in the Port of Oakland Address Clarification letter dated October 2, 2003, the site, along with a series of contiguous parcels, is identified as 1275 Embarcadero Road. However, the groundwater remediation plan and on-site remediation activities (including the well abandonment work), reviewed and approved by the Regional Water Quality Control Board (RWQCB) and the Alameda County Department of Environmental Health (ACDEH), were performed on the land identified as 1211 Embarcadero Road, Oakland.

On May 13, 2004, monitoring wells MW-4a and MW-5 were abandoned in accordance with the requirements of the Alameda County Public Works Agency (ACPWA). The location of the wells is shown on Figure 1. Each well was 2 inches in diameter, constructed of PVC, and was installed to a depth of about 12 feet below ground surface (bgs).

This work was performed in accordance with our proposal dated February 23, 2004, our Well Closure Plan dated May 12, 2004, and Technical Service Order (TSO) No. 8.

The following activities were implemented for the abandonment of the two existing monitoring wells:

- A tailgate safety meeting was conducted with all field personnel at the start of work on May 13, 2004. The existing Health and Safety Plan (HASP) developed for another task on this project was used for the well abandonment activities conducted at the site. Work was conducted in accordance with Port of Oakland health and safety requirements.

URS Corporation
1333 Broadway, Suite 800
Oakland, CA 94612-1924
Tel: 510.893.3600
Fax: 510.874.3268

Mr. Douglas P. Herman

June 4, 2004

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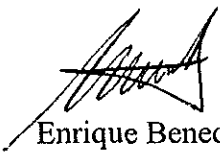
- URS obtained well destruction permits from the ACPWA (see Appendix A). In all correspondence with, and permits obtained by ACPWA, the site was inadvertently identified as 1275 Embarcadero Road instead of 1211 Embarcadero Road. As required, Underground Safety Alert (USA) was notified in advance to obtain clearance of public and third-party underground utilities. In addition, the two well locations were surveyed for the presence of underground utilities by Cruz Brothers Locators, a private utility-locating service.
- All well destruction activities were performed by Gregg Drilling and Testing, Inc., a California-licensed drilling contractor, with URS supervision. Before the start of the field activities, a water level meter was used to confirm the total depth of the wells.
- A hollow-stem auger drill rig was used to overdrill each well casing and remove all material within the original borehole, including the well casing, filter pack, and annular seal. A URS geologist supervised the well destruction activities according with the ACPWA requirements. During these activities, the air quality in the vicinity was monitored for volatile organics with a Photoionization Detector (PID). All Volatile Organic Compound (VOC) readings were non-detect.
- The overdrilled well boreholes were filled with a bentonite-neat-cement grout in one continuous operation. A tremie pipe was used to place the grout proceeding from the bottom of the borehole upward to prevent bridging and voids. The bottom of the tremie pipe was maintained between 6 and 12 inches below the surface of the grout inside the borehole during grouting operations.
- The volume of grout placed during backfilling operations was measured and compared to the computed overdrilled borehole volume to confirm proper grouting. The grout in the borehole was allowed to settle overnight and the next day, the upper portion of the borehole was backfilled with concrete to match the surface grade.
- Waste PVC piping, well head boxes, concrete and soil were disposed of in two 55-gallon Department of Transportation drums appropriately labeled and sealed for proper handling. The two waste drums were placed within the fenced property pendant for proper disposal to be arranged by Port of Oakland.
- The well destruction reports required by the California Department of Water Resources (DWR) were completed. The original copies were submitted to the Alameda County Public Works Agency, Water Resources Section as required by the well destruction permit. Copies of the well destruction reports are included in Appendix B.

Mr. Douglas P. Herman
June 4, 2004
Page 3

We appreciate the opportunity to present this Well Closure Report to the Port of Oakland. If you have any questions, or if we can offer further assistance, please call us at (510) 893-3600.

Sincerely,

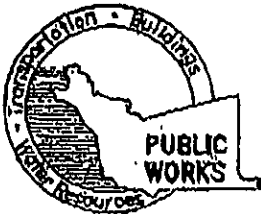
URS CORPORATION


Enrique Benede
Hydrogeologist


Mary Esper, PE
Program Manager

Attachment: Table 1, Cost Estimate
Appendix A, Alameda County Well Destruction Permits
Appendix B, Department of Water Resources Well Destruction Report

APPENDIX A
ALAMEDA COUNTY WELL DESTRUCTION PERMITS



ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION

399 ELMHURST ST. HAYWARD CA. 94544-1395

PHONE (510) 670-6633 James Yoo

FAX (510) 782-1939

APPLICANTS: PLEASE ATTACH A SITE MAP FOR ALL DRILLING PERMIT APPLICATIONS
DESTRUCTION OF WELLS OVER 45 FEET REQUIRES A SEPARATE PERMIT APPLICATION

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT PORT OF OAKLAND
1275 EMER CANERO ROAD
OAKLAND, CA
SEE FIGURE

PERMIT NUMBER 104-0529
WELL NUMBER _____
APN _____

CLIENT
Name DOUGLAS P. HERMAN - PORT OF OAKLAND
Address 530 WATER STREET Phone (510) 673 1184
City OAKLAND, CA Zip 94607

APPLICANT
Name ENRIQUE BENEDE
URS CORPORATION Fax 510 874 3268
Address 133 BROADWAY SUITE 202 Phone 510 893 3600
City OAKLAND, CA Zip 94612

TYPE OF PROJECT
Well Construction Geotechnical Investigation
Cathodic Protection General
Water Supply Contamination
Monitoring Well Destruction

PROPOSED WATER SUPPLY WELL USE
New Domestic Replacement Domestic
Municipal Irrigation
Industrial Other CLOSURE

DRILLING METHOD:
Mud Rotary Air Rotary Auger
Cable Other OVERDRILLING

DRILLER'S NAME GREGG DRILLING AND TESTING

DRILLER'S LICENSE NO. CS7 485165

WELL PROJECTS
Drill Hole Diameter _____ in. Maximum _____ ft.
Casing Diameter _____ in. Depth _____ ft.
Surface Seal Depth _____ ft. Owner's Well Number MW-4a

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

STARTING DATE 5/13/2004

COMPLETION DATE 5/13/2004

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

APPLICANT'S SIGNATURE [Signature] DATE 5-5-04

PLEASE PRINT NAME ENRIQUE BENEDE - URS Rev.9-18-02

PERMIT CONDITIONS

Circled Permit Requirements Apply

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.

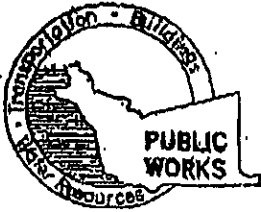
F. WELL DESTRUCTION

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.

APPROVED [Signature] DATE 5-9-04



ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION

399 ELMHURST ST. HAYWARD CA. 94544-1395

PHONE (510) 670-6633 James Yoo

FAX (510) 782-1939

APPLICANTS: PLEASE ATTACH A SITE MAP FOR ALL DRILLING PERMIT APPLICATIONS
DESTRUCTION OF WELLS OVER 45 FEET REQUIRES A SEPARATE PERMIT APPLICATION

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT PORT OF OAKLAND
1775 EMBARCADERO ROAD
OAKLAND, CA
SEE FIGURE

PERMIT NUMBER W04-0530
WELL NUMBER _____
AFN _____

CLIENT
Name DOUGLAS P. HERMAN - PORT OF OAKLAND
Address 530 WATER STREET Phone (510) 677-1184
City OAKLAND Zip 94607

APPLICANT
Name ENRIQUE BENEDE
URS CORPORATION Fax 510 874 9368
Address 1333 BROADWAY, SUITE 200 Phone 510 893 2600
City OAKLAND, CA Zip 94612

TYPE OF PROJECT
Well Construction Geotechnical Investigation
Cathodic Protection General
Water Supply Contamination
Monitoring Well Destruction

PROPOSED WATER SUPPLY WELL USE
New Domestic Replacement Domestic
Municipal Irrigation
Industrial Other CLOSURE

DRILLING METHOD:
Mud Rotary Air Rotary Auger
Cable Other OVERDRILLING

DRILLER'S NAME GREGG DRILLING AND TESTING

DRILLER'S LICENSE NO. C57 485165

WELL PROJECTS
Drill Hole Diameter X in. Maximum Depth _____ ft.
Casing Diameter _____ in. Owner's Well Number MW-5
Surface Seal Depth _____ ft.

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

STARTING DATE 5/13/2004

COMPLETION DATE 5/13/2004

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

APPLICANT'S SIGNATURE [Signature] DATE 5-5-04

PLEASE PRINT NAME ENRIQUE BENEDE - URS Rev.9-18-02

PERMIT CONDITIONS

Circled Permit Requirements Apply

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.
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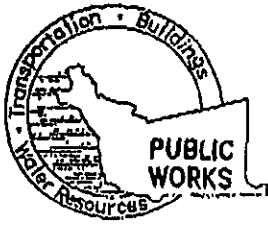
F. WELL DESTRUCTION

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.

APPROVED [Signature] DATE 5-7-04



ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION

399 ELMHURST ST. HAYWARD, CA. 94544-1395

PHONE (510) 670-6633 James Yoo FAX (510) 782-1939

PERMIT NO. W04-0529-0530

WATER RESOURCES SECTION
GROUNDWATER PROTECTION ORDINANCE
OD #1 - Destruction of Monitoring Wells (Less than 45 feet in depth)

Destruction Requirements: Overdrill #1

- 1) Prior to any drilling activities into any public right-of-ways, it shall be the applicants responsibilities to contact and coordinate a Underground Service Alert (USA), obtain encroachment permit(s), excavation permit(s) or any other permits required for that Federal, State, County or to the City and follow all City or County Ordinances. It shall also be the applicants responsibilities to provide to the Cities or to Alameda County a 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.
- 2) Overdrill or clean out to original depth.
- 3) Remove any casing(s) and annular seal to 3-5 feet below finished grade of original ground, whichever is the lower elevation.
- 4) Destroy well by grouting neat cement with a tremie pipe to the bottom of the well and by filling with neat cement to three to five (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.
- 5) After the seal has set, backfill the remaining hole with concrete or compacted material to match existing conditions.
- 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) Permit is valid only for the purpose specified herein **May 13 to May 13, 2004**. No changes in construction procedures, as described on this permit application. This permit may be voided if it contains incorrect information.
- 8) Drilling Permit(s) can be voided/ canceled only in writing. It is the applicants responsibilities 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.
- 9) Compliance with the above well-sealing specifications shall not exempt the well-sealing contractor from complying with appropriate State reporting-requirements related to well 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(s) and site map.
- 10) 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, liability in connection with or resulting from the exercise of this Permit including, but not limited to, properly damage, personal injury and wrongful death.

APPENDIX B
DEPARTMENT OF WATER RESOURCES WELL DESTRUCTION REPORT

CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED

CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED