



FACSIMILE COVER SHEET

TO: Tulret Shin COMPANY: _____

FAX: 337-9335 COVER PAGE+ 5 PAGES

FROM: Misty SENT BY: _____

DATE: 1/10/95 TIME SENT: _____

RE: 2425 Encinal.

COMMENTS:

- | |
|---|
| • Letter s from USF Fund |
| • Summary of water results Per 2425 Encinal |
| • Groundwater Flow Diagram 12/18/95 |
| |
| |
| |
| |
| |
| |

Original to follow by: _____ U.S. Mail

_____ Express Overnight Mail

_____ Courier

No Hard Copy to Follow

If you do not receive total numbers of pages as indicated above,
please call (510) 638-8400

DIVISION OF CLEAN WATER PROGRAMS
2014 T STREET, SUITE 130
P O BOX 944212
SACRAMENTO CA 94244 2120

September 22, 1995

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

Re: 2425 Encinal Avenue, Alameda, CA
USTCF Claim no. 54

USTCF Cost Pre-Approval & Bid Review Request, no date

Dear Mr. Chrissanthos:

Upon review of the cost estimates and the Remedial Action Plan provided to the Fund, cost preapproval is not appropriate at this time. This is based on that the Remedial Action Plan is not complete in its evaluation of other corrective action alternatives and it is not apparent if the local regulator has reviewed the Remedial Action Plan. Typically, the evaluation of corrective action technologies is presented in the Remedial Action Plan and the Remedial Action Plan prepared by ACC is lacking in this area. For example, other soil remediation technologies which could have been considered for this project are: excavation, soil vapor extraction, and no action. Similarly, groundwater remediation technologies could include no action and pump and treat. The no action alternative would appear to be an appropriate alternative for this site, in part, due the site's proximity to San Francisco Bay (approximately 1/2 mile), resulting in groundwater which is unusable (high Total Dissolved Solids concentrations, high conductivity values).

Due aforementioned concerns, evaluating the cost estimates is premature. It is recommended that other alternatives (fate and transport study) be considered.

For future cost preapproval requests and bid reviews, please use the enclosed form.

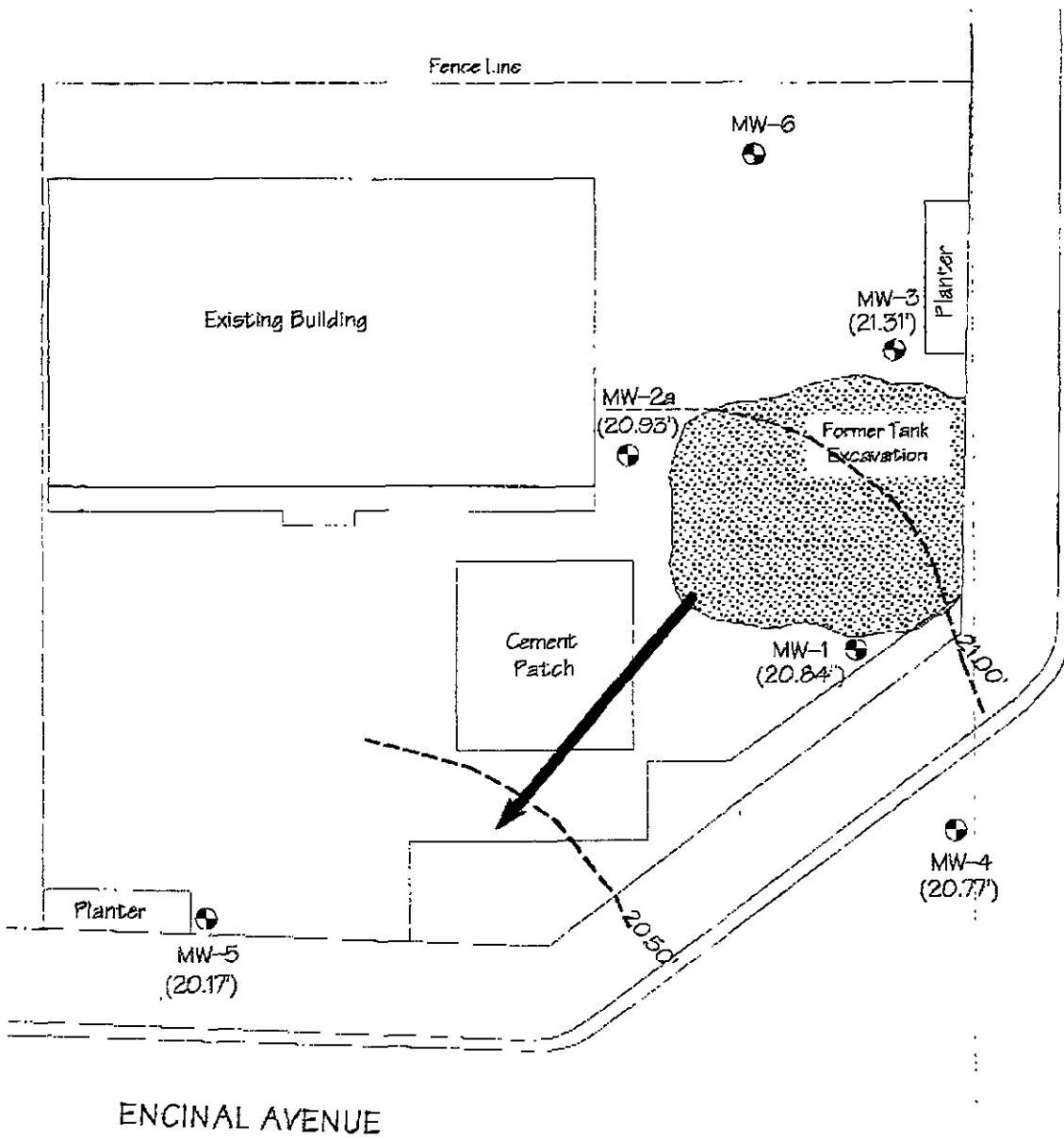
If you have any questions, please call (916) 227-0742.

Sincerely,






Christopher Smith, Water Resources Control Engineer
USTCF, Technical Review Unit

encl.: Cost Pre-Approval / Three-bid Review Request form.



Legend

-  Monitoring Well
-  Groundwater Elevation Contour
(Contour interval = 0.5 feet)
-  Approximate Groundwater Flow
Direction 12/18/95

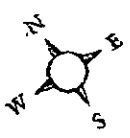
Title: Groundwater Gradient Map 2425 Encinal Ave Alameda, California	
Figure Number: 2	Scale: 1" = 20"
Drawn By: TRF	Date 12/18/95
Project Number: 6039-5	
ACC Environmental Consultants 7977 Capwell Drive, Suite 100 Oakland, CA 94621 (510) 638-8400 Fax: (510) 638-8404	
	

TABLE 3 - Analytical Results - Groundwater from Wells

MW-1 - Analytical Results					
Date Collected	TPHg ($\mu\text{g/L}$)	Benzene ($\mu\text{g/L}$)	Toluene ($\mu\text{g/L}$)	E. Benzene ($\mu\text{g/L}$)	Xylenes ($\mu\text{g/L}$)
01/09/93	5,360	1,560.0	1,026.6	641.0	2,706.2
04/12/93	12,000	750.0	100.0	500.0	1,400.0
07/13/93	720	119.6	32.7	70.8	262.0
10/12/93	8,400	420.0	39.0	280.0	880.0
12/20/93	5,200	270.0	58.0	170.0	590.0
03/18/94	18,000	570.0	180.0	270.0	1,500.0
04/08/94	NT	NT	NT	NT	NT
06/22/94	4,800	160.0	56.0	130.0	310.0
12/07/94	9,100	530.0	200.0	350.0	1,300.0
03/16/95	230	15.0	4.5	9.4	38.0
06/23/95	2,700	170.0	19.0	40.0	180.0
09/14/95	1,700	160.0	12.0	69.0	100.0
12/18/95	2,900	190.0	57.0	130.0	380.0

MW-2a - Analytical Results					
Date Collected	TPHg ($\mu\text{g/L}$)	Benzene ($\mu\text{g/L}$)	Toluene ($\mu\text{g/L}$)	E. Benzene ($\mu\text{g/L}$)	Xylenes ($\mu\text{g/L}$)
01/09/93	5,680	801.6	598.6	840.2	2,196.1
04/12/93	12,000	460.0	110.0	240.0	1,600.0
07/13/93	550	145.2	47.5	126.8	127.4
10/12/93	2,000	280.0	17.0	100.0	120.0
12/20/93	3,300	450.0	40.0	200.0	350.0
03/18/94	7,900	370.0	53.0	190.0	530.0

MW-2a - Analytical Results					
Date Collected	TPHg (µg/L)	Benzene (µg/L)	Toluene (µg/L)	E. Benzene (µg/L)	Xylenes (µg/L)
04/08/94	NT	NT	NT	NT	NT
06/22/94	3,800	420.0	37.0	140.0	290.0
12/07/94	6,800	640.0	100.0	370.0	950.0
03/16/95	6,500	590.0	96.0	360.0	1,000.0
06/23/95	4,300	170.0	58.0	33.0	810.0
09/14/95	1,700	270.0	17.0	76.0	160.0
12/18/95	3,900	410.0	52.0	290.0	610.0

MW-3 - Analytical Results					
Date Collected	TPHg (µg/L)	Benzene (µg/L)	Toluene (µg/L)	E. Benzene (µg/L)	Xylenes (µg/L)
01/09/93	< 50	< 0.5	< 0.5	< 0.5	< 0.5
04/12/93	1,500	95.0	30.0	46.0	85.0
07/13/93	540	18.3	106.2	75.7	128.0
10/12/93	3,500	290.0	230.0	210.0	460.0
12/20/93	690	31.0	10.0	31.0	25.0
03/18/94	450	9.6	11.0	5.5	23.0
04/08/94	NT	NT	NT	NT	NT
06/22/94	2,500	150.0	130.0	81.0	280.0
12/07/94	420	16.0	8.3	26.0	37.0
03/16/95	490	19.0	2.7	24.0	46.0
06/23/95	860	41.0	5.4	32.0	110.0
09/14/95	720	43.0	3.7	50.0	86.0
12/18/95	860	27.0	10.0	38.0	53.0

MW-4 - Analytical Results					
Date Collected	TPHg (µg/L)	Benzene (µg/L)	Toluene (µg/L)	E. Benzene (µg/L)	Xylenes (µg/L)
12/20/93	580	2.3	<0.5	1.4	1.1
03/18/94	2,100	11.0	1.5	2.3	6.0
04/08/94	NT	NT	NT	NT	NT
06/22/94	1,600	39.0	7.5	13.0	16.0
12/07/94	2,100	82.0	9.6	4.7	14.0
03/16/95	3,400	140.0	12.0	45.0	29.0
06/23/95	1,800	140.0	13.0	13.0	28.0
09/14/95	3,900	250.0	6.1	3.8	11.0
12/18/95	2,400	94.0	14.0	11.0	29.0

MW-5 - Analytical Results					
Date Collected	TPHg (µg/L)	Benzene (µg/L)	Toluene (µg/L)	E. Benzene (µg/L)	Xylenes (µg/L)
12/20/93	<50	<0.5	<0.5	<0.5	<0.5
03/18/94	<50	<0.5	<0.5	<0.5	<0.5
04/08/94	NT	NT	NT	NT	NT
06/22/94	<50	<0.5	<0.5	<0.5	<0.5
12/07/94	<50	<0.5	<0.5	<0.5	<0.5
03/16/95	<50	<0.5	<0.5	<0.5	<0.5
06/12/95	<50	<0.5	<0.5	<0.5	<0.5
09/14/95	<50	<0.5	<0.5	<0.5	<0.5
12/18/95	<50	<0.5	<0.5	<0.5	<0.5