

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Note: Certification letter was not used, signed by M.C. letter was brought to her office in 2/99

~~February 18, 1999~~

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

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

STID 3952

Re: Alameda Cellars, 2425 Encinal, Alameda, CA 94501

Dear Mr. Chrissanthos:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Protection Division is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

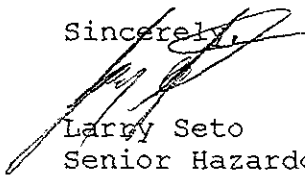
Please be advised that the following conditions exist at the site:

Groundwater samples from the most recent sampling (8-8-97) contained 3,500 ppb TPH(g), 330 ppb benzene, 27 ppb toluene, 310 ppb xylenes, and 100 ppb ethylbenzene

Over-excavation was not performed on-site, and up to 1,500 ppm TPH(g), 15 ppm benzene, 0.5 ppm toluene, 32 ppm xylenes and 18 ppm ethylbenzene remains in the soil

If you have any questions, please contact me at (510)567-6774. Thank you.

Sincerely,


Larry Seto
Senior Hazardous Materials Specialist

Cc: Chief, Hazardous Materials Division - files
Larry Seto, Environmental Health
Captain Steve McKinley, City of Alameda Fire Department
Chuck Headlee, RWQCB
Dave Deaner, SWRCB (w/case closure summary)
Files

Enclosures:

1. Case Closure Letter
2. Case Closure Summary

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

January 21, 1999

Mr. Steve Chrissanthos
1709 Otis Drive
Alameda, CA 94501

RE: Alameda Cellars, 2425 Encinal, Alameda, CA 94501

Dear Mr. Chrissanthos:

I have received your Work Plan for Monitoring Well Abandonment dated January 14, 1999 that was prepared by ACC Environmental. It is acceptable.

If you have any questions, please contact this office at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Stephen Southern, ACC Environmental, 7977 Capwell Drive, Suite 100,
Oakland, CA 94621

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

November 3, 1998

Mr. Steve Chrissanthos
1709 Otis Drive
Alameda, CA 94501

RE: Alameda Cellars, 2425 Encinal, Alameda, CA 94501

Dear Mr. Chrissanthos:

This office and the San Francisco Regional Water Quality Control Board have reviewed the case closure summary for the above referenced site. We concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the on-site monitoring wells should be decommissioned, if they will no longer be used for monitoring. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Public Works. They can be reached at (510) 670-5575 or 670-5248.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Files

LOP - RECORD CHANGE REQUEST FORM

printed:
08/17/98

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp: LS

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 3952 LOC: 09/27/93
 SITE NAME: Alameda Cellars DATE REPORTED : 03/01/90
 ADDRESS : 2425 Encinal Ave DATE CONFIRMED:
 CITY/ZIP : Alameda 94501 MULTIPLE RPs : N

SITE STATUS

 CASE TYPE: 0 CONTRACT STATUS: 4 PRIOR CODE:3A3 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 04/27/92
 PRELIMINARY ASMNT: U DATE UNDERWAY: 12/23/92 DATE COMPLETED:
 REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
 REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 04/27/92
 LUFT FIELD MANUAL CONSID: 3HSCAWG
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : 03/01/90 REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY INFORMATION

 RP#1-CONTACT NAME: Steve Chrissanthos
 COMPANY NAME:
 ADDRESS: 1705 Otis Drive
 CITY/STATE: Alameda, C A 94501

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only Case Progress Changes

ANNPMS _____ LOP _____ DATE _____ || LOP _____ DATE _____

AGREEMENT BETWEEN THE CITY OF _____
AND THE COUNTY OF ALAMEDA ENVIRONMENTAL HEALTH SERVICES

HEALTH AUTHORITY OVER HAZARDOUS MATERIALS SITES

THIS AGREEMENT, dated this _____ day of _____, 1996, by and between the **CITY OF _____** ("City") and **ALAMEDA COUNTY ENVIRONMENTAL HEALTH SERVICES** ("Department").

RECITALS

- A. The Department exercises oversight authority for the investigation and clean up of contaminated sites within Alameda County and receives from the State of California funding for the oversight and clean up of leaking underground fuel tank (LUFT) sites; and
- B. The Department currently exercises oversight authority over _____ LUFT sites within other cities with Alameda County's jurisdictional boundaries; and
- C. City wants the Department to exercise oversight authority over all LUFT SITES, any leaking underground non-fuel tank sites and certain additional surface leakage investigation case (SLIC) sites within City's boundaries.

NOW THEREFORE, the parties to this agreement agree as follows:

1. **Authorization.** The City authorizes the Department to oversee the investigation and clean up of all LUFT sites, as identified on the attached list, and all other underground tank sites where the City has knowledge that an authorized fuel release has occurred. If the city becomes aware of other LUFT sites, it shall notify the Department. The City also authorized the Department upon written notification by the Fire Chief to oversee the investigation and clean up of any other leaking underground non-fuel tanks sites and SLIC sites.
2. **Department's Responsibilities.** The Department shall take all appropriate actions, in a timely manner, to oversee the investigation and clean up of LUFT sites in the city. All Department investigation and clean up actions shall be at no cost to the City. The Department shall oversee the investigation and clean up of any other leaking underground non-fuel tank sites and SLIC sites after the Department's receipt of written notification from the City's Fire Chief. The Department shall coordinate with the City its proposed action on leaking sites. The Department shall provide to the City copies of all correspondence related to LUFT, leaking non-fuel or SLIC sites.
3. **Term.** This Agreement shall be effective as the day and year first written above and shall terminate five years after this date, unless both parties agree otherwise. If the State of California funding for this work described in this Agreement should end before the five-

April 15, 1998

Mr. Larry Seto
Alameda County Health Care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway
Alameda, California 94502-6577

RE: Alameda Cellars
2425 Encinal Avenue
Alameda, California 94501

Dear Mr. Seto:

In accordance with our conversation on April 15, 1998, ACC is unable to provide you with documentation of the UST removal and possible overexcavation at 2425 Encinal Avenue, Alameda, California. Since Zaccor Corporation was responsible for the UST removal, we do not have information concerning such activity.

If you have any further questions, please call me at (510) 638-8400.

Sincerely,



Ashley Pohlmann
Environmental Project Coordinator

ACC Environmental Consultants, Inc.

Letter of Transmittal

7977 Capwell Drive, Suite 100
Oakland, California 94621
Phone: (510) 638-8400
Fax: (510) 638-8404
email: accenv@aol.com

Date: Tuesday, April 07, 1998

08 APR -8 PM 2:34

From: Ashley Pohlmann

To: Mr. Larry Seto
Alameda County Health Care Services
1131 Harbor Bay Parkway
Alameda, California 94502-6577

RE: Site Closure
2425 Encinal Avenue, Alameda, California

We are sending you the following items:

- Draft Final Specifications Prints / Drawings
 Change Order Electronic Files Other

Copies	Description
2	Manifests for tank disposal
2	Unauthorized Release Reports

Transmitted as checked below:

- For approval Approved as submitted Resubmit for approval By US Mail
 For your file Approved as noted Submit for distribution By express mail
 As requested Returned for corrections Returning loaned items Hand-delivered
 As corrected Please sign By facsimile

Comments: Enclosed are documents which you requested in order to go ahead with closure for this site. I am unaware of any overexcavation that may have occurred on site, so I cannot forward any information to you pertaining to such an action. If you have any questions, please call me at (510) 638-8400. Thank you.

Signed:


Ashley Pohlmann
Environmental Project Coordinator

71267

03042433
 IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7660
 GENERATOR
 TRANSPORTER
 FACILITY

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CA1C10101021314111131010101		Manifest Document No.		2. Page 1 of		Information in the shaded areas is not required by Federal law.			
3. Generator's Name and Mailing Address STEVE CHRISSANELAS 2425 ENCINAL ST ALAMEDA, CA.						A. State Manifest Document Number 89642435					
4. Generator's Phone (415) 521-3100						B. State Generator's ID					
5. Transporter 1 Company Name BILLARD TRUCKING			6. US EPA ID Number			C. State Transporter's ID 120 979		D. Transporter's Phone			
7. Transporter 2 Company Name			8. US EPA ID Number			E. State Transporter's ID (415) 631-0087		F. Transporter's Phone			
9. Designated Facility Name and Site Address Erickson, Inc. 255 Park Blvd. Richmond, Ca. 94801						10. US EPA ID Number		G. State Facility's ID CA1D10094166319			
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)						12. Containers No. Type		13. Total Quantity			
a. Waste Empty Storage Tank California Regulated Waste Only						0101 T P		1100000 P			
										State 512	
										EPA/Other None	
										State	
										EPA/Other	
J. Additional Descriptions for Materials Listed Above Empty storage tank #3030 last contained LEADED GASOLINE with 0 lbs. dry ice. RINSED CLEAN						K. Handling Codes for Wastes Listed Above a. 01					
15. Special Handling Instructions and Additional Information Keep away from sources of ignition. Wear hardhat, safety shoes and gloves when working with U.S.T.'s.											
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.											
Printed/Typed Name Garry Zarror				Signature <i>Garry Zarror</i>			Month Day Year 10/30/1990				
17. Transporter 1/Acknowledgement of Receipt of Materials Printed/Typed Name BRIAN MATHEWS				Signature <i>Brian Mathews</i>			Month Day Year 10/31/1990				
18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name				Signature			Month Day Year				
19. Discrepancy Indication Space											
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 9. Printed/Typed Name Shanna Lowry											
Signature <i>Shanna Lowry</i>				Month Day Year 10/31/1990							

Do Not Write Below This Line

71267

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CA1610010121341113		Manifest Document No. 61010101		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.					
3. Generator's Name and Mailing Address STEVE CHRISSANELAS 2425 ENCINAL ST ALAMFOA, CA						A. State Manifest Document Number 89642434							
4. Generator's Phone (119) 521-3100						B. State Generator's ID							
5. Transporter 1 Company Name DILLARD TRUCKING			6. US EPA ID Number F 16 12 12 11 16 12 12 16 16			C. State Transporter's ID 100479		D. Transporter's Phone (415) 834-0566					
7. Transporter 2 Company Name			8. US EPA ID Number			E. State Transporter's ID		F. Transporter's Phone					
9. Designated Facility Name and Site Address Erickson, Inc. 235 Parr Blvd. Richmond, Ca. 94801						10. US EPA ID Number 1 1 1 6 1 2 1 1 6 1 2 1 6 1 2		G. State Facility's ID CAD009466392					
						H. Facility's Phone (415) 235-1302							
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)						12. Containers No. Type		13. Total Quantity		14. Unit Wt/Vol		15. Waste No.	
a. Waste Empty Storage Tank California Regulated Waste Only						0 0 1 T P		1 0 0 0 5		P		State 512 EPA/Other None	
b.												State EPA/Other	
c.												State EPA/Other	
d.												State EPA/Other	
13. Additional Descriptions for Materials Listed Above Empty storage tank #3029 fast contained iced with lbs dry ice						K. Handling Codes for Wastes Listed Above a. 01 b. c. d.							
15. Special Handling Instructions and Additional Information Keep away from sources of ignition. Wear hardhat, safety shoes and gloves when working with U.S.T.'s.													
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.													
Printed/Typed Name SCOT ZACCOR				Signature <i>Scott Zaccor</i>				Month Day Year 12/30/1990					
17. Transporter 1 Acknowledgement of Receipt of Materials				Printed/Typed Name BRIAN MATHEW				Signature <i>Brian Mathew</i>				Month Day Year 10/30/1990	
18. Transporter 2 Acknowledgement of Receipt of Materials				Printed/Typed Name				Signature				Month Day Year	
19. Discrepancy Indication Space													
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19.													
Printed/Typed Name Shannan Lowry				Signature <i>Shannan Lowry</i>				Month Day Year 10/30/1990					

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7550

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.		
REPORT DATE: 11-01-85		CASE #		SIGNED: _____ DATE: _____		
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT: Mike K. K...		PHONE: 415 638-8400		SIGNATURE: M.S. G...	
	REPRESENTING: <input checked="" type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OTHER CONSULTING		COMPANY OR AGENCY NAME: ACC Environmental Consulting			
	ADDRESS: 777 Spowell Drive Suite 100, Walnut, CA 94162					
RESPONSIBLE PARTY	NAME: Alameda Cellars		CONTACT PERSON: Steve Christanthos		PHONE: 510 523-3061	
	ADDRESS: 1709 Otis Dr., Alameda, CA 94501					
SITE LOCATION	FACILITY NAME (IF APPLICABLE): Alameda Cellars		OPERATOR: Alameda Cellars		PHONE: 510 523-3061	
	ADDRESS: 901 Lincoln, Alameda, CA 94501					
	CROSS STREET: Ninth					
IMPLEMENTING AGENCIES	LOCAL AGENCY: Alameda County Health Care Services		CONTACT PERSON: Juliet Shin		PHONE: 510 567-6763	
	REGIONAL BOARD: San Francisco Bay RWQCB					
SUBSTANCES INVOLVED	(1) 200-gallon diesel - UST		NAME: _____		QUANTITY LOST (GALLONS): <input checked="" type="checkbox"/> UNKNOWN	
	(2) 10,000-gallon gasoline (one unleaded, one leaded gasoline) (USTs)		NAME: _____		QUANTITY LOST (GALLONS): <input checked="" type="checkbox"/> UNKNOWN	
DISCOVERY/ABATEMENT	DATE DISCOVERED: 03-01-85		HOW DISCOVERED: <input checked="" type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL		INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS	
	DATE DISCHARGE BEGAN: UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY):			
	HAS DISCHARGE BEEN STOPPED? <input type="checkbox"/> YES <input type="checkbox"/> NO		REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING			
SOURCE/ CAUSE	SOURCE OF DISCHARGE: <input checked="" type="checkbox"/> UNKNOWN		CAUSE(S): <input checked="" type="checkbox"/> UNKNOWN			
	TANK LEAK <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OVERFILL <input type="checkbox"/> CORROSION <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER					
CASE TYPE	CHECK ONE ONLY: <input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER					
	CURRENT STATUS: <input checked="" type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED					
REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS):					
	CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input checked="" type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/>					
COMMENTS	CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/>					
	VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/>					

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) CONTAMINATION SITE REPORT

EMERGENCY: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 251047 OF THE HEALTH AND SAFETY CODE.		
REPORT DATE: <u>11/16/10</u>		CASE #		SIGNED: _____ DATE: _____		
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT: <u>Misty Kellender</u>		PHONE: <u>(510) 523-3600</u>		SIGNATURE: <u>Misty Kellender</u>	
	REPRESENTING: <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OTHER		OWNER/OPERATOR: <input type="checkbox"/> REGIONAL BOARD: <input type="checkbox"/>		COMPANY OR AGENCY NAME: <u>ACC Environmental Consultants</u>	
RESPONSIBLE PARTY	ADDRESS: <u>7977 Copeland Drive, Suite 100</u>		CITY: <u>Orland, CA</u>		STATE: <u>CA</u> ZIP: <u>94621</u>	
	NAME: <u>Alvin C. Gibbs</u> <input type="checkbox"/> UNKNOWN		CONTACT PERSON: <u>Steve Ch...</u>		PHONE: <u>(510) 523-3600</u>	
SITE LOCATION	ADDRESS: <u>1709 Ohio Drive</u>		CITY: <u>Alameda</u>		STATE: <u>CA</u> ZIP: <u>94501</u>	
	FACILITY NAME (IF APPLICABLE): <u>Alameda...</u>		OPERATOR: <u>Alvin C. Gibbs</u>		PHONE: <u>(510) 523-3600</u>	
	ADDRESS: <u>2925 Encinal Ave</u>		CITY: <u>Alameda</u>		COUNTY: <u>Alameda</u> ZIP: <u>94501</u>	
CROSS STREET: <u>Rock Avenue</u>		TYPE OF AREA: <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER		TYPE OF BUSINESS: <input type="checkbox"/> RETAIL FUEL STATION <input type="checkbox"/> FARM <input type="checkbox"/> OTHER		
IMPLEMENTING AGENCIES	LOCAL AGENCY: <u>Alameda County Health Care Services</u>		AGENCY NAME: <u>Alameda County Health Care Services</u>		CONTACT PERSON: <u>Julia...</u>	
	REGIONAL BOARD:		AGENCY NAME:		PHONE: <u>(510) 501-6700</u>	
SUBSTANCES INVOLVED	(1) NAME: <u>10,000-gallon gasoline - unleaded - UST</u>		QUANTITY LOST (GALLONS): <u>10,000</u>		<input checked="" type="checkbox"/> UNKNOWN	
	(2) NAME: <u>10,000-gallon gasoline - leaded - UST</u>		QUANTITY LOST (GALLONS): <u>10,000</u>		<input checked="" type="checkbox"/> UNKNOWN	
DISCOVERY/ABATEMENT	DATE DISCOVERED: <u>01/31/10</u>		HOW DISCOVERED: <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS		<input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER	
	DATE DISCHARGE BEGAN: <u>UNKNOWN</u>		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY):			
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE: _____		<input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input checked="" type="checkbox"/> OTHER: <u>removed tank</u>			
SOURCE/CAUSE	SOURCE OF DISCHARGE: <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN		TANKS ONLY: CAPACITY <u>10,000</u> GAL AGE <u>20</u> YRS		MATERIAL: <input type="checkbox"/> FIBERGLASS <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> OTHER	
	<input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		<input type="checkbox"/> UNKNOWN		CAUSE(S): <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER	
CASE TYPE	CHECK ONE ONLY: <input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
CURRENT STATUS	CHECK ONE ONLY: <input checked="" type="checkbox"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES					
REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS):					
COMMENTS	<input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED)		<input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT)		<input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET)	
	<input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> NO ACTION REQUIRED (NA)		<input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS)		<input type="checkbox"/> OTHER (OT)	

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



March 13, 1998

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

Ms. Misty Kaltreider
ACC Environmental
7977 Capwell Drive, Suite 100
Oakland, CA 94621
STID 3952

RE: Alameda Cellars, 2425 Encinal Avenue, Alameda, 94501

Dear Ms. Kaltreider:

I am preparing the case closure summary for the above site. Listed below are items that I need to complete the summary.

- ✓ 1) An Unauthorized Release Form needs to be completed and submitted to this office for processing.
- ✓ 2) Copy of the manifest for the disposal of the underground tanks
- 3) Copy of the manifest or receipt for all excavated soil taken off-site for disposal
- 4) Was over excavation performed after the underground tanks were removed? Up to 1,500 ppm of TPH(g) was detected in the sidewall.
- 5) Copy of the laboratory results for the confirmatory samples taken after over excavation

Please submit the requested information as soon as possible to prevent any delays in the closure process.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Steve Chrissanthos, property owner, 1709 Otis Drive, Alameda, CA 94501
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

February 9, 1998

Mr. Steve Chrissanthos
Alameda Cellars
1702 Lincoln Avenue
Alameda, CA 94501
STID 3952

RE: 2425 Encinal Avenue, Alameda, CA 94501

Dear Mr. Chrissanthos:

I have reviewed your off-site Groundwater Investigation Letter Report dated August 20, 1997 that was prepared by ACC Environmental. In addition, I have also reviewed your Groundwater Monitoring Report dated August 28, 1997 prepared by ACC Environmental. Monitoring of the monitoring wells may cease. A case closure summary will be prepared for this site.

Please submit a copy of the following documents that I could not locate in your file:

- 1) Workplan dated June 5, 1997 prepared by ACC Environmental
- 2) Site map identifying the relationship of sampling points R-1 and R-2 to the groundwater gradient direction.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Misty Kaltreider, ACC Environmental Consultants, 7977 Capwell Drive,
Suite 100, Oakland, CA 94621
Files



January 12, 1998

Mr. Larry Seto
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502-6577

RE: Request for No Further Action
2425 Encinal Avenue, Alameda, California
ACC Project No. 96-6039-002.05

Dear Mr. Seto:

Per our conversation on January 9, 1998, and on behalf of Mr. Steve Chrissanthos, we request no further action for the above referenced site. Enclosed please find the following documents for your review:

- Letter from ACC Environmental Consultants, Inc. to Mr. Larry Seto, dated December 1, 1997, Re: Request of Waiver for Groundwater Sampling;
- Letter from Alameda County Health Care Services to Mr. Steve Chrissanthos, dated April 11, 1997, Re: Risk Assessment for On-Site;
- Offsite Groundwater Investigation Letter Report dated August 20, 1998; and
- Groundwater Monitoring Report dated August 28, 1997.

We respectfully request that a written reply be submitted by February 9, 1998. If you have any questions, please call (510) 638-8400.

Sincerely,

A handwritten signature in black ink, appearing to read 'Misty Kaltreider', with a long horizontal flourish extending to the right.

Misty Kaltreider
Senior Project Geologist

/th:mck

Enclosures

Cc: Mr. Steve Chrissanthos, Alameda Cellars



December 1, 1997

STIP 3852

Mr. Larry Seto
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502-6577

RE: Request of Waiver for Groundwater Sampling
2425 Encinal Avenue, Alameda, California
ACC Project No. 96-6039-002.05

Dear Mr. Seto:

On behalf of Mr. Steve Chrissanthos, property owner of Alameda Cellars located at 2425 Encinal Avenue, Alameda, California, ACC Environmental Consultants, Inc., (ACC) is requesting a waiver from groundwater sampling pending a final decision regarding site closure. This request is based on the findings of both onsite and offsite soil and groundwater investigations performed by ACC since 1990.

BACKGROUND

In March 1990, two gasoline underground storage tanks (USTs) were removed from the above referenced subject site. Analysis of the soil samples collected from beneath the USTs indicated elevated concentrations of total petroleum hydrocarbons as gasoline. As a result, ACC performed a subsurface investigation which included installing three monitoring wells, MW-1, MW-2a, and MW-3. By December 1992, a quarterly groundwater sampling program was initiated.

In May 1993, an additional soil investigation indicated that the lateral extent of petroleum hydrocarbon impacted soil did not appear to extend beyond the property boundaries along the northern, western, and eastern sides. The impacted soil along the southern side, however, appeared to extend into Park and Encinal Avenues. The subsurface investigations indicated that impacted soil exists primarily around the former tank excavation and the former dispenser island. Analysis of grab groundwater samples indicated that residual petroleum hydrocarbons had migrated off site via the groundwater. The vertical extent of petroleum hydrocarbons in soil occurs at the soil/groundwater interface.

In December 1993, three additional monitoring wells, MW-4, MW-5, and MW-6, were installed at the property to further evaluate the extent of petroleum hydrocarbon impact to groundwater. Laboratory analysis of the soil samples collected from each boring indicated no detectable concentrations of constituents, which verified the lateral extent of soil impact.

Laboratory analytical results of groundwater samples collected from monitoring wells MW-5 and MW-6 located downgradient and upgradient respectively, of the former UST excavation, have consistently resulted in no detectable concentrations of constituents above reporting limits, indicating

Mr. Larry Seto
November 25, 1997
Page 2

a lateral groundwater impact. Laboratory analytical results of groundwater collected from monitoring well MW-4 located downgradient and crossgradient of the former UST excavation indicated detectable concentrations of constituents. The southern boundary of the groundwater impact is immediately adjacent to the southern edge of the site. This crossgradient movement is attributed to the relatively flat gradient and possible recharge into the UST excavated area.

In December 1996, ACC prepared a risk assessment to evaluate the potential human health risk that onsite, impacted subsurface soil and groundwater has on property usage. Results of this risk assessment indicated that the remaining impacted soil and groundwater at the site would not pose a significant risk to onsite workers. Juliet Shin of the Alameda County Health Care Services Agency (ACHCSA) agreed with these conclusions.


On August 4, 1997, ACC conducted an offsite groundwater investigation to determine whether impacted groundwater from the subject property had migrated to residential properties located adjacent to the property. Results of the offsite groundwater investigation indicated that the groundwater beneath the residential areas adjoining the subject site had not been impacted by the former UST excavation.

CONCLUSIONS

Based on the conclusions detailed above, ACC requests that a waiver from groundwater sampling be granted pending a final decision regarding site closure.

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

Sincerely,



Misty Kaltreider
Senior Project Geologist

/mck:th:clm

cc: Mr. Steve Chrissanthos, Alameda Cellars



July 30, 1997

Ms. Juliet Shin
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Room 250
Alameda, California 94502

RE: Request for Extension for Groundwater Investigation
2425 Encinal Avenue, Alameda, California
ACC Project No. 96-6039-002.08

Dear Ms. Shin:

The purpose of this letter is to inform you of the current status of the work at 2425 Encinal Avenue, Alameda, California, and to request a time extension for the work described in the Work Plan dated June 5, 1997.

ACC has attempted to schedule the installation of the soil borings in the vicinity of the subject property, but there has been a delay due to the City of Alameda permit review process. We anticipate that the work will be scheduled next week. You will be notified of the tentative date.

If you have any questions regarding the work at this site, please give me a call at (510) 638-8400.

Sincerely,

Misty Kaltreider
Senior Project Geologist

cc: Mr. Steve Chrissanthos, Alameda Cellars
Mr. Alvin Kan, Alameda County Public Works Agency, Water Resources Section

/clm:mck

ENVIRONMENTAL
PROTECTION
97 JUL 31 PM 3:46

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

June 23, 1997

Mr. Steve Chrissanthos
Alameda Cellars
1705 Otis Drive
Alameda, CA 94501

STID 3952

Re: Workplan for off-site groundwater investigations at 2425 Encinal Avenue, Alameda, CA

Dear Mr. Chrissanthos,

This office has reviewed ACC Environmental Consultant's workplan, dated June 5, 1997, for the above site. This workplan is acceptable to this office. Field work should commence within 60 days of the date of this letter. A report documenting the work should be submitted to this office within 45 days after completing field activities.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Misty Kaltreider
ACC Environmental Consultants
7977 Capwell Drive, Ste 100
Oakland, CA 94621

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RECEIVED APR 21 1997

April 11, 1997

Mr. Steve Chrissanthos
Alameda Cellars
1702 Lincoln Avenue
Alameda, CA 94501

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

STID 3952

Re: Risk Assessment for On-site Commercial and Construction Workers and Additional Investigations at 2425 Encinal Avenue, Alameda, California

Dear Ms. Chrissanthos,

This office has reviewed ACC Environmental Consultants' (ACC) December 31, 1996 Tier 1 Risk Assessment Report and ACC's February 12, 1997 Risk Assessment Addendum. Based on our review of these risk assessments, this office has determined that remaining on-site soil and groundwater concentrations would not pose a significant risk to Onsite Commercial Workers and Onsite Construction Workers, being that the risk was calculated to be less than a 10^{-5} excess cancer risk.

However, based on the increasing contaminant concentrations in the off-site cross-gradient Well MW-4 (please refer to the attached plot of the log of concentrations versus time), this office is concerned about the possible migration of this contaminant plume to the residences across Park Avenue and to the south towards the residence along Park Avenue West or the people using Jackson Park. Additionally, a "grab" groundwater sample collected from a cross-gradient boring located immediately off-site to the east/southeast in 1993 (Boring S6) identified elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg) at 18,000 parts per billion (ppb) also suggesting the cross-gradient flow of the contaminant plume off site. Although one set of soil samples were collected from the east side of Park Avenue in 1993, no groundwater samples were collected from this location or from any area south of Well MW-4. Per the Regional Water Quality Control Board's interim guidelines, this office is requesting that two additional hydropunches be placed, one across Park Avenue, and one downgradient of Well MW-4, to confirm that the plume is stable and is not impacting human health off site.

Please submit a workplan addressing these concerns within 45 days of the date of this letter (i.e., by May 29, 1997). ~~Quarterly~~ Quarterly groundwater monitoring of the existing wells should continue at the site. The last quarterly groundwater monitoring event at the site was conducted in October 1996, and the subsequent monitoring event should have taken place in January 1997. The submittal of the most recent quarterly groundwater monitoring report is overdue.

Mr. Steve Chrissanthos
Re: 2425 Encinal Avenue
April 17, 1997
Page 2 of 2

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

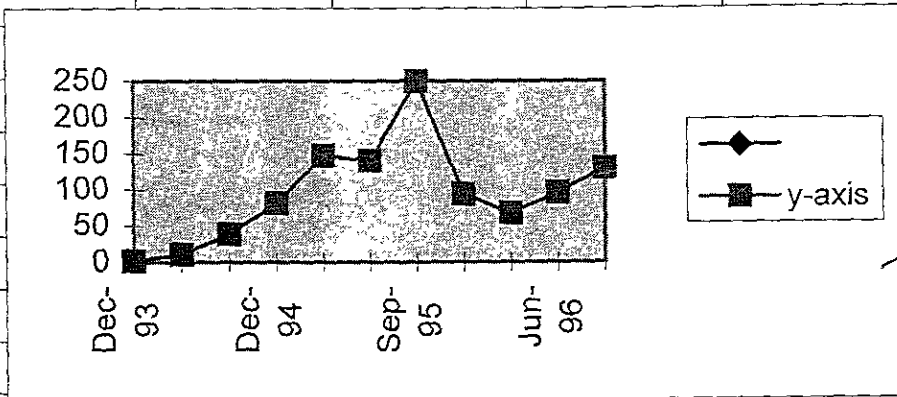
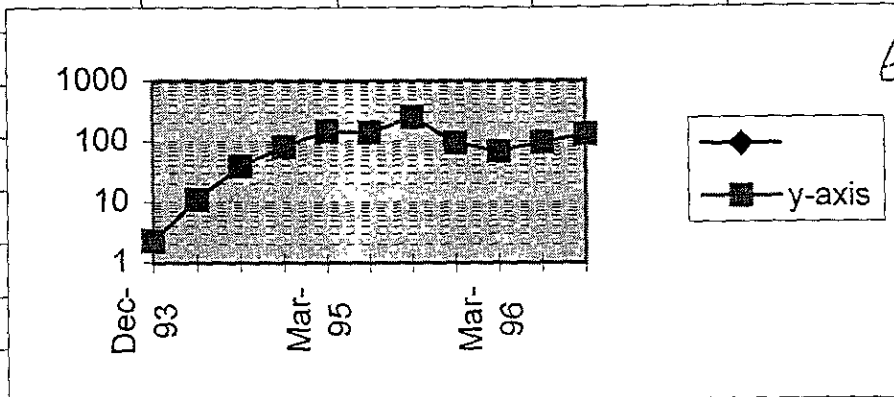
cc: Misty C. Kaltreider
ACC Environmental Consultants
7977 Capwell Drive, Ste 100
Oakland, CA 94621

Cheryl Gordon
SWRCB, Division of Clean Water Programs
Underground Storage Tank Cleanup Fund Prog.
P.O. Box 944212
Sacramento, CA 94244-2120

Chief

Well MW-4 Sheet2
 2425 Encinal Ave., Alameda

x-axis	y-axis - Benzene (PDB)
Dec-93	2.3
Mar-94	11
Jun-94	39
Dec-94	82
Mar-95	148
Jun-95	140
Sep-95	250
Dec-95	94
Mar-96	68
Jun-96	96
Oct-96	130





December 2, 1996

Ms. Juliet Shin
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

RE: Tier 1 Risk Assessment Extension
2425 Encinal Avenue, Alameda, California
ACC Project No. 96-6039-2.5

Dear Ms. Shin:

Based on your request, ACC Environmental Consultants, Inc., (ACC) is in the process of preparing a Tier 1 Risk Assessment for the property located at 2425 Encinal Avenue, Alameda, California.

ACC outlined parameters for the Risk Assessment in our letters dated August 15, 1996, and September 4, 1996, which were subsequently approved by Alameda County Health Care Services Agency. ACC prepared the parameters and addendum as requested in a timely manner. However, in order to complete the Risk Assessment in accordance with the approved parameters, ACC is requesting an extension of the Risk Assessment due date from December 3, 1996, to December 31, 1996.

Please contact me if you have any questions regarding this matter.

Sincerely,

A handwritten signature in cursive script that reads 'Misty C. Kaltreider'.

Misty C. Kaltreider
Project Geologist

/mcr:mck

cc: Mr. Steve Chrissanthos, Alameda Cellars

ENVIRONMENTAL
PROTECTION
96 DEC -3 PM 1:16

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



December 2, 1996

Mr. Steve Chrissanthos
Alameda Cellars
1702 Lincoln Avenue
Alameda, CA 94501

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

STID 3952

Re: Work plan for the employment of oxygen releasing compounds at 2425 Encinal Avenue,
Alameda, California

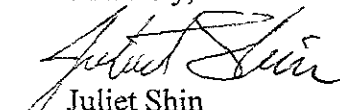
Dear Mr. Chrissanthos,

This office has reviewed ACC Environmental's (ACC) work plan, dated November 4, 1996, proposing the use of oxygen releasing compounds (ORCs) to create a "bio-barrier" and therefore retard the migration of the contaminant plume from the site. This office feels that the ORCs may be effective in containing further migration of the plume, however, we first need to determine whether the bacteria at the site are aerobic or facultative (i.e., adaptable to either aerobic or anaerobic conditions) and will, in fact, utilize the supplemented oxygen for the biodegradation process. Per ACC's statements in the November 25, 1996 Quarterly Report, "natural biodegradation is occurring both aerobically and anaerobically within the groundwater at the site". However, based on the results of the Dissolved Oxygen (DO) concentrations collected in June 1996, the levels of DO were actually higher in the more contaminated wells (MW-1, MW-2, and MW-4) than in upgradient Well MW-6 and in downgradient Well MW-5, both of which have never identified any contaminant concentrations. This indicates that aerobic degradation may not be occurring at the site, and consequently, there is the possibility that the addition of oxygen through the proposed ORCs may not be effective.

Prior to approving ACC's work plan, this office is requesting that you conduct a study to determine whether the bacteria at the site is conducive to the proposed ORC remediation. Please submit this information within 45 days of the date of this letter.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

Mr. Steve Chrissanthos
Re: 2425 Encinal Ave.
December 2, 1996
Page 2 of 2

cc: Misty Kaltreider
ACC Environmental Consultants
7977 Capwell Drive, Ste 100
Oakland, CA 94621

Cheryl Gordon
SWRCB
Division of Clean Water Programs
Underground Storage Tank Cleanup Fund
P.O. Box 944212
Sacramento, CA 94244-2120

Acting Chief

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



October 8, 1996

Mr. Steve Chrissanthos
Alameda Cellars
1702 Lincoln Avenue
Alameda, CA 94501

STID 3952

Re: Investigations at 2425 Encinal Avenue, Alameda, California

Dear Mr. Chrissanthos,

This office sent you a letter on July 31, 1996 requesting that a workplan be submitted to address containment of the off-site migration of the groundwater contaminant plume (please refer to the attached copy of the July 31, 1996 letter). To date, a workplan addressing this issue has not been submitted. Please submit a workplan within 45 days of the date of this letter (i.e., by November 19, 1996).

This office has reviewed ACC's proposed outline for a Tier 1 Risk Assessment for the site. This proposed outline for the risk assessment is acceptable, and the complete Tier 1 Risk Assessment for the site should be submitted within 60 days of the date of this letter (i.e., by December 3, 1996).

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

cc: Misty Kaltreider
ACC Environmental Consultants, 7977 Capwell Drive, Ste 100, Oakland, CA 94621

Cheryl Gordon
SWRCB, Division of Clean Water Programs, Underground Storage Tank Cleanup Fund
P.O. Box 944212, Sacramento, CA 94244-2120

Acting Chief

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

July 31, 1996

Mr. Steve Chrissanthos
Alameda Cellars
1702 Lincoln Ave.
Alameda, CA 94501

STID 3952

Re: Investigations at 2425 Encinal Avenue, Alameda, California

Dear Mr. Chrissanthos,

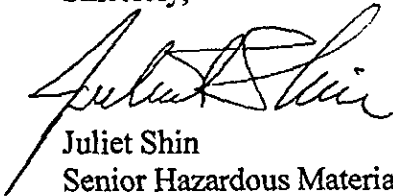
This office has reviewed over ACC Environmental's (ACC) July 25, 1996 Quarterly Groundwater Monitoring Report for the above site. Although analyses for indicator parameters have identified some anaerobic microbial degradation of the contaminant plume, the rate of this anaerobic degradation may be very slow. Although ACC states that the contaminant concentrations are decreasing, only concentrations identified in Well MW-1 have identified a noticeable decrease. Contaminant concentrations in Well MW-2 and MW-3 have remained roughly the same, and contaminant concentrations in the off-site well, MW-4, have actually increased since sampling began in 1993. Based on our past conversations, ACC has stated that further delineation of this plume downgradient of MW-4 would be very difficult. Therefore, due to the continuing migration of this plume off site and the slow rate of anaerobic degradation, this office is requesting that you take measures to retard further off-site migration. This may be done fairly passively by creating a "bio-barrier" using an oxygen-releasing compound in Well MW-1 (e.g., a magnesium-oxide sock). On-going monitoring of downgradient well MW-4 would help to determine whether this barrier is effective. In the interim, this office is requesting that quarterly groundwater monitoring continue for all wells except for Wells MW-5 and MW-6, which should be sampled on a semi-annual basis.

Additionally, this office sent you a letter on April 30, 1996 requesting that you submit a risk assessment discussing the potential threat to human health and the environment from the residual soil and groundwater contamination at the site. This request was made based on the fact that the current levels of soil and groundwater contamination exceed human health protective threshold levels provided in the Tier 1 table of the American Society for Testing and Materials' Risk-Based Corrective Action guidelines (ASTM RBCA). This risk assessment, along with a work plan addressing the above containment of the contaminant plume, is due to this office within 45 days of the date of this letter (i.e., by September 11, 1996).

Mr. Steve Chrissanthos
Re: 1702 Lincoln Ave.
July 31, 1996
Page 2 of 2

If you have any questions or comments, please feel free to contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

cc: Misty Kaltreider
ACC Environmental Consultants
7977 Capwell Drive, Ste 100
Oakland, CA 94621

Cheryl Gordon
SWRCB
Division of Clean Water Programs
Underground Storage Tank Cleanup Fund
P.O. Box 944212
Sacramento, CA 94244-2120

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

April 30, 1996

Mr. Steve Chrissanthos
Alameda Cellars
1702 Lincoln Ave.
Alameda, CA 94501

STID 3952

Re: Investigations at 2425 Encinal Avenue, Alameda, California

Dear Mr. Chrissanthos,

This office has reviewed ACC Environmental's (ACC) April 1996 Quarterly Monitoring Report and attached April 15, 1996 cover letter. Per the report, you have requested that the monitoring frequency be switched from quarterly to semi-annually for all six monitoring wells in response to ACC's argument that the contaminant plume is stabilizing and biodegrading based on a slight decrease in contaminant concentrations in Wells MW-3 and MW-4. However, this office is not yet convinced that the plume is biodegrading at any significant rate, and will need more information prior to approving a decrease in the monitoring frequency.

The observed fluctuating concentrations in Wells MW-3 and MW-4 could be due to factors other than biodegradation, such as chemical partitioning, advection, dispersion, or diffusion, none of which are considered mass loss mechanisms. Therefore, this office is requesting that you sample the groundwater at the site for biodegradation indicator parameters, such as dissolved oxygen (DO), oxidation-reduction potential, pH, conductivity, temperature, alkalinity, nitrate, sulfate, ferrous iron, etc. to prove plume stability.

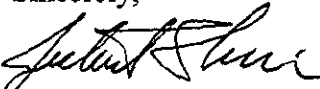
Careful collection of sample for DO analysis is critical. DO analysis must be done in the field. There should be no other analysis performed with this groundwater sample. Contact with air must be minimized. DO measurements should be made using a direct-reading meter on groundwater samples collected before, during, and after well purging. Use of a down-hole probe or flow-cell is preferred because it will minimize contact of groundwater with the atmosphere.

Lastly, per Tier 1 of the American Society for Testing and Materials' Risk-Based Corrective Action guidelines (ASTM RBCA), it appears that the remaining soil and groundwater contamination at the site may pose a human health risk to people regularly occupying the on-site building. This office is requesting that you present additional risk assessment information to this office to either support or refute ASTM RBCA's inferences

Mr. Steve Chrissanthos
Re: 1702 Lincoln Ave.
April 30, 1996
Page 2 of 2

If you have any questions or comments, please feel free to contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

cc: Misty Kaltreider
ACC Environmental Consultants
7977 Capwell Drive, Ste 100
Oakland, CA 94621

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

January 17, 1996

Mr. Steve Chrissanthos
Alameda Cellars
1702 Lincoln Ave.
Alameda, CA 94501

STID 3952

Re: Investigations at 2425 Encinal Ave., Alameda, California

Dear Mr. Chrissanthos,

This office has reviewed ACC's Quarterly Groundwater Monitoring Report, dated December 1995, and a copy of the September 22, 1995 letter, from Christopher Smith at the State Trust Fund which responds to the previously proposed Corrective Action Report for the site. Additionally, Mr. Smith and I had a phone conversation on January 17, 1996 discussing his letter. Mr. Smith's letter generally states that active remediation should not be required at the above site in light of the anticipated revisions to underground storage tank regulations, based on the Lawrence Livermore National Laboratory (LLNL) studies. However, additional information, based on the attached Interim Guidelines from the Regional Water Quality Control Board (RWQCB), will be required to confirm whether or not any active remediation, whether it be enhanced biodegradation or vapor extraction, is necessary at the site.

The guidelines state that active remediation will not be required for cases where the source has been removed; and the contaminant plume has been "adequately characterized", is not migrating, and is not causing a significant risk to human health or the environment based on Risk Assessment information, primarily the American Society of Testing and Materials' (ASTM) Risk-Based Corrective Action (RBCA) guidelines. At this time, extensive amounts of soil contamination, which could be an ongoing source of groundwater contamination, have been left in place at the site (up to 1,365ppm TPHg and 18.9ppm benzene). The levels of benzene contamination remaining at the site exceed the values given for soil in ASTM RBCA's Tier 1 Table 4.

The extent of the contaminant plume has not yet been fully characterized and it is uncertain whether the plume is migrating. Up until the December 1995 sampling event, concentrations of benzene in off-site Well MW-4 had been steadily increasing since monitoring of this well began in December 1993 (benzene concentrations went from 11ppb to 250ppb). Additionally, contaminant concentrations in Wells MW-1 and MW-2a have fluctuated a great deal and increased in the last sampling event. These factors appear to indicate that the plume has not yet stabilized and that the soil contamination left in place may be an ongoing source.

Mr. Steve Chrissanthos
Re: 2425 Encinal Ave.
January 17, 1996
Page 2 of 2

Based on the above information and RWQCB's interim guidelines, this office is recommending that quarterly groundwater monitoring continue at the site for two additional quarters. If concentrations continue to increase in on-site Wells MW-1, MW-2, or more importantly off-site Well MW-4, further off-site characterization of the contaminant plume will be required to help determine whether the plume is significantly migrating and whether remediation of the soil contamination, which may be an ongoing source for groundwater impact, is warranted. If concentrations appear to be attenuating, this office will consider decreasing the sampling frequency from quarterly to semi-annual.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

SH
ATTACHMENT

cc: Christopher Smith
State Water Resources Control Board
Division of Clean Water Programs
Underground Storage Tank Cleanup Fund Prog.
P.O. Box 944212
Sacramento, CA 94244-2120

Misty Kaltreider
ACC Environmental Consultants
7977 Capwell Drive, Ste 100
Oakland, CA 94621

Acting Chief-File

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE	
REPORT DATE 1/10/95		CASE #		SIGNED: <u>Juliet Shin</u> DATE: <u>11/8/95</u>	
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT <u>Misty Keltreider</u>		PHONE <u>(510) 638-8400</u>	SIGNATURE <u>Misty Keltreider</u>	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OTHER <u>Consulting</u>		COMPANY OR AGENCY NAME <u>ACC Environmental Consultants</u>		
	ADDRESS <u>7977 Copwell Drive, Suite 100</u> <u>Dakeland, CA</u> <u>94621</u>				
RESPONSIBLE PARTY	NAME <u>Alameda Cellars</u> <input type="checkbox"/> UNKNOWN		CONTACT PERSON <u>Steve Chrissothos</u>	PHONE <u>(510) 523-3061</u>	
	ADDRESS <u>1709 Otis Drive</u> <u>Alameda</u> <u>CA</u> <u>94501</u>				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) <u>Alameda Cellars</u>		OPERATOR <u>Alameda Cellars</u>	PHONE <u>(510) 523-3061</u>	
	ADDRESS <u>2425 Encinal Ave.</u> <u>Alameda</u> <u>Alameda</u> <u>94501</u>				
	CROSS STREET <u>Park Avenue</u>	TYPE OF AREA <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER		TYPE OF BUSINESS <input type="checkbox"/> RETAIL FUEL STATION <input type="checkbox"/> FARM <input type="checkbox"/> OTHER	
IMPLEMENTING AGENCIES	LOCAL AGENCY <u>Alameda County Health Care Services</u>		CONTACT PERSON <u>Juliet Shin</u>	PHONE <u>(510) 561-6703</u>	
	REGIONAL BOARD				
SUBSTANCES INVOLVED	(1) NAME <u>10,000-gallon gasoline - unleaded - Ust</u>			QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN	
	(2) NAME <u>10,000-gallon gasoline - leaded - Ust</u>			<input checked="" type="checkbox"/> UNKNOWN	
DISCOVERY/ABATEMENT	DATE DISCOVERED <u>01/3/95</u>		HOW DISCOVERED <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> OTHER		
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input checked="" type="checkbox"/> OTHER <u>removed tank</u>		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE				
SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN		TANKS ONLY: CAPACITY <u>10,000</u> GAL.	MATERIAL <input type="checkbox"/> FIBERGLASS <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER
			AGE <u>20</u> YRS		
CASE TYPE	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)				
CURRENT STATUS	CHECK ONE ONLY <input checked="" type="checkbox"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES				
REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT)				
COMMENTS					

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Director

Alameda County
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

CC4580

August 11, 1995

Mr. Steve Chrissanthos
Alameda Cellars
1702 Lincoln Ave.
Alameda, CA 94501

STID 3952

Re: Investigations at 2425 Encinal Ave., Alameda, California

Dear Mr. Chrissanthos,

This office has reviewed ACC Environmental's (ACC) Quarterly Groundwater Monitoring Report, dated July 19, 1995, for the above site. In response to ACC's recommendations, the sampling frequency for Well MW-6 can be switched from quarterly to semi-annual.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliet Shin".

Juliet Shin
Senior Hazardous Materials Specialist

cc: Misty C. Kaltreider
ACC Environmental Consultants
1000 Atlantic Ave., Ste 110
Alameda, CA 94501

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

June 16, 1995

Mr. Steve Chrissanthos
901 Lincoln Ave.
Alameda, CA 94501

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

STID 3952

Re: Addendum to Corrective Action Plan for 2425 Encinal Ave.,
Alameda, California

Dear Mr. Chrissanthos,

This office has reviewed ACC's Addendum to the September 8, 1994
Corrective Action Plan. The Corrective Action Plan, with the
addendum, is acceptable to this office.

This work plan should be implemented within 90 days of the date
of this letter. A report documenting the work shall be submitted
within 45 days after completing field activities.

If you have any questions or comments, please contact me at (510)
567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Misty C. Kaltreider
ACC Environmental Consultants
1000 Atlantic Ave., Ste 110
Alameda, CA 94501

File

RECEIVED
FEB 15 11:50

February 14, 1995

Ms. Juliet Shin
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, # 250
Alameda, CA 94502-6577

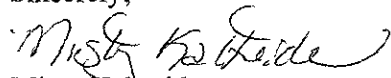
RE: Request for Extension for Alameda Cellars, 2425 Encinal Ave., Alameda
STID 3952

Dear Ms. Shin:

The purpose of this letter is to request an extension on the deadline for the remedial action work plan for the above referenced site. In accordance with your letter dated December 2, 1994, a work plan was due within 60 days of your letter or February 2, 1995. As part of the work plan, ACC will conduct a regulatory file search for remedial actions performed on neighboring properties which may influence the proposed remedial action at 2425 Encinal Ave. The request for file research has been requested, however, due to the work load within the regulatory agencies, approval time for file research has been granted for the week of February 20, 1995. Due to the delay and on behalf of Mr. Steve Chrissanthos, ACC requests a 45 day extension from the date on this letter, for submission of the work plan. With your approval of the extension, the remedial action work plan will be submitted to you by March 28, 1995.

If you have any questions regarding the extension request, please contact me at (510) 522-8188.

Sincerely,



Misty Kaltreider
Project Geologist

cc: Mr. Steve Chrissanthos - Property Owner

December 2, 1994

Ms. Juliet Shin
Alameda County Health Care Services Agency
Local Oversight Program
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

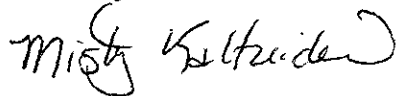
RE: 2425 Encinal Avenue, Alameda
901 Lincoln Avenue, Alameda

Dear Ms. Shin:

On behalf of Alameda Cellars, Mr. Steve Chrissanthos and Mr. George Zuras, property owners of 2425 Encinal Avenue and 901 Lincoln Avenue in Alameda, ACC Environmental Consultants, Inc., (ACC) request a meeting with Alameda County Health Care Services Agency. The meeting is requested to discuss the status of investigations and proposed remedial action on the two sites.

I will contact you on December 8, 1994 to schedule a convenient time for the meeting.

Sincerely,



Misty Kaltreider
Project Geologist

cc: Mr. Steve Chrissanthos
Mr. George Zuras

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

December 2, 1994

Mr. Steve Chrissanthos
901 Lincoln Ave.
Alameda, CA 94501

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

STID 3952

Re: Corrective Action Plan for Alameda Cellars, located at 2425
Encinal Avenue, Alameda, California

Dear Mr. Chrissanthos,

This office has reviewed ACC Environmental Consultant's (ACC) Corrective Action Plan, dated September 8, 1994, for the above site. ACC assessed the various options for corrective action at the site and concluded that vapor extraction, in conjunction with ground water extraction, were the most feasible remediation methods.

The implementation of these methods is acceptable to this office. However, prior to, or in conjunction with, the implementation of these systems, you will be required to delineate the extent of the ground water contaminant plume with a permanent monitoring well. The full characterization of the ground water contaminant plume is essential in assuring that the applied remediation systems address the full extent of contamination resulting from the site.

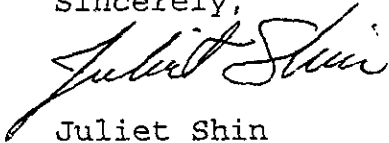
You will be required to submit a work plan detailing the locations of the proposed extraction systems, the implementation of preliminary tests to insure that the proposed extraction systems can generate an adequate capture zone to address the full extent of contamination, the installation of additional delineating wells, a timetable for anticipated work, etc. This work plan is due to this office **within 60 days** of the date of this letter. The timetable should include time allotments for any necessary permits.

Lastly, you are currently delinquent in submitting quarterly ground water monitoring reports, which is stipulated in Article 5, Title 23 California Code of Regulations. The last quarterly ground water monitoring report submitted to this office was in July 1994. Please submit the latest quarterly ground water monitoring report **within 30 days** of the date of this letter.

If you have any questions or comments, please contact me at (510) 567-6763.

Mr. Steve Chrissanthos
Re: 2425 Encinal Ave.
December 2, 1994
Page 2 of 2

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliet Shin".

Juliet Shin
Senior Hazardous Materials Specialist

cc: Misty Kaltreider
ACC Environmental Consultants
1000 Atlantic Ave., Ste 110
Alameda, CA 94501

Edgar Howell

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

August 1, 1994

Mr. Steve Chrissanthos
901 Lincoln Ave.
Alameda, CA 94501

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 HARBOR BAY PARKWAY, 2ND FLOOR
ALAMEDA, CA 94502-6577

STID 3952

RE: Investigations at 2425 Encinal Avenue, Alameda, California

Dear Mr. Chrissanthos,

This office has reviewed ACC's July 18, 1994 Quarterly Ground Water Sampling report. Elevated levels of TPHg and BTEX contaminants have consistently been identified in on-site wells MW-1, MW-2, and MW-3, and off-site Well MW-4. If elevated contaminant levels continue to be identified in Well MW-4, additional wells will be required to delineate the extent of the ground water contaminant plume.

Additionally, based on the migration of the site's contaminant plume off site, on to Park and Encinal Avenue, this office is requesting that you conduct a utility line check to assure that the plume will not migrate along any possible utility lines. You are required to gather the appropriate information and submit a summary of findings to this office **within 60 days** of the date of this letter.

If you have any questions or comments, please contact me at (510) 567-6700 (new general phone number) or (510) 567-6763 (my new direct phone number).

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Misty Kaltreider
ACC Environmental Consultants
1000 Atlantic Ave., Ste 110
Alameda, CA 94501

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

November 18, 1993

Mr. Steve Chrissanehos
901 Lincoln Ave.
Alameda, CA 94501

STID 3952

Re: Work plan for 2425 Encinal Avenue, Alameda, California

Dear Mr. Chrissanehos,

This office has reviewed ACC Environmental's work plan, dated November 5, 1993, for the above site. This work plan is acceptable to this office. Field work shall commence within 60 days of the date of this letter. A report documenting the work shall be submitted within 45 days after completing field activities.

Thank you for your cooperation. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Misty Kaltreider
ACC Environmental
1000 Atlantic Ave., Ste 110
Alameda, CA 94501

Edgar Howell-File(JS)

STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS
 2014 T STREET, SUITE 130
 P.O. BOX 944212
 SACRAMENTO, CALIFORNIA 94244-2120
 (916) 227-4413
 (916) 227-4530 (FAX)

OCT 7 1993 93 OCT 13 AM 9:04



Mr. Steve Chrissanthos
 Alameda Cellars Inc.
 1709 Otis Drive
 Alameda, CA 94501

Site: 2425 Encinal Avenue
 Alameda, CA 94501

Dear Mr. Chrissanthos:

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 0054

The State Water Resources Control Board (State Board) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed \$36,000. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on December 26, 1991 and may be modified by the State Board in writing by an amended Letter of Commitment.

The State Board will take steps to withdraw this Letter of Commitment after 90 calendar days from the date of this transmittal letter unless you proceed with due diligence with your cleanup effort. This means that you must take positive, concrete steps to ensure that corrective action is proceeding with all due speed. For example, if you have not started your cleanup effort, you must obtain three bids and sign a contract with one of these bidders within 90 calendar days. If your cleanup effort has already started and was delayed, you must resume the expenditure of funds to ensure that your cleanup is proceeding in an expeditious manner. You are reminded that you must comply with all regulatory agency time schedules and requirements. We constantly review the status of all active claims, and failure to proceed with due diligence will be grounds for withdrawal of this Letter of Commitment. You should read the terms and conditions listed in the Letter of Commitment.

Also attached is a "Reimbursement Request" package. The package includes :

- Instructions for the completion of the "Reimbursement Request" form which must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. The instructions booklet contains:
 - Recommended Minimum Invoice Cost Breakdown.
 - A "Certification of Non-Recovery From Other Sources" which must be returned before any reimbursements can be made.
 - A "Bid Summary Sheet" to document data on bids received.
- Three "Reimbursement Request-Underground Storage Tank Cleanup Fund" forms which you must use to request reimbursement of costs incurred.
- Two "Spreadsheets" which you must use in conjunction with your Reimbursement Request.

If you have any questions regarding the Letter of Commitment or the Reimbursement Request package, please contact Blessy Torres at (916) 227-4535.

Sincerely,

Dave Deane

Dave Deane, Manager
 Underground Storage Tank
 Cleanup Fund Program

Attachments

cc: Don Dalke
 Regional Water Quality Control Board
 San Francisco Bay Region
 2101 Webster Street, Suite 500
 Oakland, CA 94612

Tom Peacock
 Alameda County Health Agency
 Division of Hazardous Materials
 80 Swan Way, Room 200
 Oakland, CA 94621

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 000054

AMENDMENT NO: 0

CLAIMANT: Alameda Cellars Inc.
JOINT-CLAIMANT:

BALANCE FORWARD: \$0

CLAIMANT ADDRESS: 1709 Otis Drive
Alameda, CA 94501

THIS AMOUNT: \$36,000

NEW BALANCE: \$36,000

TAX ID / SSA NO. 94-2611259

Subject to availability of funds, the State Water Resources Control Board (State Board) agrees to reimburse Alameda Cellars Inc. (claimant) for eligible corrective action costs at 2425 Encinal Avenue, Alameda, CA 94501 (site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$36,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the State Board, the State Board shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. Unless modified in writing by the State Board, this Letter of Commitment covers work through Phase II of corrective action work.
4. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
5. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
6. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
7. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
8. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the State Board. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the State Board's consent.
9. This Letter of Commitment may be withdrawn at any time by the State Board if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the State Board this 27th day of September, 1993.

STATE WATER RESOURCES CONTROL BOARD

BY Ron Markley Jr.
Manager, Underground Storage Tank Cleanup Fund Program

BY James B. Stafford
Chief, Division Administrative Services

STATE USE :
CALSTARS CODING :
0550 - 569.02 - 30530

\$

DETAILED REVIEW CHECKLIST

CLAIM NO.: 54	REGION: 2	COUNTY: Alameda	CODE: 01
PRIORITY ASSIGNED: B	LEAD AGENCY AND Alameda County Health		
CURRENT RANK:	CONTACT PERSON:		
DATE REVIEWED:	PHONE NO.: (510) 271-4530		
REVIEWER:			

SITE NAME: Alameda Cellars East

SITE ADDRESS: 2425 Encinal Ave., Alameda CA. 94501

CLAIMANT INFORMATION	ACC.	REJ.	HOW INFORMATION WAS VERIFIED	
I. Claimant Identification				
1. Claimant is/was the owner and/or operator of the leaking UST?	✓		app; permit	
2. Have all applicable past and current UST owners/operators been identified?	✓			
3. All required tax ID numbers provided?	✓		corp. tax returns	
4. Date site/tanks acquired verified?				
II. Statement of Costs				
1. Valid third party claim?	n/a			
2. Claimed corrective action costs exceed \$10,000?	✓		app	
III. Joint Claimant				
1. Joint Claimant is an owner and/or operator?	n/a			
2. Tax ID number provided?				
3. Joint Claimant's priority class verified?				
IV. Co-Payee				
1. Tax ID No. provided?	✓			
2. Mailing address/phone no. provided?	✓			
V. Contamination Site/Occurrence Description*				
1. Description of tank and use verified?	✓		removal permit	
2. Registered farm tank?	(Yes) No		n/a	
3. Leaking tank contained eligible substance?	✓		URS	
4. Is there any evidence that the UAR was the result of a spill, overfill or gross negligence?	✓		none indicated in County file.	
5. If claimant submitted more than one claim for the site, each claim is for a separate occurrence?	✓		same claimant - two different sites	
6. Site map provided?	✓			
VII. Priority Class Worksheet				
1. Claimant's priority verified?				
2. Claimant was both the owner and operator at time of leak discovery?	(Yes) No		app	
3. Claimant is the current owner and operator?	Yes (No/NA)		tanks removed	
4. If either question = No, other party(s) priority class was verified?	✓			
VIII. Priority Class Designation				
A. Priority Class A				
Residential Motor Fuel Tanks				
1. UST located at the residence of a person and property zoned residential use only at time of leak discovery?			/	
2. UST located at property improved by an owner-occupied single family dwelling or duplex at time of leak discovery?				
3. UST was not used for agricultural purposes or for resale on or after 1/1/85?				
OR				
Residential Small Home Heating Oil Tanks				
4. UST located at the residence of a person at time of leak discovery?				
5. UST located at property improved by an owner-occupied single family dwelling or duplex at time of leak discovery?				
6. UST has a capacity of 1,100 gallons or less?				
7. UST is used only to store home heating oil for consumptive use on property?				
8. UST was not located on agricultural property on or after 1/1/85?				

DETAILED REVIEW CHECKLIST - CONT'D PAGE 2

CLAIM NO. 54

LOCAL AGENCY NO. ST10 3952

CLAIMANT INFORMATION	ACC/REJ.	HOW INFORMATION WAS VERIFIED
B. Priority Class B Financial Review Team has determined that the claimant qualifies for Priority Class B.		
C. Priority Class C Financial Review Team has determined that the claimant qualifies for Priority Class C.		
IX. Eligibility Requirements*		
1. UAR reporting requirements satisfied and date release discovered verified?	✓	2/30/90 per Rls. Rept.
2. If property acquired after 1/1/84, claimant exercised due diligence or previous owner was eligible?	n/a	1975
3. Claimant either had or applied for a permit by 1/1/90, or was able to substantiate why not obtained?	✓	Removal permit application to Alameda County on 11/89
4. UST is not grossly out of compliance with permit requirements?	✓	
5. Claimant was required to initiate corrective action?	✓	5/26/92 Alameda ltr.
6. If claimant discovered UAR prior to 1/1/88 required corrective action was initiated on or before 6/30/88?	n/a	1990
7. Corrective action is in compliance with regulatory requirements?		SEE PAGE 3 OF CHECKLIST
8. Claimant is in compliance with financial responsibility requirements?	✓	n/a tanks removed.
X-XII. Certifications/Agreements/Statements/Verification		
1. Claim contains original signatures of all claimants and joint claimants?	✓	
2. Required documentation was submitted for authorized representative?	✓	

PROBLEM AREAS AND ANY ADDITIONAL COMMENTS

7/9/93 Business sold after 1991. Corporation still owns the land. Corporation is still paying for cleanup; therefore corp. is appropriate claimant. However, based on copies of checks submitted, Grand Market Real Estate Acct. is paying for cleanup - need to clarify.

* Compliance with requirements for items listed in Section V. (Contamination Site/Occurrence Description) and Section IX. (Eligibility Requirements) may require lead agency confirmation. Any items that cannot be verified through the applicant and which will require lead agency review and confirmation, should be highlighted for further review. In all cases lead agency confirmation of corrective action compliance will be required.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

July 30, 1993

Mr. Steve Chrissanehos
901 Lincoln Avenue
Alameda, CA 94501

STID 3952

Re: Requirements for further work at 2425 Encinal Avenue,
Alameda, California

Dear Mr. Chrissanehos,

This office has received and reviewed ACC Environmental Consultant's Investigation Report, dated June 1993, for the above site. Although the nine borings at the site appear to have delineated the extent of soil contamination, the ground water contaminant plume resulting from the site has yet to be defined. Ground water samples collected from borings S1, S4, S5, and S6 identified concentrations of Total Petroleum Hydrocarbons as gasoline and benzene, toluene, ethylbenzene, and xylenes at unacceptable levels.

The placement and sampling of borings can only be used as a screening tool to determine locations for required permanent monitoring wells which will be used to define the extent of the contaminant plume. You are required to install additional monitoring wells at the site to characterize the elevated levels of ground water contaminants identified in the borings, and monitor these wells on a quarterly basis. A work plan shall be submitted **within 60 days** of the date of this letter.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliet Shin".

Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Misty Kaltreider
ACC Environmental Consultants
1000 Atlantic Ave., Ste 110
Alameda, CA 94501

Edgar Howell-File(JS)

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

AGENCY # : 10000	SOURCE OF FUNDS: F	SUBSTANCE: 8006619
StID : 3952		
SITE NAME: Alameda Cellars		DATE REPORTED : 03/01/90
ADDRESS : 2425 Encinal Ave.		DATE CONFIRMED:
CITY/ZIP : Alameda 94501		MULTIPLE RPs : N

SITE STATUS

CASE TYPE: G	CONTRACT STATUS: 4	EMERGENCY RESP:
RP SEARCH: S		DATE COMPLETED: 04/27/92
PRELIMINARY ASMNT: U	DATE UNDERWAY:	DATE COMPLETED:
REM INVESTIGATION:	DATE UNDERWAY:	DATE COMPLETED:
REMEDIAL ACTION:	DATE UNDERWAY:	DATE COMPLETED:
POST REMED ACT MON:	DATE UNDERWAY:	DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1	DATE ENFORCEMENT ACTION TAKEN: 04/27/92
LUFT FIELD MANUAL CONSID: 3HSCAWG	
CASE CLOSED:	DATE CASE CLOSED:
DATE EXCAVATION STARTED : 03/01/90	REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Steve Chrissanthos
COMPANY NAME: n/a
ADDRESS: 2425 Encinal Ave
CITY/STATE: Alameda, C A 94501

INSPECTOR VERIFICATION:

NAME _____	SIGNATURE _____	DATE _____
------------	-----------------	------------

DATA ENTRY INPUT:

Name/Address Changes Only			Case Progress Changes		
ANNPCMS _____	LOP _____	DATE _____	LOP _____	DATE _____	

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

May 27, 1993

Mr. Steve Chrissanthos
Alameda Cellars
1702 Lincoln Avenue
Alameda, CA 94501

STID 3952

Re: Further delineation of the ground water contaminant plume
at 2425 Encinal Avenue, Alameda, California

Dear Mr. Chrissanthos,

This office has reviewed the latest quarterly ground water monitoring report for the above site, dated May 14, 1993. In this last monitoring event, all three monitoring wells were identifying elevated levels of Total Petroleum Hydrocarbons as gasoline and Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX). This office is aware that a soil investigation was implemented at the site on May 12, 1993 in order to delineate the extent of soil contamination resulting from the site. Please be reminded that, subsequent to obtaining the results from this soil investigation, this office will be requiring that you begin plans to further delineate the extent of the ground water contaminant plume resulting from your site.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,


Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Misty Kaltreider
ACC Environmental Consultants
1000 Atlantic Ave., Ste 110
Alameda, CA 94501

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

April 5, 1993

Steve Chrissanehos
901 Lincoln Avenue
Alameda, CA 94501

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

STID 3952

Re: Approval of work plan for the site located at 2425 Encinal
Avenue, Alameda, California

Dear Mr. Chrissanehos,

This office has reviewed ACC Environmental's work plan, dated March 1993, addressing the placement of six borings at the site. This work plan is acceptable to this office. Please be reminded that the work plan should be implemented within 60 days of the date of this letter, and that a report documenting the results from work performed is due to this office within 45 days of completing field activities.

Thank you for your cooperation. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliet Shin".

Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Misty Kaltreider
ACC Environmental Consultants
1000 Atlantic Ave., Ste 110
Alameda, CA 94501

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HEALTH CARE SERVICES
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DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

February 10, 1993

Mr. Steve Chrissanthos
Alameda Cellars
1702 Lincoln Avenue
Alameda, CA 94501

STID 3952

RE: Investigations at 2425 Encinal Avenue, Alameda, California

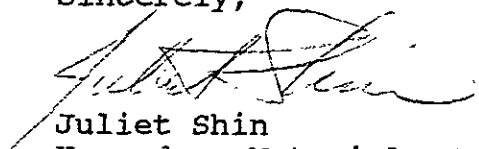
Dear Mr. Chrissanthos,

This office has reviewed ACC Environmental's (ACC) Soil and Ground Water Investigation report, dated January 1993. Elevated concentrations of Total Petroleum Hydrocarbons as gasoline (TPHg) and Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX) were identified in both the soil and ground water samples collected from the site. This office is in concurrence with ACC's recommendations to further delineate the extent of soil and ground water contamination at the site. Per **Section 2724, Article 11, Title 23 California Code of Regulations**, you are required to submit a report addressing the further delineation of the soil and ground water contamination at the site. This work plan is due **within 60 days** of the date of this letter. Requests for any extensions of the due date must be approved by this office or RWQCB.

Lastly, per **Section 2652, Article 5, Title 23 California Code of Regulations**, quarterly monitoring, water level measurements, and reporting shall continue until this site is ready for RWQCB "sign-off". Additionally, please include elevation contours on the site figures contained in the quarterly reports.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,


Juliet Shin
Hazardous Materials Specialist

Mr. Steve Chrissanthos
RE: 2425 Encinal Avenue
Page 2 of 2
February 10, 1993

cc: Richard Hiatt, RWQCB

Misty Kaltreider
ACC Environmental Consultants
1000 Atlantic Ave., Ste 110
Alameda, CA 94501

Edgar Howell-File(JS) *EM*



FACSIMILE TRANSMISSION COVER SHEET
FAX TELEPHONE -- (510) 865-5731

Date: 12/22/92
Please deliver message to: MS. JULIET SHIN
Re: 2425 Encinal Avenue
From: MARK DANA
Total number of pages transmitted including this cover page: 2
Number dialed: (510) 569-4757 Time sent: _____
Sent by: MAD
Message: DEAR JULIET:

AS WE DISCUSSED, ATTACHED IS A REVISED DIAGRAM OF PROPOSED DRILLING-
LOCATIONS AS SUGGESTED BY OUR REGISTERED GEOLOGIST.
IF YOU SHOULD HAVE ANY COMMENTS, PLEASE LET ME KNOW
AS SOON AS POSSIBLE TO ACCOMMODATE TOMORROW'S DRILLING.
THANKS AGAIN-

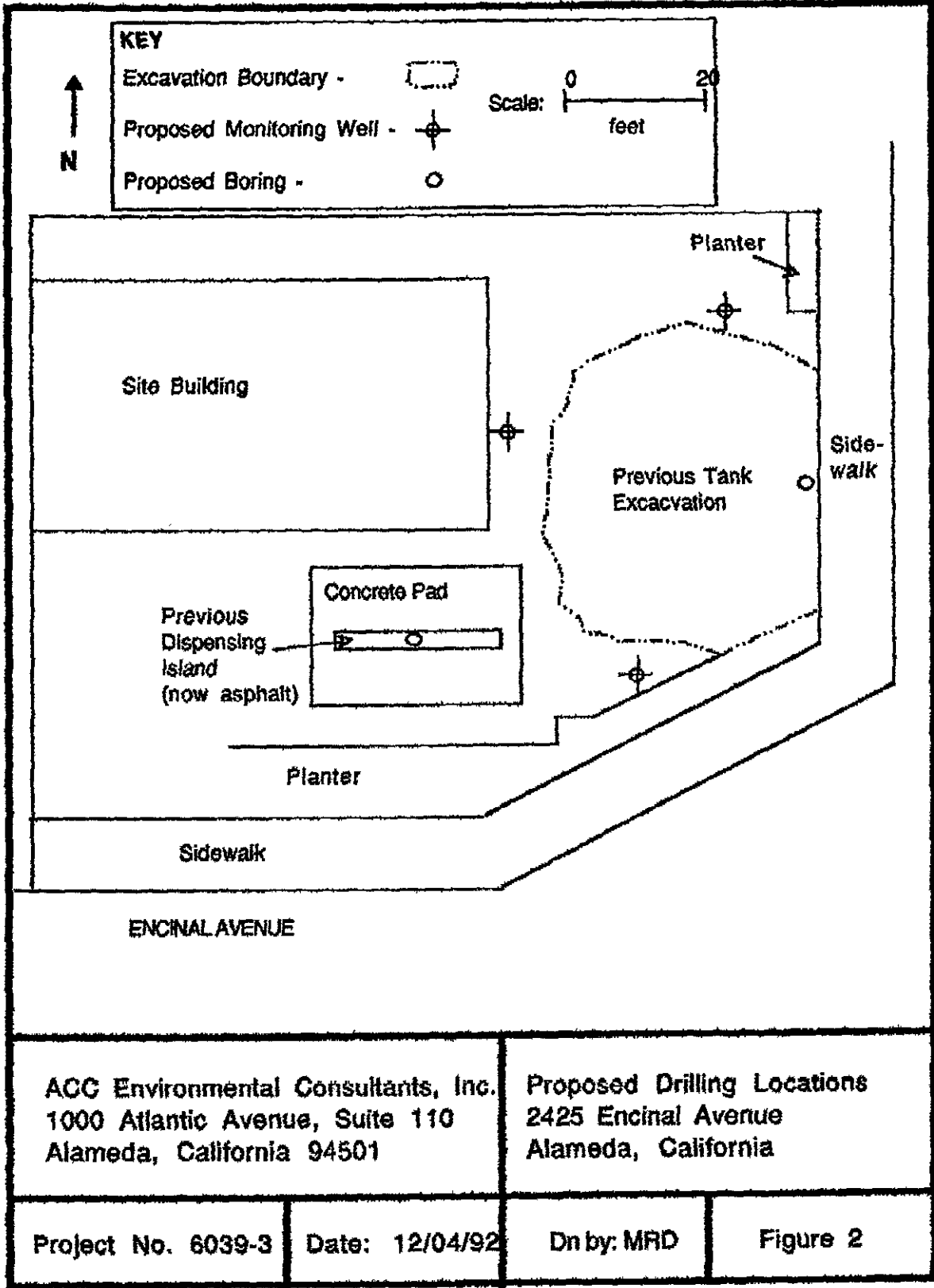
Original to follow by: _____ U.S. Mail *Mark Dana*
_____ Express Overnight Mail
_____ Courier
 No Hard Copy to Follow

If you do not receive total number of pages as indicated above,
please call (510) 522-8188

12/23/92
I spoke to Marc Dana, ACC, this morning. He said that the former excavation did not go all the way to the sidewalk, so the proposed boring location is actually outside of the former excavation area. He said that he has no information on whether confirmatory samples were ever collected from the walls of the excavation or how deep the excavation was. He said they started drilling walls this morning, & so far they have observed soil contamination at 8 feet bgs and groundwater at 13 feet bgs.

1000 Atlantic Avenue, Suite 110 • Alameda, CA 94501 • (510) 522-8188 • FAX: (510) 865-5731

Juliet Shin



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



EBN

RAFAT A. SHAHID, Assistant Agency Director

December 9, 1992

Steve Chrissanehos
901 Lincoln Avenue
Alameda, CA 94501

STID 3952

RE: Approval of work plan for the site located at 2425 Encinal
Avenue, Alameda, California

Dear Mr. Chrissanehos,

This office has reviewed ACC Environmental Consultant's work plan, dated December 9, 1992, for the above site. This work plan is acceptable to this office. Please be reminded that the work plan should be implemented within the next 60 days and that a report documenting the results from work performed is due to this office within 45 days of completing field activities.

Thank you for your cooperation. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiatt, RWQCB

Robert La Grone, Alameda Fire Dept.

Mark Dana
ACC Environmental Consultants
1000 Atlantic Ave., Ste 110
Alameda, CA 94501

Edgar Howell-File (JS)

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

October 7, 1992

Steve Chrissanehos
901 Lincoln Avenue
Alameda, CA 94501

STID 3952

RE: The site at 2425 Encinal Avenue, Alameda, California, and
the extension of the field work due date

Dear Mr. Chrissanehos,

Per our conversation on October 7, 1992, it is my understanding that you requested an extension of the due date for the implementation of the approved work plan for the site located at 901 Lincoln Avenue. This extension was requested to allow for more time to receive and evaluate the various estimates submitted to you by the different consulting firms. This office grants you the extension, therefore, the new due date is established as **November 30, 1992.**

Additionally, it is the understanding of this office that you applied for and received some assistance from the State's Underground Storage Tank Petroleum Clean Up Trust Fund for investigations at both the 901 Lincoln Avenue site and the 2425 Encinal Avenue site. Earlier in the year, this office had postponed requesting a work plan for the 2425 Encinal Avenue site because of the limited finances you stated to have in response to the County's requirements for investigations at the 901 Lincoln Avenue site. You are now required to address further investigations at 2425 Encinal Avenue.

In March 1990, two 10,000-gallon gasoline underground storage tanks (USTs) were removed from 2425 Encinal Avenue. Analysis of soil samples collected from the walls of the tank pit identified up to 1,500 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg). Additionally, ground water was observed in the tank pit.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that a soil and ground water investigation be conducted whenever an unauthorized release of product is suspected from an UST. The soil contamination and shallow ground water level would indicate that such an event has occurred.

Mr. Steve Chrissanehos
RE: 2425 Encinal Avenue
October 7, 1992
Page 2 of 4

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of latent soil and ground water contamination which may have resulted from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of the tank pit, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of identifying the confirmed downgradient direction, a minimum of three monitoring wells will be required to verify gradient direction. During the installation of these wells soil samples are to be collected at five foot depth intervals and any significant changes in lithology until ground water is reached.
- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Additionally, ground water elevations are to be measured monthly for three consecutive months and then quarterly thereafter. Ground water samples are to be collected and analyzed quarterly. Both soil and ground water samples must be analyzed for the appropriate fuel contaminants listed in **Table 2** of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

The PSA proposal is due **within 45 days** of the receipt of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

Mr. Steve Chrissanehos
RE: 2425 Encinal Avenue
October 7, 1992
Page 3 of 4

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation

All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Please include a statement of qualifications for each lead professional involved with this project.

Please be advised that this is a formal request for technical reports pursuant to **California Water Code Section 13267 (b)**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Attachment

Mr. Steve Chrissanehos
RE: 2425 Encinal Avenue
October 7, 1992
Page 4 of 4

cc: Richard Hiett, RWQCB

Robert La Grone, Alameda Fire Dept.

Misty Kaltreider
ACC Environmental Consultants
1000 Atlantic Avenue, Ste 110
Alameda, CA 94501

Edgar Howell-File(JS)

VP

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Alameda Filters Today's Date 6/4/92
 901 Lincoln Ave.
 Site Address 2425 Encinal Ave
 City Alameda Zip 94501 Phone 522-2145

II.A BUSINESS PLANS (Title 19)

- ___ 1. Immediate Reporting 2703
- ___ 2. Bus. Plan Stds. 25503(b)
- ___ 3. RR Cars > 30 days 25503.7
- ___ 4. Inventory Information 25504(a)
- ___ 5. Inventory Complete 2730
- ___ 6. Emergency Response 25504(b)
- ___ 7. Training 25504(c)
- ___ 8. Deficiency 25505(a)
- ___ 9. Modification 25505(b)

II.B ACUTELY HAZ. MAT'L S

- ___ 10. Registration Form Filed 25533(a)
- ___ 11. Form Complete 25533(b)
- ___ 12. RMPP Contents 25534(c)
- ___ 13. Implement Sch. Req'd? (Y/N)
- ___ 14. OffSite Conseq. Assess. 25524(c)
- ___ 15. Probable Risk Assessment 25534(d)
- ___ 16. Persons Responsible 25534(g)
- ___ 17. Certification 25534(i)
- ___ 18. Exemption Request? (Y/N) 25536(b)
- ___ 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- | | |
|-------------------------------|--|
| General | ___ 1. Permit Application 25284 (H&S) |
| | ___ 2. Pipeline Leak Detection 25292 (H&S) |
| | ___ 3. Records Maintenance 2712 |
| | ___ 4. Release Report 2651 |
| | ___ 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | ___ 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose |
| | Semi-annual groundwater |
| | One time soils |
| | 3) Daily Vadose |
| | One time soils |
| | Annual tank test |
| | 4) Monthly Groundwater |
| | One time soils |
| 5) Daily Inventory | |
| Annual tank testing | |
| Cont pipe leak det | |
| Vadose/groundwater mon. | |
| 6) Daily Inventory | |
| Annual tank testing | |
| Cont pipe leak det | |
| 7) Weekly Tank Gauge | |
| Annual tank testing | |
| 8) Annual Tank Testing | |
| Daily inventory | |
| 9) Other _____ | |
| New Tanks | ___ 7. Precis Tank Test 2643 |
| | Date: _____ |
| | ___ 8. Inventory Rec. 2644 |
| | ___ 9. Soil Testing . 2646 |
| | ___ 10. Ground Water. 2647 |
| | ___ 11. Monitor Plan 2632 |
| | ___ 12. Access. Secure 2634 |
| | ___ 13. Plans Submit 2711 |
| | Date: _____ |
| | ___ 14. As Built 2635 |
| Date: _____ | |

___ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- ___ III. Underground Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

Meeting with Steve Christopoulos regarding two tank removal sites located at 901 Lincoln and 2425 Encinal Ave in Alameda, Ca. This meeting was to determine what information is on file regarding compliance with monitoring and tank testing requirements while still operating prior to August 1990.

The operator/owner stated tank integrity tests were performed. File has integrity test for August 1988. No other regulatory or monitoring records were found thru date.

Further file investigation will be conducted to find tank registration forms or other permitting forms.

Rev 8/88

Contact: _____

Title: _____

Signature: Steve Christopoulos

Inspector: Karl J. T. Steyer

Signature: _____

II, III

3/30/92

DATE: 3/30/92

TO : Local Oversight Program

FROM: Don Hwang

SUBJ: Transfer of Eligible Oversight Case

Site name: ALAMEDA CELLARS

Address: 2425 ENCINAL

City ALAMEDA Zip 94501

Closure plan attached? Y N

DepRef remaining \$

DepRef Project # 573

STID # (if any) 3952

Number of Tanks: 2 removed? Y N

Date of removal 3/1/90

Leak Report filed? Y N

Date of Discovery 3/1/90

Samples received? Y N

Contamination: Soil Groundwater

TPH-G 1500 ppm, 58 ppm

Petroleum Y N

Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents

Monitoring wells on site 0

Monitoring schedule? Y N

LUFT category 1 2 3 * H S C A R W G O

Briefly describe the following:

Preliminary Assessment

Remedial Action

Post Remedial Action Monitoring

Enforcement Action

3:05
Need a
well
5-11-92

ENVIRONMENTAL BIO-SYSTEMS, INC.
 30028 INDUSTRIAL PKWY., S.W.
 HAYWARD, CA. 94544
 (415) 429-9988

CHAIN OF CUSTODY

SITE ADDRESS:

CLIENT:

Alameda Cellars

Zaccor Corp.

2425 Encinal

EBS #: 003-116

Alameda, CA

DATE SAMPLED: 5/3/90

LABORATORY: Mobile Chem HMTL#: 289

SAMPLE #	MATRIX	ANALYSIS	TURNAROUND
----------	--------	----------	------------

Composite

#1A-D	Soil	TPH as gas, solvent, BTEX	
-------	------	---------------------------	--

"

#2A-D	"		
-------	---	--	--

"

#3A-D	"		
-------	---	--	--

Sampling Performed By Brenda D. McNabb

Sampling Completed At 4:23 AM (PM)

Released By B. P. M...

Accepted By: J. Dishmore

Time/Date 6:37
5/3/90

ACCEPTED

DEPARTMENT OF ENVIRONMENTAL HEALTH
470 - 27th Street, Third Floor
Oakland, CA 94612
Telephone: (415) 876-7237

These plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local health laws. Changes to your plans indicated by this Department are to assist compliance with State and local laws. The project proposed by you is now ready for submission of any required permits for construction.
One copy of these accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any change or alterations of these plans and specifications must be submitted to the Department and to the Fire and Building Inspectors for their approval. If such changes meet the requirements of State and local laws, Notify the Department at least 48 hours prior to the following required inspections:

- _____ Removal of Tank and Piping
 - _____ Sampling
 - _____ Fire Inspection
- Issuance of a permit to operate is dependent on compliance with accepted plans and all applicable law regulations.

PERMIT IS A LEGAL LIABILITY FOR THE CONTRACTOR

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION

80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 415/271-4320

Project # U1525218
 Fee Paid \$450-
 Date 1/5/90

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name Alameda Cellars
 Business Owner Steve Chrissanehos 521-3100
2. Site Address 2425 Encinal Avenue
 City Alameda Zip 94501 Phone 521-3100
3. Mailing Address same
 City _____ Zip _____ Phone _____
4. Land Owner Steve Chrissanehos
 Address 2425 Encinal Ave City, State Alameda, CA Zip 94501
5. EPA I.D. No. CAC 000234113
6. Contractor Zaccor Corporation / Lavette Smith
 Address 791 Hamilton Avenue
 City Mnello Park Phone 363-2181
 License Type A ID# 478799
7. Consultant _____
 Address _____
 City _____ Phone _____

8. Contact Person for Investigation

Name Steve Chrissanehos Title owner
Phone 415)521-3100

9. Total No. of Tanks at facility 2

10. Have permit applications for all tanks been submitted to this office?
Yes [xx] No []

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name Allied Oil & Pumping EPA I.D. No. CAT 080014277
Address P.O. Box 399
City Alviso State CA Zip 95002

b) Rinsate Transporter

Name same EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

c) Tank Transporter

Name Erickson, Inc. EPA I.D. No. CAD 009466392
Address 225 Parr Blvd
City Richmond State CA Zip 94801

d) Tank Disposal Site

Name same EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

e) Contaminated Soil Transporter

Name N/A EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

tanks were rinsed

12. Sample Collector

Name Environmental Bio-Systems
 Company _____
 Address 30028 Industrial Parkway, Southwest
 City Hayward State CA Zip 94544-6902 Phone 415)429-9988

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
10,000	gasoline	soil	under each end of tank
10,000	gasoline	soil	under each end of tank 11 20' TRENCH.
	<i>First tanks installed in 1930</i>		<i>1 composite / 50 yd³ SOIL ALL</i>

14. Have tanks or pipes leaked in the past? Yes [] No [] unknown

If yes, describe. _____

15. NFPA methods used for rendering tank inert? Yes [x] No []

If yes, describe. triple rinse, hydroblast and dry ice at
6.5 lbs per 100 gallons

An explosion proof combustible gas meter shall be used to verify tank inertness.

16. Laboratories

Name Mobile Chem Labs, Inc.
 Address 1678 Reliez Valley Road
 City Lafayette State CA Zip 94549
 State Certification No. 195

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
gasoline + diesel	soil - 8015/8020 By Sample Prep 5036 water - 8015, 602/624 3550 prep	

18. Submit Site Safety Plan

19. Workman's Compensation: Yes No

Copy of Certificate enclosed? Yes No

Name of Insurer State Fund

20. Plot Plan submitted? Yes No

21. Deposit enclosed? Yes No

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel and safety.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan in advance to schedule any required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Signature of Contractor


Name (please type) Gary Zaccor

Signature 

Date 12/18/89

Signature of Site Owner or Operator

Name (please type) STEVE CHRISMAN THOS

Signature 

Date 12-26-89

NOTES:

1. Any changes in this document must be approved by this Department.
2. Any leaks discovered must be submitted to this office on an underground storage tank unauthorized leak/contamination site report form within 5 days of its discovery.
3. Three (3) copies of this plan must be submitted to this Department. One copy must be at the construction site at all times.
4. After approval of plan, notification of at least two (2) working days (48 hours) must be given to this Department prior to removal of tank(s).
5. A copy of your approved plan must be sent to the landowner.
6. Triple rinse means that:
 - a) Final rinse must contain less than 100 ppm of Gasoline (EPA method 8020 for soil, or EPA method 602 for water) or Diesel (EPA method 418.1). Other methods for halogenated volatile organics (EPA method 8010 for soil, EPA method 601 for water) may be required. The composition of the final rinse must be demonstrated by an original or facsimile report from a laboratory certified for the above analyses.
 - b) Tank interior is shown to be free from deposits or residues upon a visual examination of tank interior.
 - c) Tank should be labelled as "tripled rinsed; laboratory certified analysis available upon request" with the name and address of the contractor.

If all the above requirements cannot be met, the tank must be transported as a hazardous waste.

7. Any cutting into tanks requires local fire department approval.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

ATTACHMENT A

SAMPLING RESULTS

Tank or Area	Contaminant	Location & Depth	Results (specify units)

**STATE
COMPENSATION
INSURANCE
FUND**

P.O. BOX 807, SAN FRANCISCO, CA 94101-0807

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

MARCH 17, 1989

POLICY NUMBER: 0301859 - 33
CERTIFICATE EXPIRES: 3-15-90

CITY OF ALAMOGON
CITY HALL 2400 BROADWAY
DAN & SANTA ANA AVENUE
ALAMOGON
CA 94501

This is to certify that we have issued a valid Workers' Compensation insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon ten days' advance written notice to the employer.

We will also give you TEN days' advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate of insurance may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

John A. Deft
PRESIDENT

ENDORSEMENT # 204, ENTITLED "CERTIFICATE HOLDERS' NOTICE EFFECTIVE 03/15/89 IS ATTACHED TO AND FORMS A PART OF THIS POLICY.

EMPLOYER

14000 COMPANY, INC.
1784 CHANNING AV
PALO ALTO
CA 94302

SITE SAFETY PLAN

1. Site to be barricaded prior to excavation and warning signs and/or tape labeled NO SMOKING UNDERGROUND TANK TEST and CAUTION OPEN TRENCH put around areas of excavation.
2. All personnel from Zaccor Corporation will have hard hats, rubber gloves, eye protection and disposable coveralls (if needed)
3. All personnel will have cartridge type respirators.
4. Gastech 1314 Vapor Meter supplied by Zaccor Corporation will be present. A second Gastech will be supplied by Environmental Bio-Systems during sampling.
5. Air Quality Control Board will be notified prior to excavation.
6. Underground Service Alert will be contacted prior to excavation for underground utilities.
7. Zaccor Corporation will supply an industrial hygienist only in the event of large scale remediation requirements.



2425 ENCINAL

