A·C·C
ENVIRONMENTAL
CONSULTANTS

February 7, 1997

Ms. Juliet Shin
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

RE: Work Plan for Monitoring Well Destruction
Alameda Cellars West, 901 Lincoln Avenue, Alameda, California
ACC Project No. 6039-1.6

Dear Ms. Shin:

On behalf of Mr. Steve Chrissanthos, ACC Environmental Consultants, Inc., (ACC) presents this letter report Work Plan summarizing the proposed work to be completed at 901 Lincoln Avenue, Alameda, California, regarding monitoring well destruction for site closure (Figure 1).

BACKGROUND

In March 1990, two 10,000-gallon gasoline tanks and one 2,000-gallon diesel tank were removed from the site. Analysis of the soil samples collected from beneath the two gasoline tanks indicated concentrations up to 710 parts per million (ppm) of total petroleum hydrocarbons as gasoline (TPHg). Soil samples collected from beneath the diesel tank indicated no detectable concentrations of total petroleum hydrocarbons as diesel.

According to a request from the Alameda County Health Care Services Agency, Hazardous Materials Division (ACHCSA), a Preliminary Site Assessment was conducted to further evaluate soil impact from the gasoline release on site. ACC was retained by Mr. Chrissanthos to perform the work requested by the ACHCSA.

On December 4, 1992, three monitoring wells were installed on site. Analytical results of soil samples collected during drilling boring MW-1 indicated concentrations of 56 ppm of TPHg and concentrations of benzene, toluene, ethylbenzene, and total xylenes (BTEX). Monitoring well MW-1 is located adjacent to the former tank excavation. Soil samples collected from the other borings indicated constituents of concern were not above reporting limits.

Initial groundwater samples collected from the onsite monitoring wells on December 15, 1992, indicated below detectable levels of constituents. On February 24, 1993, ACC performed a soil investigation at the property to evaluate the lateral and vertical extents of soil impact adjacent to monitoring well MW-1. Analytical results of soil samples collected indicated below detectable levels of petroleum hydrocarbon constituents in the soil. It was concluded that petroleum hydrocarbon impact on site was limited to soil around monitoring well MW-1.

In October 1993, monitoring well MW-4 was installed downgradient of monitoring well MW-1 on site (Figure 2). Laboratory analysis of soil samples collected during drilling indicated below detectable levels of constituents. In November 1993, laboratory analysis of groundwater samples collected from the onsite monitoring wells indicated no detectable levels of constituents in monitoring wells MW-2, MW-3, and MW-4.

In December 1993, ACHCSA approved a reduction in groundwater sampling. The revised groundwater sampling and monitoring program included performing monitoring of all four wells on site and collecting groundwater samples from only monitoring wells MW-1 and MW-4 on a biannual basis. Groundwater samples collected from these wells should be analyzed for TPHg and BTEX.

In 1995, site closure with no further monitoring was requested based on the continual degrading of dissolved petroleum hydrocarbon concentrations in monitoring well MW-1 and degrading concentrations since 1993. The request for closure was denied by the ACHCSA in a letter dated December 11, 1995, due to the elevated concentrations of benzene reported in monitoring well MW-1 in August 1995. The ACHCSA requested continued biannual monitoring. ACHCSA requested that the groundwater samples be analyzed for dissolved oxygen (DO), nitrate, sulfate, ferrous and ferric iron, and total dissolved solids (TDS) in its letter dated May 17, 1996, to evaluate whether natural bioremediation is occurring. Based on groundwater evaluation, the constituents reported in well MW-1 were degrading.

Final site closure was granted in ACHCSA's letter dated January 7, 1997. As part of the final site closure specified in the January 7, 1997, letter, ACC proposes to destroy all four onsite monitoring wells in accordance with the Tri-Regional Water Quality Control Board's guidelines and the California Department of Water Resources.

WELL DESTRUCTION PROCEDURES

As required by the Occupational Health and Safety Administration, 29 Code of Federal regulations 1910.120, ACC has prepared a site specific Health and Safety Plan, attached, for the proposed work.

Four 2-inch-diameter monitoring wells, each with a total depth of 15 feet (MW-1, MW-2, MW-3, and MW-4), are proposed to be destroyed by Gregg Drilling and Testing of Martinez, California (license C57-485165). The permit for well destruction will be obtained from the Alameda County Flood Control and Water Conservation District prior to scheduling field activities.

The wells will be destroyed by overdrilling and removing all well construction materials within the original borehole. The created hole will be filled with an appropriate sealing material following destruction procedures.

The following procedures will be followed for each well to be destroyed.

- The monitoring wells to be destroyed will be investigated prior to destruction. The depth, casing diameter, and construction and sealing design of the well will be ascertained. The wells will be sounded immediately before destruction to determine whether there are obstructions within each wellbore that would interfere with overdrilling.

- All downhole equipment will be precleaned prior to drilling each boring.

- The monitoring wells will be destroyed by removing all materials within the original borehole (including the well casing, screen, filter pack, and annular seal) by overdrilling the borehole with hollow-stem augers with an internal diameter greater than the well casing, and an outside diameter equal to or greater than the diameter of the original boring. Well materials will be removed from the interior of the augers as they are advanced.

- Overdrilling will be completed to the depth of the original boring.

- The reamed boring will be backfilled with a neat cement grout containing 5% bentonite by weight as the augers are removed from the boring. The grout will be placed into the boring from the bottom of the hole to approximately 2 feet below ground surface via use of a tremie pipe. The boring will then be filled to existing grade with concrete and finished to match the surrounding surface.

Well screen, christy boxes, and well completion material will be placed in labeled drums and stored temporarily on site. A total of four soil samples will be collected from the drums at random and submitted to a state-certified laboratory for compositing and analysis. The samples collected will be composited into one sample and analyzed for lead by EPA Method 7240A and TPHg and benzene, toluene, ethylbenzene and total xylenes by EPA Methods 8015M/8020. The drummed soil will be disposed after receipt of analytical results and profiling the soil into an accepting facility.

After completion of destruction, a letter report documenting procedures and analytical results will be submitted to regulatory agencies.

If you have any questions or comments regarding this Work Plan or any other comments regarding this project, please call.

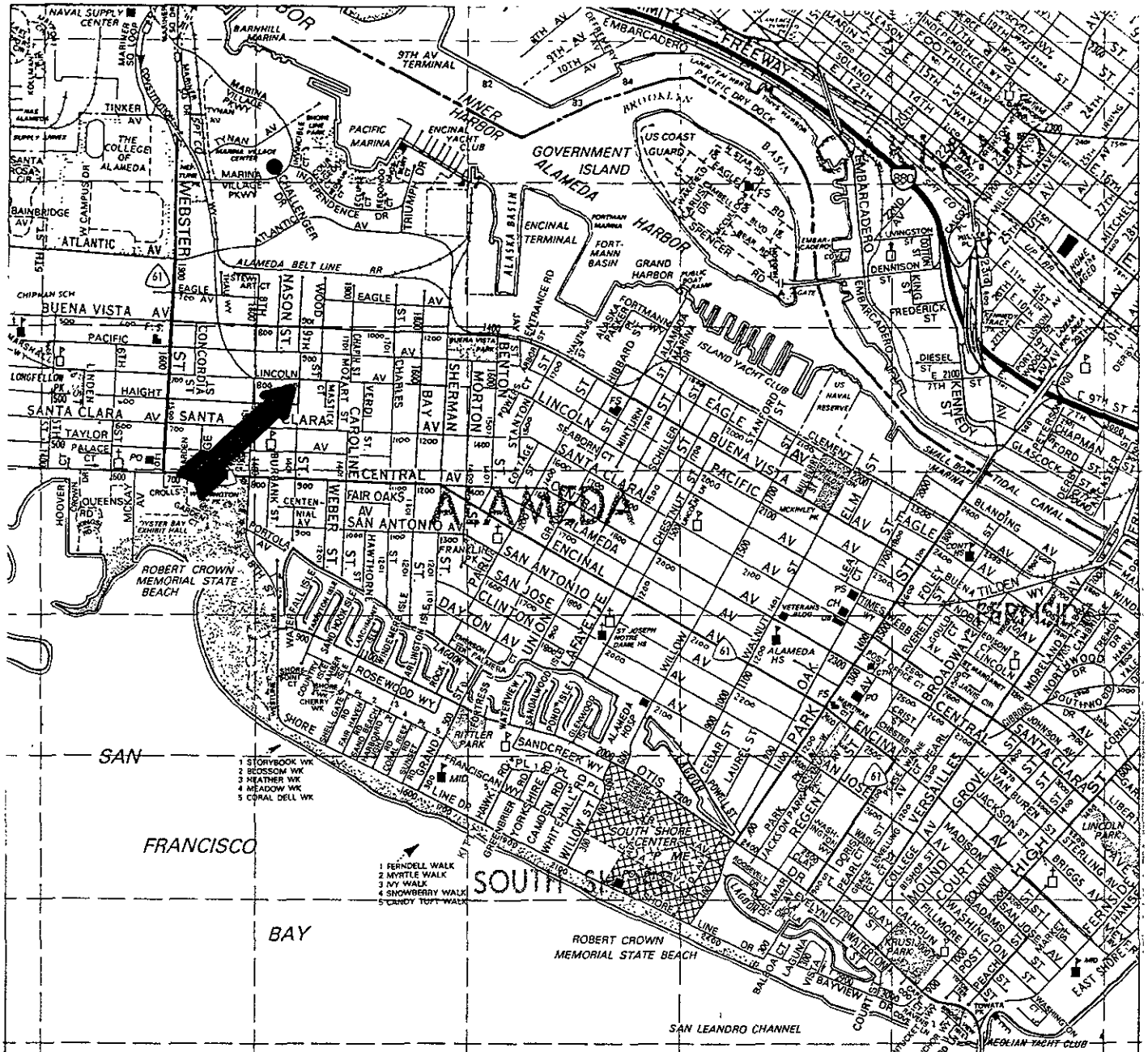
Sincerely,

Misty C. Kaltreider
Project Geologist

/mck:mcr

Attachments

cc: Mr. Steve Chrissanthos



Title:	Location Map 901 Lincoln Avenue Alameda, California
Figure Number: 1.0	Scale: 1"=30'
Drawn By: EFC	Date: 4/1//96
Project Number: 6039-2b	

ACC Environmental Consultants
7977 Capwell Drive, Suite 100
Oakland, CA 94621
(510) 638-8400 Fax: (510) 638-8404

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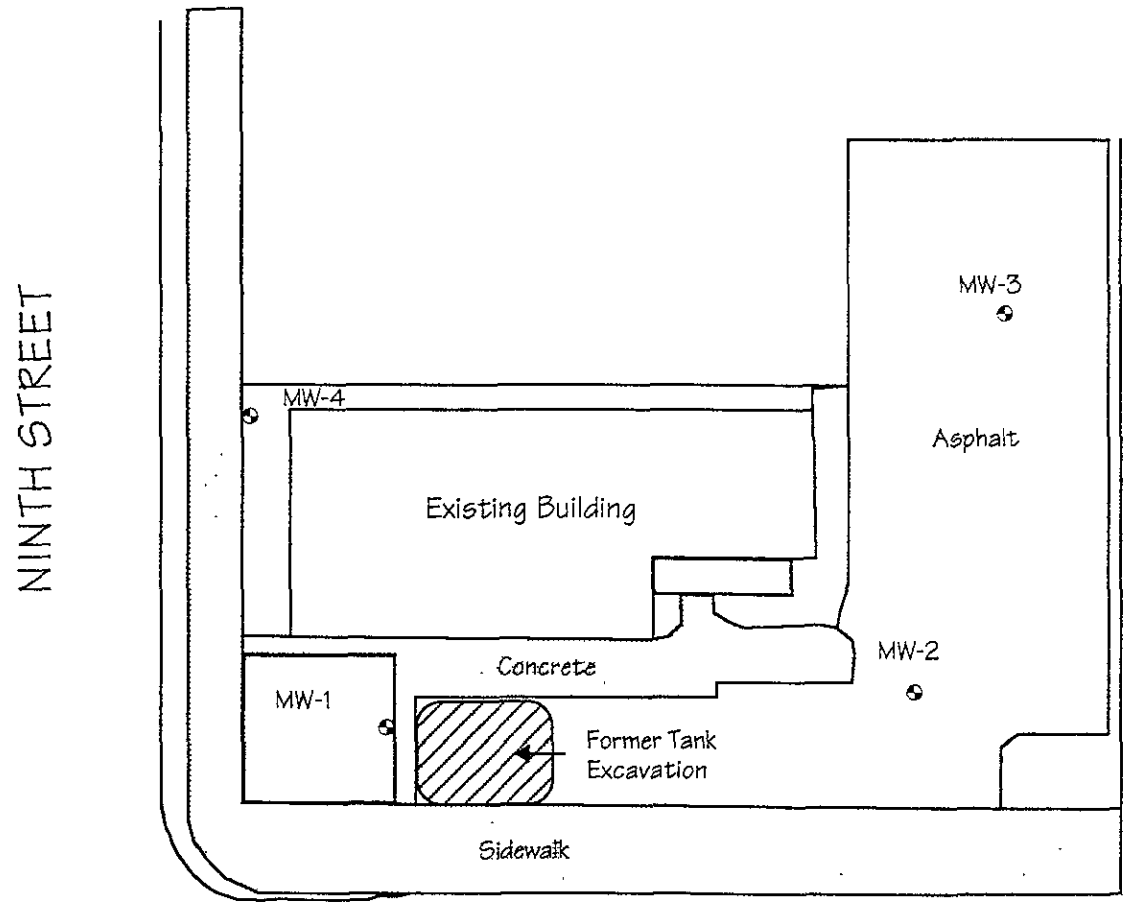

LINCOLN AVENUE

Title: Site Plan 901 Lincoln Avenue Alameda, California	
Figure Number: 2.0	Scale: 1"=30'
Drawn By: JVC	Date: 10/22/96
Project Number: 6039-1.6	

ACC Environmental Consultants
7977 Capwell Drive, Suite 100
Oakland, CA 94621
(510) 638-8400 Fax: (510) 638-8404

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ACC - SITE SAFETY PLAN

A. GENERAL INFORMATION

Project Title: **901 Lincoln Avenue**
Project No.: **6039-1.6**
Project Manager: **Misty Kaltreider**
Location: **901 Lincoln Avenue, Alameda**
Prepared by/date: **Misty Kaltreider/2/5/97**

Approved by/date: _____

Scope of Work/Objective(s): **Well Destruction**

Proposed Date of Field Activities: **February 1997**

Documentation/Summary:

Overall Chemical Hazard: Serious [ ] Moderate [ ]
Low [X] Unknown [ ]

Overall Physical Hazard: Serious [ ] Moderate [X]
Low [ ] Unknown [ ]

B. SITE/WASTE CHARACTERISTICS

Waste Types(s):
Liquid [ ] Solid [X] Sludge [ ] Gas/Vapor [ ]

Characteristics:
Flammable/Ignitable [ ] Volatile [ ] Corrosive [ ] Acutely Toxic [ ]
Explosive [ ] Reactive [ ] Carcinogen [ ] Radioactive [ ]

Other:_____

Physical Hazards:
Overhead [ ] Confined Space [ ] Below Grade [ ] Trip/Fall [X]
Puncture [ ] Burn [ ] Cut [ ] Splash [X]
Noise [X]

Other: _____

Site History/Description and Unusual Features:

Locations of Chemicals/Waste: **None**

Estimated Volume of Chemicals/Waste: **Unknown**

Site Currently in Operation: Yes [X] No [ ]

C. HAZARD EVALUATION

List and Evaluate Hazards By Task (i.e.,. sampling/drilling)

Task	Physical Hazard	Level of Protection
1	Drilling	D
2	Well Destruction	D
3	Sample Collection	D

Chemical Hazard Evaluation:

Compound	PEL/TWA	Route of Exposure	Acute Symptoms	Odor Threshold/Desc.
Gasoline	**300 ppm**	**inhalation, dermal, ingestion**	**Skin Blisters, Nausea, Central Nervous System Disorder**	**Characteristic Odor**

D. SITE SAFETY AND WORK PLAN

Site Control: Attach map of the site.

Perimeter identified? [Y] Site secured? [Y] Work areas identified? [Y]
Zone(s) of contamination identified? [N]

Air Monitoring: **Yes**

Contaminant of Interest: **Gasoline**

Type of Monitoring: **Air**

Frequency: **Continuous - As needed**

Equipment: **HNu**

Decontamination procedures and solutions: **Tri-sodium phosphate and water, triple rinsed**

Special Site Equipment: (Sanitary facilities, lighting, etc.) **None anticipated**

Site Entry Procedures and Special Considerations
Underground Service Alert notified to avoid underground utilities

Work Limitations (time of day, weather conditions, etc.) **N/A**

General Spill Control, if applicable: **N/A**

Investigation-Derived Material Disposal (expendables, cuttings, etc.)
Cuttings will be placed in 55-gallon drums, sealed, and labeled pending analytical results.

Sample Handling Procedures:
Soil samples collected in steel tubes, Teflon® tape and plastic end caps taped to each end. Water samples collected in 1-liter jars and 40 ml VOA vials, without headspace. All samples will be placed in ice-filled coolers until pickup by laboratory.

E. EMERGENCY INFORMATION

Ambulance **911**

Directions to Hospital (attach map) **Alameda Hospital. (510) 522-3700. Take Lincoln Avenue to Willow Street. Turn right on Willow. Hospital is on the right at 2070 Clinton Avenue.**
Poison Control Center **911**
Police **911**
Fire Department **911**
Laboratory **Chromalab, Inc.**
UPS/Fed. Express **N/A**

Client Contact **Mr. Steve Chrissanthos**

SITE RESOURCES

Water Supply Source **On-site**
Telephone **On-site**
Cellular Phone, if available ---
Other ---

EQUIPMENT CHECKLIST

Protective Gear	Quantity	Equipment	Quantity	Equipment	Quantity
Respirator	1	PID (HNu)	1	Baggies	1 box
Organic Cartridges	2	Liter bottles	10	Chain of Custody Forms	1 set
Tyvek	1	VOA Vials	20	Labels	1 set
Gloves, Nitrile	1 pair	Surveyors Tape	1	Paper Towels	1 roll
Steel Toed Boots	1 pair	Rope	100 feet	Trash Bags	1
First Aid Kit	1	Camera/Film	1	Buckets	3
Safety Glasses	1 pair	Bailers	5	Brushes	2
Portable eye wash	1	Cooler	1	TSP	1 box
Ear Plugs	1 pair	Teflon Tape	1 roll	Boring Logs	1 set

SITE SAFETY REVIEW

General Information

Date **February 1997** Time _____ **Project No. 96-6039-1.6**

Site **901 Lincoln Avenue, Alameda**

Client Contact **Mr. Steve Chrissanthos**
Objectives **Well Destruction**

Types of Chemicals Anticipated **Gasoline,**

Topics Discussed: **Traffic management issues**

Physical Hazards **Typical Hazards associated with drilling**

Personal Protection **Level D, modified as required**

Decontamination **Equipment to be decontaminated after each boring. Rinsate water will be drummed**

Special Site Considerations **Note: Working period perimeters (time of day), depending on traffic).**

ATTENDEES

Name Printed	Signature

HOSPITAL LOCATION MAP