

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20755

(cc)

January 7, 1997

Mr. Steve Chrissanthos
1702 Lincoln Ave.
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

RO# 755

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.

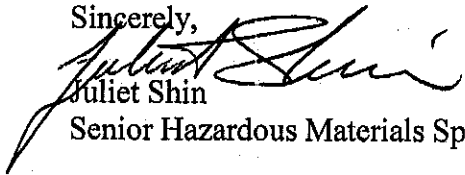
According to ACC's interpretation of the bio-indicator parameter analyses (i.e., DO, sulfates, nitrates, etc.), ACC concludes that both aerobic and anaerobic degradation are occurring within the site's contaminant plume. However, based on the fact that DO levels both inside and outside the plume are 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



RO# 755

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

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.

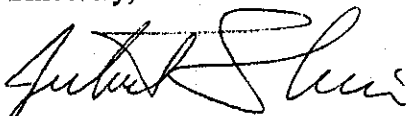
Careful collection of the samples for DO analysis is critical. DO analysis must be done in the field. There should be no other analyses performed with this groundwater sample. Contact with

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



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.

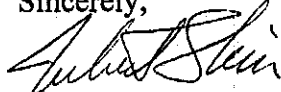
This office is requesting that semi-annual monitoring of Wells MW-1 and MW-4 continue until additional information can be obtained to assure that there is not a significant source of contaminants still present on site; that contaminant concentrations are, in fact, attenuating below the human health protective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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0755

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



R0755

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,


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



R0755

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 20, 1993

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

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,

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



R0755

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

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)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0755

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)



DEPARTMENT OF PUBLIC HEALTH
COMMUNITY HEALTH DIVISION
103 West 11th Street, 10th Floor
San Francisco, CA 94103
(415) 376-4000

May 26, 1992

Steve Chrissanehos
901 Lincoln Avenue
Alameda, CA 94501

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

- o 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)