

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0# 648

January 21, 1999

ENVIRONMENTAL HEALTH SERVICES

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

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



RO# 648

November 3, 1998

Mr. Steve Chrissanthos
1709 Otis Drive
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

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 648

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



RO# 648

February 9, 1998

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
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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#648

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

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



RO#648

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.

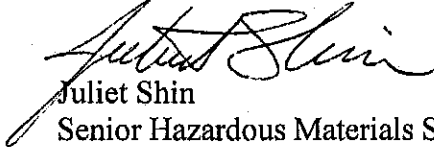
However, based on the increasing contaminant concentrations in the off-site cross-gradient Well MW-4 (please refer to the attached plot of the log of concentrations versus time), this office is concerned about the possible migration of this contaminant plume to the residences across Park Avenue and to 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 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#648

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

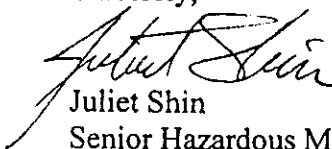
Dear Mr. Chrissanthos,

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



RO# 648

November 27, 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 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.

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

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



RO #648

October 8, 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: 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20648

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

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,

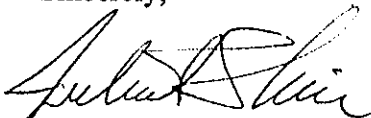
This office has reviewed over ACC Environmental's (ACC) July 25, 1996 Quarterly Groundwater Monitoring Report for the above site. Although analyses for indicator parameters have identified some anaerobic microbial degradation of the contaminant plume, the rate of this anaerobic degradation may be very 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



R0#648

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577

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.

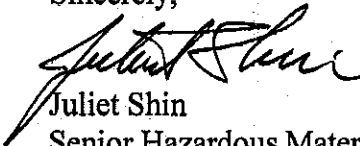
Careful collection of sample for DO analysis is critical. DO analysis must be done in the field. There should be no other analysis performed with this groundwater sample. Contact with air must be minimized. DO measurements should be made using a direct-reading meter on groundwater samples collected before, 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



January 17, 1996

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

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX (510)337-9335

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.

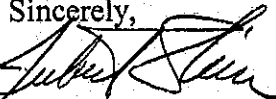
The extent of the contaminant plume has not yet been fully characterized and it is uncertain whether the plume is migrating. Up until the December 1995 sampling event, concentrations of benzene in off-site Well MW-4 had been steadily increasing since monitoring of this well began in December 1993 (benzene 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

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0648

RAFAT A. SHAHID, Director

CC4580

August 11, 1995

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

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

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



R0648

RAFAT A. SHAHID, Assistant Agency Director

June 16, 1995

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

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

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0648

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.

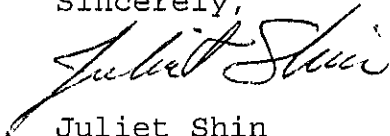
You will be required to submit a work plan detailing the locations of the proposed extraction systems, the implementation of preliminary tests to insure that the proposed extraction systems can generate an adequate capture zone to address the full extent of contamination, the installation of additional 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 that reads "Juliet Shin". The signature is written in dark ink and is positioned below the word "Sincerely,".

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



R0648

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



R0648

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

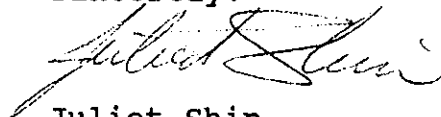
Re: Work plan for 2425 Encinal Avenue, Alameda, California

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)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0648

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

July 30, 1993

Mr. 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: 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,

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



R0648

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



R0648

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

April 5, 1993

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'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

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0648

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

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 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



R0648

~~R0589~~

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 Hiett, 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



R0648

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)