



AMERICA'S BUILDER OF THE YEAR

June 3, 2013

Alameda County Environmental Health  
Hazardous Materials Division  
1131 Harbor Bay Parkway  
Alameda, California 94502

**RECEIVED**

By Alameda County Environmental Health at 10:42 am, Jun 19, 2013

Re: WELL ABANDONMENT REPORT  
Case #2737  
Former Impulse Motors  
1210 Bockman Road  
San Lorenzo, California

To Whom it May Concern:

In-Town Communities, LLC, a California limited liability company and subsidiary of Olson Urban Housing, LLC, a Delaware limited liability company doing business as The Olson Company, hereby submits the enclosed Well Abandonment Report dated June 3, 2013, prepared by Stantec Consulting Corporation ("Stantec"). The Well Abandon Report summarizes the well abandonment activities at the former Impulse Motors site located at 1210 Bockman Road, in the City of San Lorenzo, California.

I certify under penalty of perjury that the referenced Well Abandonment Report, and all attachments and supplemental information and recommendations contained therein, are true and correct to the best of my knowledge.

Very truly yours,

KATHERINE M. CHANDLER  
Senior Vice President, General Counsel & Secretary

Enclosures as stated



**Stantec**

**Stantec Consulting Services Inc.**  
25864-F Business Center Drive  
Redlands, CA 92374  
Tel: (909) 335-6116  
Fax: (909) 335-6120

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June 3, 2013

Mr. Mark Detterman  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502

**RE: WELL ABANDONMENT REPORT**  
Former Impulse Motors  
1210 Bockman Road  
San Lorenzo, California  
Alameda County Case #RO0002737

Dear Mr. Detterman:

On behalf of the Olson Company, Stantec Consulting Services Inc. (Stantec) is pleased to present this letter documenting abandonment of three (3) groundwater monitoring wells related to a release from former USTs at the former Impulse Motors located at 1210 Bockman Road, San Lorenzo, California (the "Site"). The well locations are depicted on the attached Figure 2.

Well abandonment was performed in general compliance with the following documents:

- Alameda County, Public Works Agency, *Water Resources Well Permit*, May 14, 2013 (Appendix A).
- Stantec, 2013, *Proposal for Well Abandonment, Former Impulse Motors, 1210 Bockman Road, San Lorenzo, California*, April 15, 2013.

Well abandonment activities consisted of the following general elements:

- Obtainment of a well abandonment permit from the County of Alameda Public Works Agency;
- Overdrilling two wells (MW-1 and MW-2) and pressure grouting and removing the top 3 feet of casing of one well (MW-3), and backfilling with cement-bentonite (~5% by weight) grout;
- Removal of the well boxes;
- Resurfacing the former well locations to match surface conditions with concrete (MW-1 and MW-2) or soil (MW-3).

## **WELL ABANDONMENT**

Well abandonment activities were performed by Gregg Drilling, Inc. (Gregg) on May 31, 2013, under permit by the Alameda County Public Works Agency. Gregg is a State of California licensed well driller. The wells were abandoned by overdrilling (MW-1 and MW-2, located in the driveway) or pressure grouting (MW-3, located in the planter) the well casing and sand filter

pack with cement-bentonite (5% by weight) grout, removing the well box and well materials in MW-1 and MW-2 and the upper three feet of the well bore in MW-3, and pouring a concrete cap at the surface. All work was performed under the oversight of a State of California licensed geologist.

## **BACKFILL AND SURFACE RESTORATION**

The well boxes were removed by using a jackhammer to break up the concrete apron surrounding the well box. The resulting hole was filled with concrete and trowel finished to match the existing grade.

## **WASTE STORAGE AND DISPOSAL**

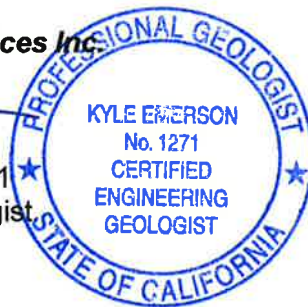
Displaced groundwater, soil/grout cuttings from the well bores and concrete from the well boxes were containerized into sealed 55-gallon steel drums and stored onsite pending characterization and offsite disposal at an approved waste receiving facility.

We appreciate your assistance on this project. If you have any questions please do not hesitate to contact the undersigned at (909) 335-6116.

Respectfully submitted,

**Stantec Consulting Services Inc.**

  
Kyle Emerson, C.E.G. 1271  
Managing Principal Geologist



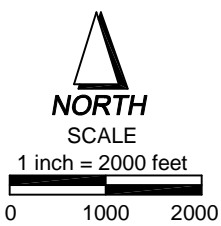
Attachments: Figure 1 – Site Location Map  
Figure 2 – Site Plan with Well Locations  
Appendix A – Well Permits

cc: Ms. Kay Chandler  
The Olson Company  
3010 Old Ranch Parkway, Suite 100  
Seal Beach, California 90740

## FIGURES



Reference: U.S.G.S., 1993, San Leandro and Hayward Quadrangles California - Alameda County, 7.5' Series Topographic.



QUADRANGLE LOCATION

  
**Stantec**  
 25864-F BUSINESS CENTER DRIVE  
 REDLANDS, CALIFORNIA 92374  
 PHONE: (909) 335-6116 FAX: (909) 335-6120

FOR:  
 THE OLSON COMPANY  
 VILLAGE WALK  
 1210 BOCKMAN ROAD  
 SAN LORENZO, CALIFORNIA

SITE LOCATION MAP

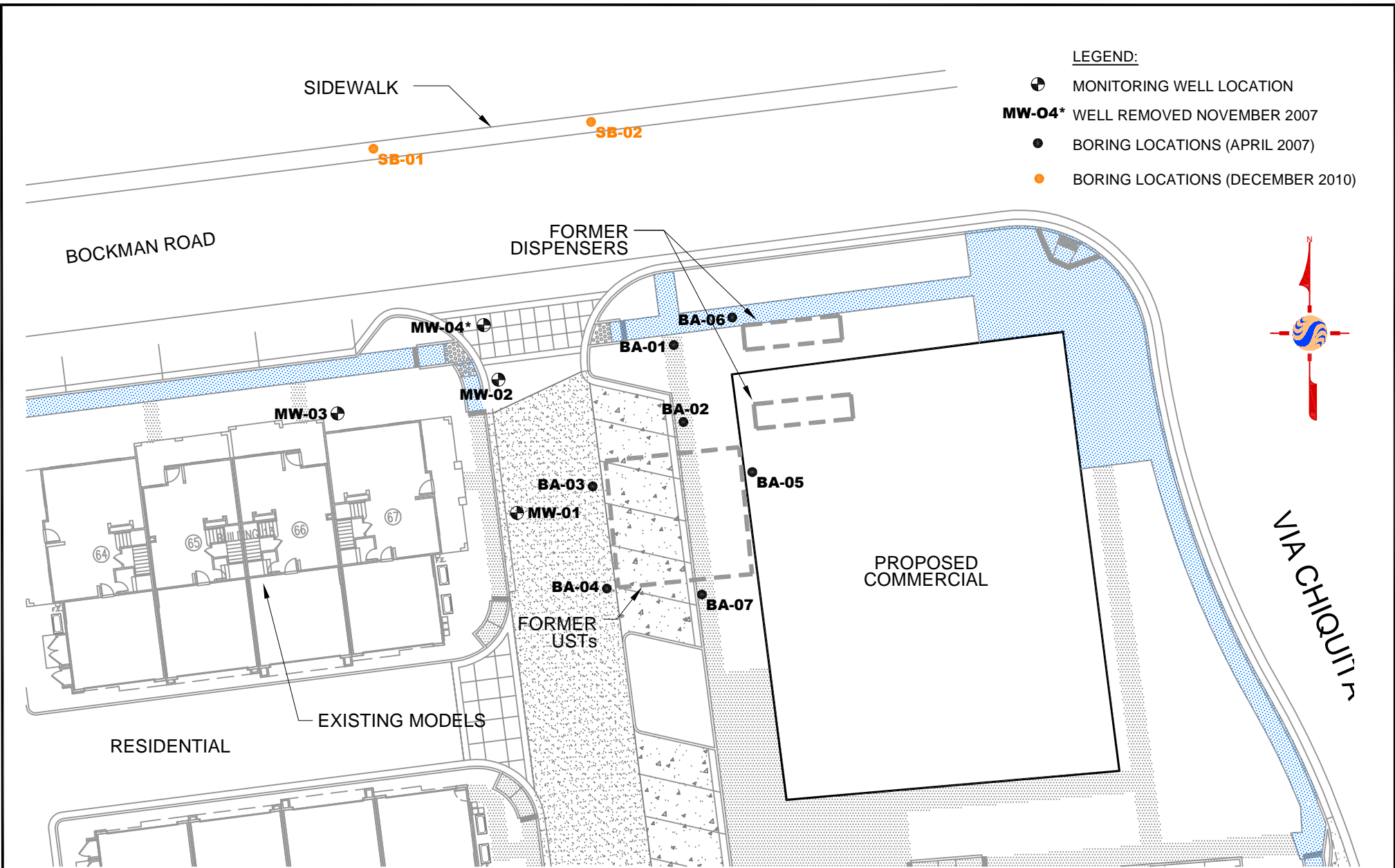
FIGURE:  
**1**

JOB NUMBER: 185899000  
 DRAWN BY: JBL

CHECKED BY: KD

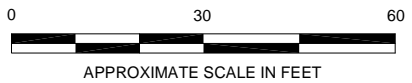
APPROVED BY: KE


DATE: 09/07/10



- LEGEND:**
- ⊕ MONITORING WELL LOCATION
  - MW-04\*** WELL REMOVED NOVEMBER 2007
  - BORING LOCATIONS (APRIL 2007)
  - BORING LOCATIONS (DECEMBER 2010)

No warranty is made by Stantec as to the accuracy, reliability, or completeness of these data. Original data were compiled from various sources. This information may not meet National Map Accuracy Standards. This product was developed electronically, and may be updated without notification. Any reproduction may result in a loss of scale and/or information.



 <b>Stantec</b> 25864-F BUSINESS CENTER DRIVE REDLANDS, CALIFORNIA 92374 PHONE: (909) 335-6116 FAX: (909) 335-6120	FOR: THE OLSON COMPANY VILLAGE WALK 1210 BOCKMAN ROAD SAN LORENZO, CALIFORNIA		SITE PLAN WITH BORING LOCATIONS		FIGURE: <div style="font-size: 2em; font-weight: bold; text-align: center;">2</div>
	JOB NUMBER: 185802329	DRAWN BY: JBL	CHECKED BY: KD	APPROVED BY: KE	DATE: 12/21/10

**APPENDIX A  
WELL PERMITS**

# 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: 05/14/2013 By jamesy**

**Permit Numbers: W2013-0356 to W2013-0358  
Permits Valid from 05/17/2013 to 05/17/2013**

**Application Id:** 1368550002422  
**Site Location:** 1210 Bockman Road  
**Project Start Date:** 05/17/2013  
**Assigned Inspector:** Contact Steve Miller at (510) 670-5517 or stevem@acpwa.org

**City of Project Site:** San Lorenzo

**Completion Date:** 05/17/2013

**Applicant:** Stantec - Kristen Daly  
25864-F Bisness Center Drive, Redladns, CA 92374  
**Property Owner:** c/o Kay Chandler The Olson Company  
3010 Old Ranch Parkway, Suite 100, Seal Beach, CA 90740  
**Client:** \*\* same as Property Owner \*\*

**Phone:** 909-255-8213

**Phone:** --

	<b>Total Due:</b>	\$1191.00
<b>Receipt Number: WR2013-0169</b>	<b>Total Amount Paid:</b>	\$1191.00
<b>Payer Name : Kristen Daly</b>	<b>Paid By: VISA</b>	<b>PAID IN FULL</b>

**Works Requesting Permits:**

Well Destruction-Monitoring - 3 Wells  
Driller: Gregg Drilling - Lic #: 485165 - Method: hstem

**Work Total: \$1191.00**

**Specifications**

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2013-0356	05/14/2013	08/15/2013	MW-1	10.00 in.	4.00 in.	4.50 ft	13.00 ft	3S/2W18F	W2007-1137	e064456
W2013-0357	05/14/2013	08/15/2013	MW-2	10.00 in.	4.00 in.	4.50 ft	13.00 ft	3S/2W18F	W2007-1138	e064457
W2013-0358	05/14/2013	08/15/2013	MW-3	10.00 in.	4.00 in.	4.50 ft	16.00 ft	3S/2W18F	W2007-1139	e064458

**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.
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. Include permit number and site map.
4. Applicant shall submit the copies of the approved encroachment permit to this office within 60 days.



## Alameda County Public Works Agency - Water Resources Well Permit

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 Steve Miller for an inspection time at (510) 670-5517 or email to [stevem@acpwa.org](mailto:stevem@acpwa.org) 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.

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