



AEI Consultants

Environmental & Engineering Services

RECEIVED

By Alameda County Environmental Health at 3:49 pm, Mar 28, 2014

2500 Camino Diablo, Walnut Creek, CA 94597

Tel: 925.746.6000 Fax: 925.746.6099

March 24, 2014

Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: Well Destruction Report
325 Martin Luther King Jr. Way
Oakland, California
AEI Project No. 277915
ECEH Site: RO2930

Dear Mr. Wickham:

AEI Consultants (AEI) has prepared this letter documenting the destruction of the monitoring wells at the property located at 325 Martin Luther King Jr. Way in Oakland, California (Figure 1: Site Location Map). This report has been prepared on behalf of Jane Allen, the property owner, and summarizes the destruction of groundwater monitoring wells MW-1 through MW-3, soil vapor sampling points VS-1 through VS-5, and remediation wells IW-1 through IW-5. The work was completed March 18, 2014, and was requested by the Alameda County Environmental Health Services (ACEH) in a letter dated February 26, 2014 as part of the case closure activities.

Background

The subject property is located on the northwestern corner of the intersection of Martin Luther King Jr. Way and 4th Street in a mixed commercial and industrial area of Oakland. The property measures approximately 100 feet along Martin Luther King and approximately 150 feet along 4th Street with the property building covering essentially 100% of the site. The building is currently vacant, but was previously occupied by Pucci Enterprises as warehouse space and cold storage freezers.

AEI issued a *Site Status Update and Case Closure Evaluation* dated November 5, 2013 which discussed historical environmental site activities as well as recent remedial activities at the site. The report included a case closure evaluation which outlined current site conditions and why the site should be considered for case closure. The ACEH concurred with AEI's recommendation in a letter dated February 26, 2014. The following document contains details for the completed well destruction activities.

Well Destruction

Prior to initiating the well destruction activities, well destruction permits (Permit No. W2014-0235 through W2014-0239) dated March 5, 2014 were obtained from the Alameda County Public Works Agency (ACPWA). A copy of the permits is presented in Appendix A: Permit Documentation. The ACPWA was contacted with the schedule for the completion of the work and ACPWA personnel was onsite during the grouting activities. Decommissioning activities were performed under the direct supervision of AEI personnel, under direct supervision of a California licensed professional geologist.

The wells were destroyed by Environmental Control Associates (C 57- License No. 695970) by tremie grouting, as approved by the Alameda County inspector. Well depths ranged from 5.5 to 18 feet bgs and type I/II neat cement was used (mixed at approximately 6 gallons of fresh water per 94 pound bag of cement). The grout was allowed to settle and each well was topped off following settlement. The well boxes were removed and the surface was restored with concrete to match the adjacent floor.

Well Destruction Documentation

California Department of Water Resources (DWR) 188 forms for each destroyed well were prepared and submitted to the ACPWA on March 20, 2014

Closing

The destruction of the groundwater monitoring wells completes all required activities for the subject site. No further activities or reporting related to the hydrocarbon release is planned at this time.

If you have any questions regarding our investigation, please do not hesitate to contact the undersigned at (925) 746-6000.

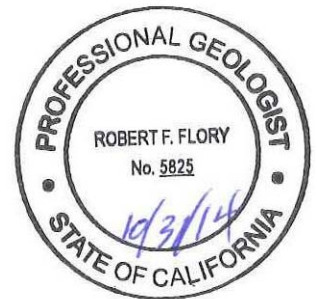
Sincerely,
AEI Consultants



John Mark Pendleton
Staff Geologist



Robert Flory, PG
Senior Geologist



Figures

- Figure 1: Site Location Map
- Figure 2: Site Plan

Appendices

- Appendix A: Permit Documentation

Distribution:


Jerry Wickham, ACEH – 1131 Harbor Bay Parkway, Suite 250, Alameda, CA 94502 (electronic submittal)
Ms. Jane Allen, 2 Lone Tree Avenue, Mill Valley, CA 94941
Geotracker (electronic submittal)

Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

SUBJECT: Perjury Statement

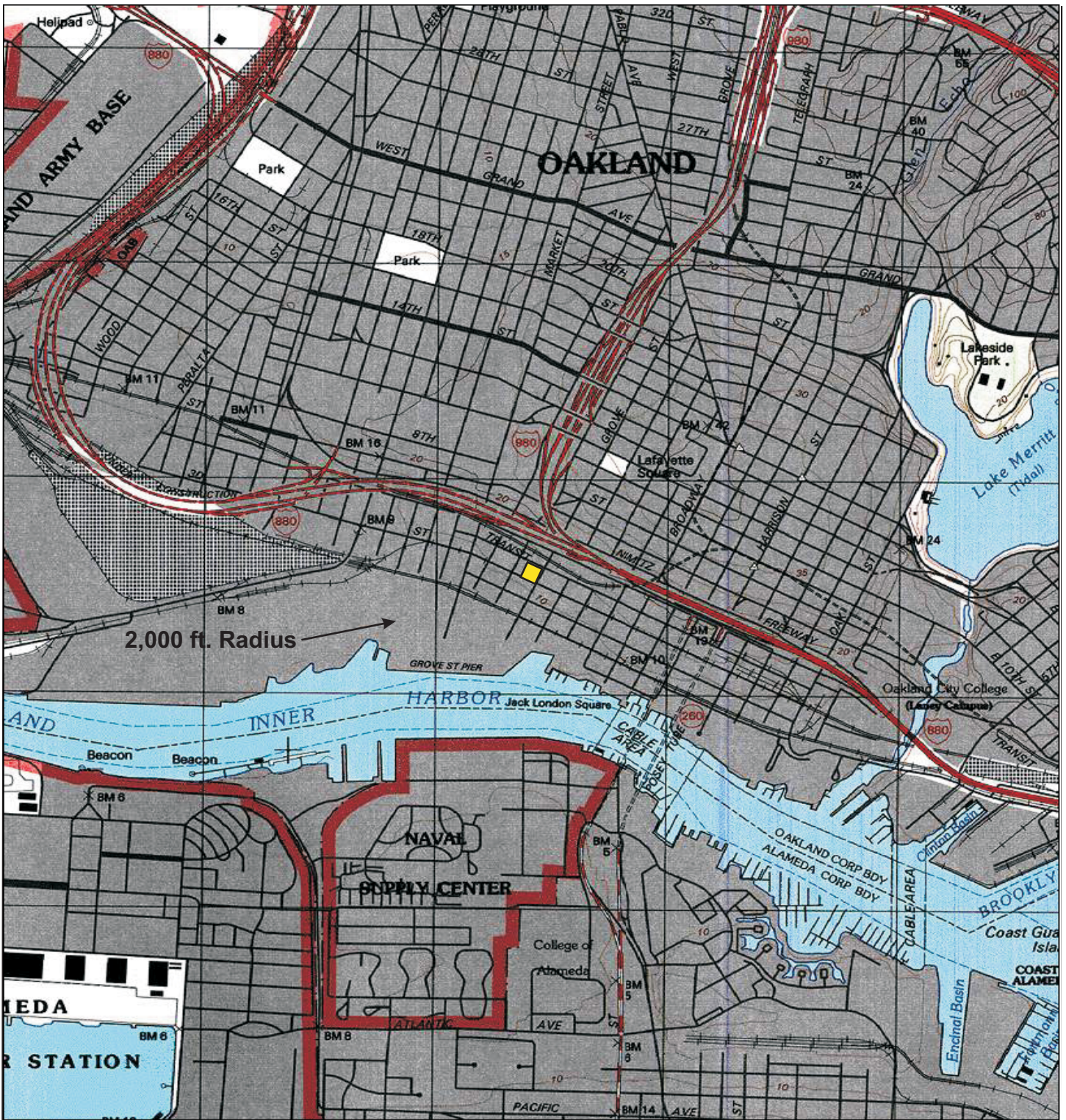
To Whom It May Concern:

I declare, under penalty of perjury, that the information and/or recommendations contained in the requested attached reports in your letter dated March 27, 2014 are true and correct to the best of my knowledge.

Signed: 
JAMIE A. ALLEN

FIGURES



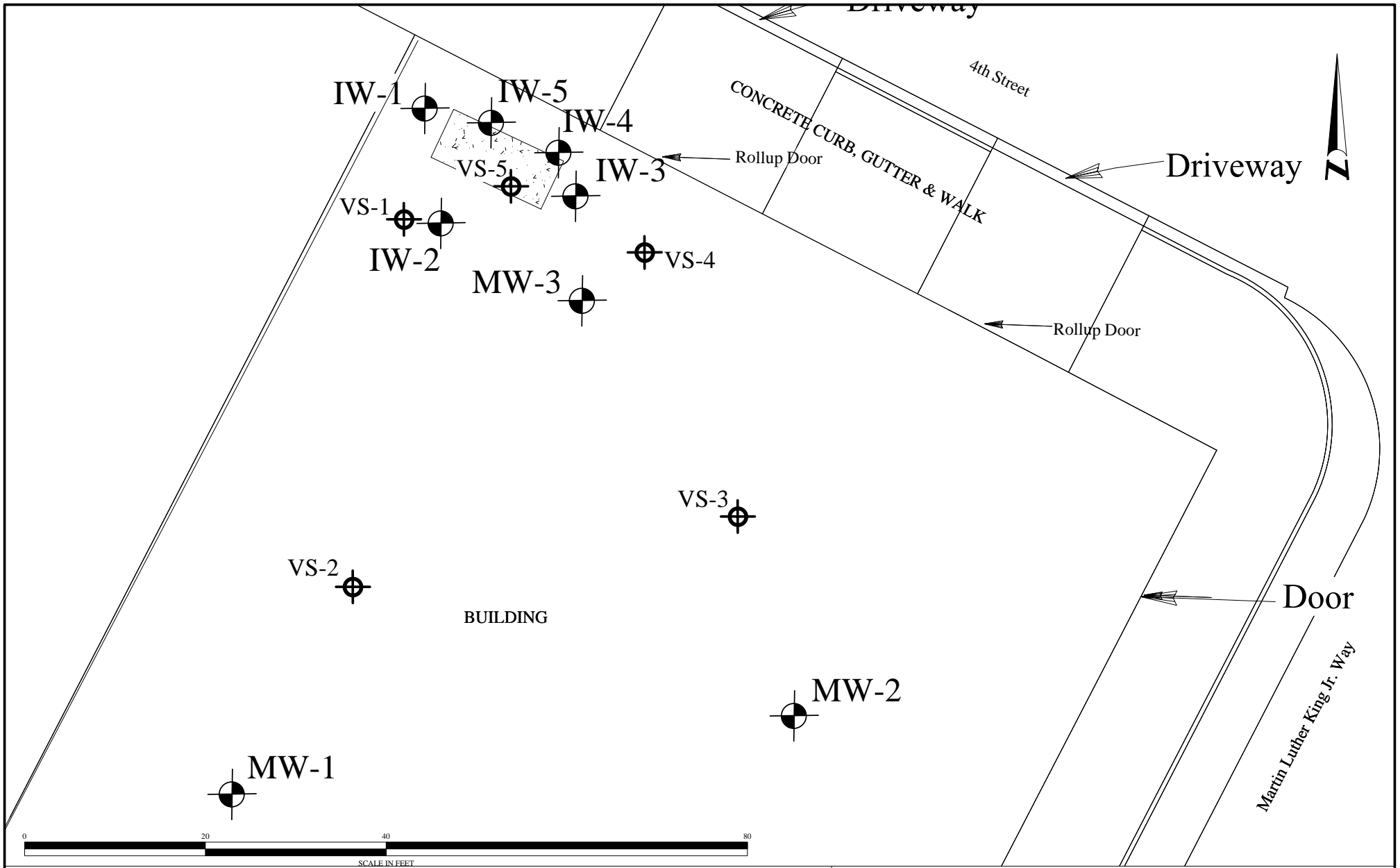








Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

LEGEND

SITE LOCATION

AEI CONSULTANTS 2500 Camino Diablo, Walnut Creek, CA 94597	
SITE LOCATION MAP	
325 Martin Luther King Jr. Way Oakland, CA 94607	FIGURE 1 Job No: 277915



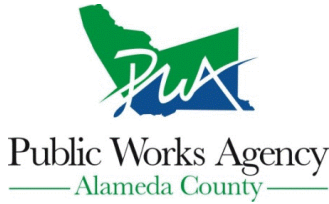
<ul style="list-style-type: none">  2" Monitoring / Infusion Well  Soil boring - AEI 2005  Soil boring - Terra Firma 2005  Soil boring - Ceres 2006  Soil boring - AEI 2007 	<ul style="list-style-type: none">  Abandoned in place UST 	<p>Drafted by RFF 3/4/2010 from Morrow 0116-034 MAM Revised by RFF 8/25/2013</p>
--	--	--

<p>AEI CONSULTANTS 2500 Camino Diablo, Walnut Creek, CA</p>	
<p>Detail Site Plan</p>	
<p>325 Martin Luther King Jr. Way Oakland, California</p>	<p>FIGURE 2 AEI Project # 277915</p>

APPENDIX A
PERMIT DOCUMENTATION



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: 03/05/2014 By jamesy

**Permit Numbers: W2014-0235 to W2014-0239
Permits Valid from 03/14/2014 to 03/14/2014**

Application Id: 1393542588560
Site Location: 325 Martin Luther King Jr. Way

City of Project Site: Oakland

Project Start Date: Oakland, CA
03/14/2014
Assigned Inspector: Contact Steve Miller at (510) 670-5517 or stevem@acpwa.org

Completion Date: 03/14/2014

Applicant: AEI Consultants - Robert Flory
2500 Camino Diablo, Walnut Creek, CA 94597

Phone: 925-746-6000 x1122

Property Owner: Jane Allen
2 Lone Tree Ave., Mill Valley, CA 94941

Phone: --

Client: ** same as Property Owner **

	Total Due:	\$1721.00
Receipt Number: WR2014-0082	Total Amount Paid:	\$1721.00
Payer Name : Robert Flory	Paid By: VISA	PAID IN FULL

Works Requesting Permits:

Well Destruction-Monitoring - 3 Wells
Driller: ENVIRONMENTAL CONTROL ASSOCIATES-Tim Tyler - Lic #: 695970 -
Method: other

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 #
W2014-0235	03/05/2014	06/12/2014	MW-1	8.00 in.	2.00 in.	8.00 ft	18.00 ft	1S/4W34J	W2006-0952	No Records
W2014-0236	03/05/2014	06/12/2014	MW-2	8.00 in.	2.00 in.	7.00 ft	17.00 ft	1S/4W34J	W2006-0953	No Records
W2014-0237	03/05/2014	06/12/2014	MW-3	8.00 in.	2.00 in.	8.00 ft	18.00 ft	1S/4W34J	W2006-0954	No Records

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.

Alameda County Public Works Agency - Water Resources Well Permit

4. Applicant shall submit the copies of the approved encroachment permit to this office within 60 days.
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 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 overdrilling & Tremie Grouting with Cement. After the seal has set, backfill the remaining hole with concrete or compacted material to match existing.
9. 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.

10. 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.

Remediation Well Destruction-Extraction - 5 Wells

Driller: ENVIRONMENTAL CONTROL ASSOCIATES-Tim Tyler - Lic #: 695970 -

Work Total: \$265.00

Method: other

Specifications

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2014-0238	03/05/2014	06/12/2014	IW-1	8.00 in.	2.00 in.	4.00 ft	15.00 ft	1S/4W34J	W2009-0942	e0105706
W2014-0238	03/05/2014	06/12/2014	IW-2	8.00 in.	2.00 in.	4.00 ft	15.00 ft	1S/4W34J	W2009-0942	e0105707
W2014-0238	03/05/2014	06/12/2014	IW-3	8.00 in.	2.00 in.	4.00 ft	15.00 ft	1S/4W34J	W2009-0942	e0105708
W2014-0238	03/05/2014	06/12/2014	IW-4	8.00 in.	2.00 in.	4.00 ft	15.00 ft	1S/4W34J	W2011-0696	No Records
W2014-0238	03/05/2014	06/12/2014	IW-5	8.00 in.	2.00 in.	4.00 ft	15.00 ft	1S/4W34J	W2011-0696	No Records

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

Alameda County Public Works Agency - Water Resources Well Permit

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. 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.
3. Applicant shall submit the copies of the approved encroachment permit to this office within 60 days.
4. Applicant shall contact Steve Miller for an inspection time at (510) 670-5517 or email to 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.
5. Remove the Christy box or similar structure. Pressure Grout with Cement (Less than 30 ft in depth). After the seal has set, backfill the remaining hole with concrete or compacted material to match existing.
6. 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.
7. Prior to any drilling activities onto 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 City or to the County 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.

Well Destruction-Vapor monitoring well - 5 Wells

Driller: ENVIRONMENTAL CONTROL ASSOCIATES-Tim Tyler - Lic #: 695970 -

Work Total: \$265.00

Method: OP

Specifications

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2014-0239	03/05/2014	06/12/2014	VS-1	3.00 in.	0.25 in.	4.00 ft	5.50 ft	1S/4W34J	No Records	No Records
W2014-0239	03/05/2014	06/12/2014	VS-2	3.00 in.	0.25 in.	4.00 ft	5.50 ft	1S/4W34J	No Records	No Records
W2014-0239	03/05/2014	06/12/2014	VS-3	3.00 in.	0.25 in.	4.00 ft	5.50 ft	1S/4W34J	No Records	No Records
W2014-0239	03/05/2014	06/12/2014	VS-4	3.00 in.	0.25 in.	4.00 ft	5.50 ft	1S/4W34J	No Records	No Records
W2014-0239	03/05/2014	06/12/2014	VS-5	3.00 in.	0.25 in.	4.00 ft	5.50 ft	1S/4W34J	W2013-0432	No Records

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.

Alameda County Public Works Agency - Water Resources Well Permit

2. 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 and site map.

3. 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.

4. 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.

5. 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.

6. No changes in construction procedures or well type shall change, as described on this permit application. This permit may be voided if it contains incorrect information.

7. Applicant shall submit the copies of the approved encroachment permit to this office within 60 days.

8. Applicant shall contact Steve Miller for an inspection time at (510) 670-5517 or email to 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.

9. Remove the Christy box or similar structure. Overdrill or clean out to original depth. After the seal has set, backfill the remaining hole with concrete or compacted material to match existing.

10. 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.

11. Vapor monitoring wells constructed with tubing shall be decommissioned by complete removal of tubing, grout seal, and fill material of sand or bentonite. Fill material may be removed by hand auger if material can be removed completely.

Vapor monitoring wells constructed with pvc pipe less than 2" shall be overdrilled to total depth.

Vapor monitoring wells constructed with 2" pvc pipe or larger may be grouted by tremie pipe (any depth) or pressure grouted (less than 30', 25 psi for 5 min).
