

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



January 7, 1997

Mr. Steve Chrissanthos
~~1702 Lincoln Ave.~~ 1709 Otis Dr.
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 3872

Re: Destruction of monitoring wells at Alameda Cellars West, located at 901 Lincoln Ave.,
Alameda, CA

Dear Mr. Chrissanthos,

This office and the San Francisco Bay Region- Water Quality Control Board have reviewed the case files for the above site and have determined that the site is ready for closure. However, prior to issuing a closure letter, this office is requesting that the four remaining monitoring wells be properly destroyed under permit from the Alameda County Flood Control District, Zone 7. Once closure of these wells is documented, this office will send you the Remedial Action Completion Certification letter, along with a copy of the Case Closure Summary.

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

Acting Chief

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



October 28, 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 3872

Re: Closure considerations for 901 Lincoln Avenue, Alameda, California

Dear Mr. Chrissanthos,

This office has reviewed ACC Environmental's (ACC) Biannual Groundwater Monitoring Report, dated October 23, 1996. Per the report, the higher groundwater contaminant concentrations observed at the site appear to correlate with greater groundwater depths (e.g., when the depth-to-water in Well MW-1 is between 10- to 12-feet below ground surface (bgs), the concentrations in this well were observed to be higher). This is most likely due to residual contaminants lying within these deeper depths. However, based on the fact that significantly lower contaminant concentrations were identified during the most recent sampling event, when depth-to-water was again below 10-feet bgs, it appears that the residual concentrations lying at the deeper depth range are, in fact, attenuating.

According to ACC's interpretation of the bio-indicator parameter analyses (i.e., DO, sulfates, nitrates, etc.), ACC concludes that both aerobic and anaerobic degradation are occurring within the site's contaminant plume. However, based on the fact that DO levels both inside and outside the plume are commensurate, while levels of nitrates and sulfates are significantly lower inside the plume than outside of the plume, only anaerobic biodegradation appears to be taking place at the site. Although anaerobic biodegradation is known to be much slower than aerobic degradation, it appears to be doing an adequate job of degrading the contaminant plume based on the most recent sampling event.

Based on the most recent sample analysis results and the apparent attenuation of contaminants at the site, this site will be considered for case closure. This process will involve the preparation of a Case Closure Summary, a two-tiered internal peer review process, and review and sign-off by the Regional Water Quality Control Board.

Mr. Steve Chrissanthos
Re: 901 Lincoln Avenue
October 28, 1996
Page 2 of 2

If you have any questions in the interim, 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

Acting Chief

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

May 17, 1996

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

STID 3872

Re: Investigations at 901 Lincoln Ave., Alameda, California

Dear Mr. Chrissanthos,

This office has reviewed ACC Environmental Consultants' (ACC) April 1996 Biannual Groundwater Monitoring Report for the above site. Although the County requested, in its December 11, 1995 letter, that you conduct at least two additional semi-annual monitoring events, ACC is proposing after only one additional semi-annual monitoring event that no further sampling should be conducted because "further groundwater monitoring and sampling will not produce any added benefit". The County requested further sampling of Well MW-1 due to elevated contaminant concentrations and extreme concentration fluctuations regularly observed in this well in the past. These fluctuations indicate that the plume may not be biodegrading and possibly continue to migrate or pose a health risk to future workers or occupants of the site.

As was suggested by ACC, a few additional groundwater sampling events may not assure that this plume is stable. Although this last sampling event identified relatively low contaminant concentrations in Well MW-1, even lower concentrations were observed in this well in the past only to increase three-fold, to levels that could potentially cause a human health threat, in subsequent monitoring events. Therefore, the best way to confirm whether the plume is biodegrading is to analyze groundwater samples collected from Well MW-1 for biodegradation indicator parameters.

This office is requesting that you analyze groundwater samples from Well MW-1 for biodegradation indicator parameters, such as: dissolved oxygen (DO); pH; conductivity; temperature; alkalinity; nitrates; sulfates; ferrous iron; and determine whether aerobic or facultative microbes are present at the site. Based on the results of these tests, you will be required to present a discussion as to why or why not there is significant biodegradation taking place at the site. If it can be determined that the plume is actively being biodegraded and stable, the site may be considered for closure. This discussion, along with the analyses results, shall be submitted to this office within 90 days of the date of this letter.

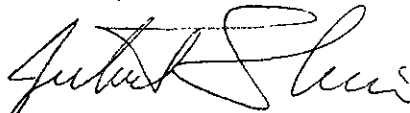
Careful collection of the samples for DO analysis is critical. DO analysis must be done in the field. There should be no other analyses performed with this groundwater sample. Contact with

Mr. Steve Chrissanthos
Re: 901 Lincoln Ave.
May 17, 1996
Page 2 of 2

air must be minimized. DO measurements should be made using a direct-reading meter on groundwater samples collected before, during, and after well purging. Each of these readings should be recorded. Use of a down-hole probe or flow-cell is preferred because it will minimize contact of groundwater with the atmosphere.

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
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

December 11, 1995

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

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

STID 3872

Re: Request for Case Closure for the site located at 901 Lincoln Ave., Alameda, California

Dear Mr. Chrissanthos,

The case files for the above site, including ACC's Request for Site Closure Report, dated September 18, 1995, were reviewed by several Alameda County Hazardous Materials Specialists for site closure consideration. Based on our review of the case files, we have determined that further monitoring will be required.

Although ACC has argued that concentrations of Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene, toluene, ethylbenzene, and xylenes (BTEX) in Well MW-1 are attenuating, this office is concerned by the fluctuating contaminant concentrations in Well MW-1, which indicate a potential for an on-going source, and by the fact that the level of benzene identified in the last quarterly sampling event exceeded human health-protective threshold levels (650 ppb), such as that established by the American Society of Testing and Materials' (ASTM) Risk-Based Corrective Action Tier 1 guidelines.

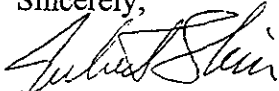
This office is requesting that semi-annual monitoring of Wells MW-1 and MW-4 continue until additional information can be obtained to assure that there is not a significant source of contaminants still present on site; that contaminant concentrations are, in fact, attenuating below the human health protective thresholds; and that this plume is not migrating off site.

After two semi-annual monitoring events, this office will determine whether further monitoring events are needed or whether enough information has been obtained to consider the site for closure. The next sampling event should be conducted in February 1996.

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

Mr. Steve Chrissanthos
Re: 901 Lincoln Ave.
December 11, 1995
Page 2 of 2

Sincerely,



Juliet Shin

Senior Hazardous Materials Specialist

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

Cheryl Gordon
SWRCB
Underground Storage Tank Cleanup Fund
P.O. Box 944212
Sacramento, CA 94244-2120

Acting Chief-File

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

EMERGENCY <input type="checkbox"/> YES <input 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 HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.		
REPORT DATE 11/10/95		CASE #		SIGNED: <i>Juliet Shin</i> DATE: 11/8/95		
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Misty Kalthreider		PHONE (510) 638-9400	SIGNATURE <i>Misty Kalthreider</i>		
	REPRESENTING <input checked="" type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OTHER Consulting		COMPANY OR AGENCY NAME ACC Environment Consulting			
	ADDRESS 777 Copwell Drive, Suite 100 Oakland CA 94621					
RESPONSIBLE PARTY	NAME Alameda Cellars		<input type="checkbox"/> UNKNOWN	CONTACT PERSON Steve Chrissenthos	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 Alameda 94501					
	CROSS STREET Ninth					
IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda County Health Care Services		AGENCY NAME		CONTACT PERSON Juliet Shin	
	REGIONAL BOARD San Francisco Bay-RWQCB				PHONE ()	
SUBSTANCES INVOLVED	(1) 2000-gallon diesel - UST		NAME		QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN	
	(2) 10,000-gallon gasoline (one unleaded, one leaded gasoline) (USTs)				<input checked="" type="checkbox"/> UNKNOWN	
DISCOVERY/ABATEMENT	DATE DISCOVERED 03/01/90		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		OTHER	
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING			
	HAS DISCHARGE BEEN STOPPED? <input type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE		<input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE			
SOURCE/ CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <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 type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION					
	<input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS					
REMEDIAL ACTION	<input type="checkbox"/> REMEDIATION PLAN <input checked="" type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY					
	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 (BT) <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"/> 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"/> OTHER (OT)					
COMMENTS						

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

November 4, 1994

Mr. Steve Chrissanthos
Alameda Cellars
1702 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 3872

Re: Ground water monitoring at 901 Lincoln Ave., Alameda, CA

Dear Mr. Chrissanthos,

This office has reviewed ACC Environmental Consultant's (ACC) Quarterly Ground Water Monitoring Report, dated September 22, 1994. Per ACC's request, the monitoring frequency of Wells MW-1 and MW-4 may be reduced to semi-annual monitoring.

If you have any questions or comments, please contact me at (510) 567-6700.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Misty C. 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, 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

December 10, 1993

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

STID 3872

Re: Ground water monitoring at 901 Lincoln Avenue, Alameda, CA

Dear Mr. Chrissanthos,

This office has reviewed ACC Environmental's (ACC) report, dated December 1993, documenting the installation of an additional monitoring well and quarterly sampling at the above site. In this report, ACC proposed to discontinue ground water monitoring for Wells MW-2 and MW-3. Since soil samples collected from these borings at the capillary fringe, and five quarters of ground water samples, have not detected any contaminants above detection limits, this office finds it acceptable to discontinue ground water monitoring of Wells MW-2 and MW-3 at this time. Quarterly ground water monitoring is required to continue for Wells MW-1 and MW-4.

If you have any questions or comment, 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: Misty Kaltreider
ACC Environmental Consultants
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



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

Site: 901 Lincoln Avenue
Alameda, CA 94501

Dear Mr. Chrissanthos:

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 0055

The State Water Resources Control Board (State Board) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed \$20,000. 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 Deaner, 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

01-0040

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 000055

AMENDMENT NO: 0

CLAIMANT: Alameda Cellars Inc.

BALANCE FORWARD: \$0

JOINT-CLAIMANT:

THIS AMOUNT: \$20,000

CLAIMANT ADDRESS: 1709 Otis Drive
Alameda, CA 94501

NEW BALANCE: \$20,000

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 901 Lincoln 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 \$20,000 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 Markle for
Manager, Underground Storage Tank Cleanup Fund Program

BY James D. Stafford
Chief, Division Administrative Services

STATE USE :
CALSTARS CODING :
0550 - 569.02 - 30530
\$

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

September 20, 1993

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

STID 3872

Re: Work plan for 901 Lincoln Avenue, Alameda, California

Dear Mr. Chrissanthos,

This office has reviewed ACC Environmental's work plan, dated September 1993, for the installation of one additional monitoring well at the above site. This work plan is acceptable to this office with the following requirements:

- o The well shall be screened adequately above and below the water table to account for seasonal fluctuations. Page 2 of the work plan states that the well will be screened "to a point no deeper than 6.6 feet below first ground water", which is incorrect. The well shall be screened adequately above the shallowest water level recorded to date from the on-site wells, which is 6.6 feet below ground surface.
- o Per my conversation with Misty Kaltreider, ACC, on September 20, 1993, the proposed location of the monitoring well shall be moved further north alongside the building, so that it may be located in a more accurate downgradient direction from the former tanks.

Please be reminded that field work must commence within 60 days of the date of this letter. A report documenting the work shall be submitted to this office within 45 days after completing field activities. 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: Misty Kaltreider
ACC Environmental Consultants
1000 Atlantic Ave., Ste 110
Alameda, CA 94501

Edgar Howell-File(JS)

DETAILED REVIEW CHECKLIST

CLAIM NO.: 55	REGION: 2	COUNTY: Alameda	CODE: 01
PRIORITY ASSIGNED: B	LEAD AGENCY AND CONTACT PERSON: Alameda Health		
CURRENT RANK:	CONTACT PERSON:		
DATE REVIEWED:	PHONE NO.: (510) 271-4530		
REVIEWER:			
SITE NAME: Alameda Cellars West			
SITE ADDRESS: 901 Lincoln 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?	✓		corporation 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?	✓		
III. Joint Claimant			
1. Joint Claimant is an owner and/or operator?	n/a		
2. Tax ID number provided?	n/a		
3. Joint Claimant's priority class verified?	n/a		
IV. Co-Payee			
1. Tax ID No. provided?	n/a		
2. Mailing address/phone no. provided?	n/a		
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?	✓		Reimbursement UTR from Alameda 4/6/92
4. Is there any evidence that the UAR was the result of a spill, overfill or gross negligence?	✓		none indicated in County files.
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; permit
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?	n/a		
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. 55

LOCAL AGENCY NO. _____

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?	✓	Rel. Rept. 3/30/90
2. If property acquired after 1/1/84, claimant exercised due diligence or previous owner was eligible?	n/a	1973
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 11/82
4. UST is not grossly out of compliance with permit requirements?	✓	
5. Claimant was required to initiate corrective action?	✓	Reimbursement ltr from Alameda 4/6/92
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 Per Steve Chrissanthos, retail business has been sold after 1991. Corporation still owns the land. Corporation is still in existence and has been paying for cleanup, therefore, corporation is the appropriate claimant. However, based on copies of checks submitted, Grand Market Real Estate Accl. [need to clarify.] is paying for cleanup.

* 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 94612
(510) 271-4500

August 5, 1993

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

STID 3872

Re: Investigations at 901 Lincoln Avenue, Alameda, California

Dear Mr. Chrissanthos,

This office has reviewed ACC Environmental's Quarterly Report, dated July 1993. For the last six months of gradient determinations, the ground water gradient at the site was determined to be towards the northwest. Although the gradient is predominantly to the northwest, there are no wells placed in this downgradient direction to delineate the extent of ground water contamination.

You will be required to install an additional monitoring well to the northwest of the former tank pit. This well shall be screened at least above 6.6 feet below ground surface, which was the shallowest water table noted in the last seven months, and at least 10 feet below the water table. You are required to submit a work plan addressing the installation of an additional well **within 45 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: Misty C. Kaltreider
ACC Environmental Consultants
1000 Atlantic Ave., Ste 110
Alameda, CA 94501

Edgar Howell-File(JS)

10/7/92

From: Steve Chrisanekas
Alamanda Callan

To: Juliet Stein Hay, Mat Spae.

Mr. Chrisanekas stated that he was granted Trust Fund money for his auto.

He requested a 60-day extension on field work implementation at 901 Lincoln Ave.

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 Petroleum 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.

In March 1990, two 10,000-gallon gasoline underground storage tanks (USTs) were removed from the site. Analysis of the 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.

DATE 8/5/92

CONTACT LOG

FROM: Juliet Shin AFFILIATION: Alameda County
TITLE: _____ PHONE: (510) 271-4330
TO: Misty Kalthreider AFFILIATION: A.C.C. Environ. Cons.
TITLE: _____ PHONE: (510) 522-8188

RE: STID 3872, Alameda Cellars, 901 Lincoln Ave.,
Alameda, CA

Ms. Shin wanted to clarify that soil samples would ^{be} collected every 5 feet down to the bottom of each boring. Misty stated that they would do this.

Severed interval 10' below gas level and at least 2 feet above water table. Will adjust

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

August 5, 1992

Steve Chrissanehos
901 Lincoln Avenue
Alameda, CA 94501

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

STID 3872

RE: Work plan for Alameda Cellars, located at 901 Lincoln Avenue, Alameda, California

Dear Mr. Chrissanehos,

This office has reviewed the work plan, dated July 1992, regarding the drilling of five borings at the site, and the conversion of three of these borings into monitoring wells. The work plan is acceptable to this office.

Per our conversation between Misty Kaltreider, consultant, and Juliet Shin, Alameda County Hazardous Materials Specialist, soil samples will be collected from each boring, every five feet to the bottom of each boring. Additionally, soil samples shall be collected at any significant changes in lithology or from areas of observed contamination.

Field work should commence within 60 days of the receipt of this letter. Please be reminded that a report documenting the results from work performed is due to this office within 45 days of completion of field activities.

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

Sincerely,

for Juliet Shin

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Richard Hiatt, RWQCB

Robert La Grone, Alameda Fire Dept.

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

Edgar Howell-File (JS)

DATE 7/15/92

CONTACT LOG

FROM: Misty Kaltrider AFFILIATION: ACC Environmental

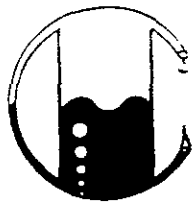
TITLE: _____ PHONE: _____

TO: Juliet Shin AFFILIATION: Alameda County

TITLE: _____ PHONE: (510) 271-4320

RE: STID 3872, Alameda Cellars, 901 Lincoln Ave.,
Alameda, CA

Ms. Kaltrider requested an extension for the
regional work plan. She stated that ACC Environmental
would need a couple more weeks. Ms. Shin
approved of this extension.



MOBILE CHEM LABS INC.

1678 Reliez Valley Road
Lafayette, CA 94549 • (415) 945-1266

Environmental Bio-Systems
30028 Industrial Pkwy. S.W.
Hayward, CA 94544-6904
Attn: Timothy Babcock
Environmental Scientist

Date Sampled: 07-10-89
Date Received: 07-10-89
Date Reported: 07-11-89

Sample Number

V079015

Sample Description

Job # 003-051-191-
2006 Encinal Ave.-Alameda
5 SOIL

ANALYSIS

	Detection Limit	Sample Results
	----- ppm	----- ppm
Total Petroleum Hydrocarbons as Gasoline	1.0	11
Benzene	0.1	<0.1
Toluene	0.1	<0.1
Xylenes	0.1	<0.1
Ethylbenzene	0.1	<0.1

Note: Analysis was performed using EPA methods 5020 (Automated) and 8015
with method 8020 used for BTX distinction.

MOBILE CHEM LABS

Ronald G. Evans
Lab Director

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

June 15, 1992

Ms. Diana Romero
California State Water Resources Control Board
P.O. Box 94212
Sacramento, CA 94212

Re: Previous underground tank sites located at, 901 Lincoln Ave.
and 2425 Encinal Ave., Alameda, CA

Dear Ms. Romero:

At the request of Mr. Steve Chrissanthos, a search of our records for information regarding registration and/or permitting of his underground tanks, at the above addresses was performed. Our records indicate tank removals were conducted in the fall of 1990. Prior to that date, the only documents in the file were results from tank integrity testing performed in August 1988', at both facilities.

There are no records of either site having an interim permit, or final permit to operate. Unfortunately, the state tank registration forms were not found and no other operating records are on file. Without locating these forms our office is unable determine the action taken by Mr. Chrissanthos to obtain a permit to operate his tanks. The documentation of any additional steps taken by Mr. Chrissanthos to obtain a valid permit and perform monitoring pursuant to Title 23, of the California Code of Regulations is not on File.

Sincerely,

Pamela J. Evans
Senior Hazardous Materials Specialist,
Ala. Co. E.H.D., Haz. Mat. Division

cc; Edgar Howell, Chief Haz.Mat.Div.,Alco.E.H.D.
Steve McKinley, Capt. Alameda Fire Dept.
Steve Chrissanthos, Owner Alameda Sellers Inc.
Kevin Tinsley, Specialist Haz.Mat.Div.,Alco.E.H.D.

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
 Hazardous Materials Inspection Form

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

II, III

Site ID # _____ Site Name Alameda Sellers Today's Date 6/4/90

Site Address 901 Lincoln Ave.
2425 Encinal Ave

City Alameda Zip 94501 Phone 522-2145

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 Chrysanthos 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 this date.

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

II.A. BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stats. 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. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(a)
- 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 Gndwater One time soils
 - 5) Daily Inventory Annual tank testing Cont pipe leak def Vadose/gndwater mon.
 - 6) Daily Inventory Annual tank testing Cont pipe leak def
 - 7) Weekly Tank Gauge Annual tank testing
 - 8) Annual Tank Testing Daily Inventory
 - 9) Other _____

- 7. Precs Tank Test 2643
Date: _____
- 8. Inventory Rec. 2644
- 9. Soil Testing 2646
- 10. Ground Water. 2647

- New Tanks
- 11. Monitor Plan 2632
 - 12. Access. Secure 2634
 - 13. Plans Submit 2711
Date: _____
 - 14. As Built 2635
Date: _____

Rev 6/88

Contact: _____
 Title: _____
 Signature: Steve Chrysanthos

Inspector: Kerlin T. Poley
 Signature: _____

II, III

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
CALIFORNIA-REGISTRATION DIVISION

REGISTRATION DIVISION

DEPARTMENT OF PUBLIC HEALTH
REGISTRATION DIVISION
1500 CALIFORNIA STREET
SAN FRANCISCO, CALIFORNIA 94115
510 375-2222

May 26, 1992

Steve Chrissanehos
901 Lincoln Avenue
Alameda, CA 94501

01

STID 3872

RE: Required investigations at Alameda Cellars, located at 901 Lincoln Avenue, Alameda, California

Dear Mr. Chrissanehos,

On March 1, 1990, two 10,000-gallon gasoline tanks and one 2,000-gallon diesel tank were removed from the above site. Analysis of the soil samples collected from beneath the two gasoline tanks identified Total Petroleum Hydrocarbons as gasoline at 540 parts per million (ppm) and 710 ppm.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that a groundwater investigation be conducted whenever an unauthorized release of product is suspected from an underground storage tank. The levels of soil contamination associated with your project would indicate that such an event has occurred.

You are required to conduct a Preliminary Site Assessment (PSA) to determine the lateral and vertical extent and severity of latent soil and groundwater 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 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 the following:

- o At least one groundwater monitoring well must be installed within 10 feet of the former underground storage tank, oriented in the confirmed downgradient direction relative to groundwater flow. The groundwater gradient for a given site is to be determined by data derived from three wells. During the installation of these wells soil samples are to be collected at five foot depth intervals and any significant changes in lithology until groundwater is reached.

Steve Chrissanehos
RE: Alameda Cellars, 901 Lincoln Ave.
May 26, 1992

- 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, groundwater elevations are to be measured monthly for 12 consecutive months and then quarterly thereafter. Groundwater samples are to be collected and analyzed quarterly. Both soil and groundwater 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.

In order to proceed with a site investigation, you should obtain professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a PSA proposal outlining planned activities pertinent to meeting the criteria broadly outlined in this letter and the attached Appendix A.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined following the completion of the initial assessment that there has been a substantial impact to groundwater.

The PSA proposal is due within 45 days of the date 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.

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

Steve Chrissanehos
RE: Alameda Cellars, 901 Lincoln Ave.
May 26, 1992

samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.

- o Status of groundwater 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 of remediation

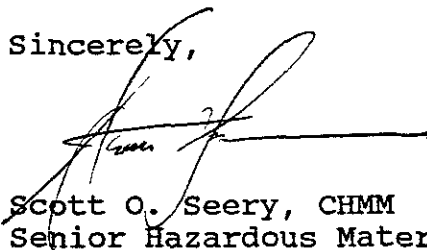
All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Please include a statement of qualifications for each lead professional involved with this project.

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.

The need for any follow-up investigative or remedial actions at this site will be based upon the data derived from the initial investigations.

If you have any questions or comments, please contact Juliet Shin at (510) 271-4320.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

Attachment

cc: Richard Hiett, RWQCB

Richard Quarante, Alameda Fire Dept.

File (JS)

DATE: 3/27/92
TO : Local Oversight Program
FROM: Ewa Chu
SUBJ: Transfer of Eligible Oversight Case

Site name: Alameda Cellars West
Address: 901 Lincoln Av city Alameda zip 94501
Closure plan attached? Y N DepRef remaining \$ 325.30
DepRef Project # 817 STID #(if any) 3872
Number of Tanks: 3 removed? Y N Date of removal 3/1/90
Leak Report filed? Y N Date of Discovery _____
Samples received? Y N Contamination: _____
Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents
Monitoring wells on site No 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 _____

TPH-G as high as 710ppm; benzene up to 6.3 ppm
TOG at 960ppm

No work plan.

LOP - RECORD CHANGE REQUEST FORM

printed:
06/21/93

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: 12035
StID : 3872
SITE NAME: Alameda Cellars West DATE REPORTED : 03/01/90
ADDRESS : 901 Lincoln Ave. DATE CONFIRMED:
CITY/ZIP : Alameda 94501 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: G CONTRACT STATUS: 4 EMERGENCY RESP:
RP SEARCH: S DATE UNDERWAY: 12/04/92 DATE COMPLETED: 04/06/92
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:
ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 04/06/92
LUFT FIELD MANUAL CONSID: 3HSCAWG DATE CASE CLOSED:
CASE CLOSED: REMEDIAL ACTIONS TAKEN:
DATE EXCAVATION STARTED : 03/01/90

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Steve Chrissanthos
COMPANY NAME: n/a
ADDRESS: 1709 Otis Dr
CITY/STATE: Alameda, C A 94501

INSPECTOR VERIFICATION:			
NAME	SIGNATURE	DATE	
DATA ENTRY INPUT:			
Name/Address Changes Only		Case Progress Changes	
ANPPGMS	LOP	DATE	LOP DATE

Please print or type. (Form designed for use on elite (12 pin) typewriter).

71267

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No.		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 CHRISANELAS						A. State Manifest Document Number 89642433					
4. Generator's Phone (714) 455-3700						B. State Generator's ID					
5. Transporter 1 Company Name ELLI RE TRUCKING			6. US EPA ID Number			C. State Transporter's ID 100776		D. Transporter's Phone			
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. 255 Parr Blvd. Richmond, Ca. 94801						10. US EPA ID Number		G. State Facility's ID CA101813116167281			
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)						12. Containers No. Type		13. Total Quantity Unit			
a. Waste Empty Storage Tank California Regulated Waste Only						01 011 TLP		14. Waste No. 235-1493			
b.								State 512 EPA/Other			
c.								State EPA/Other			
d.								State EPA/Other			
J. Additional Descriptions for Materials Listed Above Empty storage tank ³⁰²⁸ last contained iced with 400 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 BRET WALLACH				Signature <i>Bret Wallach</i>				Month Day Year 10/30/90			
17. Transporter 1 Acknowledgement of Receipt of Materials				Printed/Typed Name <i>[Signature]</i>				Signature <i>[Signature]</i>		Month Day Year 10/30/90	
18. Transporter 2 Acknowledgement of Receipt of Materials				Printed/Typed Name				Signature			
19. Discrepancy Indication Space G.) wrong state ID # S/B CAD009466392											
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.				Printed/Typed Name Shannon Lowry				Signature <i>Shannon Lowry</i>			
								Month Day Year 10/30/90			

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7560

GENERATOR

TRANSPORTER

FACILITY

17267

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. CA10092341115
 Manifest Document No. CA10092341115

2. Page 1 of 1
 Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
 STEVE CHRIS SANELAS
 101 LINCOLN ST ALAMEDA CA.

A. State Manifest Document Number
 89642436

4. Generator's Phone (415) 845-3200

B. State Generator's ID

5. Transporter 1 Company Name
 DILLARD TRUCKING

6. US EPA ID Number
 CA1009181169128019

C. State Transporter's ID 100979
 D. Transporter's Phone (415) 634-0567

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.
 255 Pari Blvd.
 Richmond, Ca. 94801

10. US EPA ID Number
 CA100910101416131912

G. State Facility's ID
 CA10093116172181
 H. Facility's Phone (415) 235-1393

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers		13. Total Quantity	14. Unit Wt/Vol	15. Waste No.
	No.	Type			
a. Waste Empty Storage Tank California Regulated Waste Only	0,02	T, P	1121015	P	State 512 EPA/Other 1015
b.					State EPA/Other
c.					State EPA/Other
d.					State EPA/Other

13. Additional Descriptions for Materials Listed Above
 Empty storage tank #3026 last contained GASOLINE
 Empty storage tank #3027 last contained GASOLINE Tanks lined with 15 dry ice per 1,000 gallon capacity

14. 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: BRET WALLACH
 Signature: Bret Wallach
 Month Day Year: 10/30/90

17. Transporter 1 Acknowledgement of Receipt of Materials
 Printed/Typed Name: BRIAN MATHENS
 Signature: Brian Mathens
 Month Day Year: 10/31/90

18. Transporter 2 Acknowledgement of Receipt of Materials
 Printed/Typed Name:
 Signature:
 Month Day Year:

19. Discrepancy Indication Space
 G.D. State ID Wrong
 Should Be CAD 009 466 3/2

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: Shannan Lowry
 Month Day Year: 10/30/90

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8602; WITHIN CALIFORNIA CALL 1-800-852-7660

Please print or type. (Form designed for use on a typewriter).

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CA 0000234105		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 CHARISSAKELAS 701 LINCOLN ST ALAMEDA CA.						A. State Manifest Document Number 88379681			
4. Generator's Phone (415) 865-3200						B. State Generator's ID			
5. Transporter 1 Company Name ALLIED OIL & PUMPING			6. US EPA ID Number CA 000014277			C. State Transporter's ID 002227		D. Transporter's Phone (408) 432-0333	
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 REFINERIES SERVICES 13331 NORTH HWY. 33 PATTERSON, CA. 95363			10. US EPA ID Number CA 00003166728			G. State Facility's ID		H. Facility's Phone (800) 876-4444	
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)					12. Containers		13. Total Quantity	14. Unit	15. Waste No.
a. WASTE OIL N.O.S. COMBUSTIBLE LIQUID NA 1270					No. Type 001 T2		9.50	C	State 221 EPA/Other
b.									State EPA/Other
c.									State EPA/Other
d.									State EPA/Other
J. Additional Descriptions for Materials Listed Above 1.1 USED OIL 1.2 WATER						K. Handling Codes for Wastes Listed Above a. 01 b. c. d.			
15. Special Handling Instructions and Additional Information CLOVES									
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					Signature			Month Day Year 02 22 90	
17. Transporter 1 Acknowledgement of Receipt of Materials									
Printed/Typed Name RICH JOHNS					Signature			Month Day Year 02 22 90	
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					Signature			Month Day Year	

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7650

GENERATOR

TRANSPORTER

FACILITY

Do Not Write Below This Line

FUEL LEAK CASE FORM

Enter Date / /
Review Date 05/31/90
Date of Last Corr. 03/30/90
Report Date 03/30/90

Review Status C
Evaluator JW
Sitename Alameda Cellars
Street Number 901
Street Lincoln Ave.
City Alameda
Zip
County 01
Local Agency 010010
MOPNO
Primary Substance 8006619
Secondary Substance 12036

Max. Soil Conc. (ppm) 960
Max G.W. Impact (ppb)

Case Type S G D U
Groundwater Depth

Priority B3
Rank
Status 0
Date 3A / /
Date 3B / /
Date 5C / /
Date 5R / /
Date 7 / /
Date 8 / /
Date 9 / /

Interim Y N
Interim Date / /
Abate Method NT

Lead Agency L R LI RI
UGT Y N
Division LPC
Enforce Type 0 1 2 3
Enforce Date / /
RP Search S I R N

Comment (80 Characters)

ACCEPTED

DEPARTMENT OF ENVIRONMENTAL HEALTH
470 - 77th Street, Third Floor
Oakland, CA 94612
Telephone: (415) 874-7237

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

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 assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building 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 this Department and to the fire and Building Inspection Department to determine if such changes meet the review status of State and local laws. Notify this Department at least 48 hours prior to the following required inspections:

- Removal of Tank and Piping
- Sampling
- Final Inspection

Issuance of a permit to operate is dependent on compliance with accepted plans and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.



Project # 4565617
Fee Paid \$600.
Date 1/5/90

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

- Business Name Alameda Cellars West
Business Owner Steve Chrissanehos 521-3100
- Site Address 901 Lincoln Avenue
City Alameda Zip 94501 Phone 865-3200
- Mailing Address same
City _____ Zip _____ Phone _____
- Land Owner Steve Chrissanehos
Address 901 Lincoln Ave. City, State Alameda, CA Zip 94501
- EPA I.D. No. CAC 000234105
- Contractor Zaccor Corporation Lavette Smith
Address 791 Hamilton Avenue
City Menlo Park Phone 363-2181
License Type A ID# 478799
- Consultant _____
Address _____
City _____ Phone _____

8. Contact Person for Investigation

Name Steve Chrissanehos Title owner
Phone 415)865-3200

9. Total No. of Tanks at facility 3

10. Have permit applications for all tanks been submitted to this office?
Yes [] 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 _____

12. Sample Collector

Name Environmental Bio-Systems

Company _____

Address 30028 Industrial Parkway, Southwest

City Hayward State CA Zip 94544- Phone 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
2,000	gasoline diesel	soil	under each end of tank
<p><i>tanks installed May '75; replaced tanks installed in 1970 (+before?)</i></p>			<p><i>11 20' TRENCH</i></p> <p><i>11 50 10' COMPOSITE</i></p> <p><i>-STOCK PILE-</i></p>

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 water - 8015, 602/624 → 3550 prep. on 6/21/12 LEADS BY	SAMPLE ANALYZED BY 5030 DHS ON LEAD

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 CHRISANTHOS

Signature 

Date 12-25-89

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)

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.

**STATE
COMPENSATION
INSURANCE
FUND**

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

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

MARCH 17, 1989

POLICY NUMBER: 0301858 - 89
CERTIFICATE EXPIRES: 3-13-90

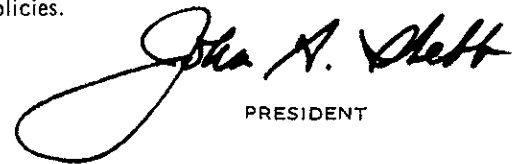
CITY OF PLACENTIA
CITY HALL
1000 N. GATE AVENUE
PLACENTIA, CA 91769

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.


PRESIDENT

ENDORSEMENT #2030 ENTITLED CERTIFICATE HOLDERS' NOTICE EFFECTIVE 03/15/89 IS ATTACHED TO AND FORMS A PART OF THIS POLICY.

EMPLOYER

JACOBS COMPANIES, INC
1784 CHANNING AVENUE
PALM ALTO
CA 94302

NORTH
↑

901 LINCOLN

FILL 10,000 GAL

ISLAND

FILL 10,000 GAL

2,000 GAL

PARKING

SIDE WALK

4TH STREET

BUILDING

PARKING