

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#737

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

STID 4443

June 27, 1996

Mr. Ernie Hohener
Hohener Meats
2500 Davis Street
San Leandro, CA 94577

RE: HOHENER MEATS, 2500 DAVIS STREET, SAN LEANDRO

Dear Mr. Hohener:

This office and the Regional Water Quality Control Board (RWQCB) have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the one onsite monitoring well (MW-1) should be decommissioned. Please notify this office upon completion of well destruction so a closure letter can be issued.

Information on the proper procedures for the decommissioning of monitoring wells may be obtained from Alameda County Water District - Zone 7 at (510)484-2600.

If you have any questions, please feel free to call me at (510)567-6880.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Gordon Coleman, Acting Chief, Department of Environmental Protection--file
Mike Bakaldin, San Leandro Hazardous Materials Program
Gary Mulkey, R.G., Compliance & Closure, Inc., 7020 Koll Center Parkway, Suite 134,
Pleasanton, CA 94566

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#737

ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

STID 4443

January 11, 1996

Mr. Ernie Hohener
Hohener Meats
2500 Davis Street
San Leandro, CA 94577

ALAMEDA COUNTY
ENVIRONMENTAL HEALTH SERVICES
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700 FAX (510)337-9335

RE: HOHENER MEATS, 2500 DAVIS STREET, SAN LEANDRO

Dear Mr. Hohener:

I am in receipt of and have completed review of the December 14, 1995 Compliance & Closure, Inc. (CCI) "December 1995 Quarterly Report" which documents the sampling and analysis of the groundwater collected from monitoring well MW-1 at the above referenced site.

Based on the data collected since September 1995, Alameda County Health Care Services Agency (ACHCSA) is in agreement with CCI that the hydrocarbon release is not a threat to the groundwater which currently exists at the site.

Please continue to adhere to a **quarterly** schedule of well sampling, monitoring, and report submittal as referenced in Title 23, California Code of Regulations (CCR) section 2652(d). Sample analytes shall continue to be Total Petroleum Hydrocarbons as gasoline and diesel (TPHg, TPHd), and the aromatic compounds benzene, toluene, ethyl benzene and total xylenes (BTEX).

After submission of the next quarterly groundwater monitoring report (1st quarter 1996) ACHCSA will evaluate this site for closure with the Regional Water Quality Control Board (RWQCB)

Please feel free to call me directly at 510/567-6880 should you have any questions concerning this matter.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Gordon Coleman, Acting Chief, Department of Environmental Protection--file
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Hazardous Materials Program
Gary Mulkey, R.G., Compliance & Closure, Inc., 7020 Koll Center Parkway, Suite 134,
Pleasanton, CA 94566

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0737

RAFAT A. SHAHID, Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

STID 4443

August 16, 1995

Mr. Ernie Hohener
Hohener Meats
2500 Davis Street
San Leandro, CA 94577

RE: HOHENER MEATS, 2500 DAVIS STREET, SAN LEANDRO

Dear Mr. Hohener:

I am in receipt of and have completed review of the August 4, 1995 Compliance & Closure, Inc. (CCI) "Work Plan" for the installation of one monitoring well at the above referenced site. The cited CCI work plan proposes the installation of one groundwater monitoring well on the southwest side of the former fuel tank area.

As per a 8/16/95 telephone conversation with Gary Mulkey of CCI, this recommendation has been accepted, with the stipulation that CCI locates the one monitoring well within 10 feet of the former tank pit excavation area.

After installation of the one downgradient monitoring well, please adhere to a **quarterly** schedule of well sampling, monitoring, and report submittal as referenced in Title 23, California Code of Regulations (CCR) section 2652(d). Sample analytes shall continue to be Total Petroleum Hydrocarbons as gasoline and diesel (TPHg, TPHd), and the aromatic compounds benzene, toluene, ethyl benzene and total xylenes (BTEX).

Please feel free to call me directly at 510/567-6880 should you have any questions concerning this matter.

Sincerely,

A handwritten signature in cursive script that reads "Dale Klettke".

Dale Klettke, CHMM
Hazardous Materials Specialist

Mr. Ernie Hohener
RE: Hohener Meats, 2500 Davis Street, San Leandro
August 16, 1995
Page 2 of 2

c: Leroy Todd, Acting Chief, Hazardous Materials Division--file
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Hazardous Materials Program
Gary Mulkey, R.G., Compliance & Closure, Inc., 7020 Koll Center Parkway, Suite 134,
Pleasanton, CA 94566

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0737

RAFAT A. SHAHID, Assistant Agency Director

March 23, 1995

STID 4443

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

Mr. Ernie Hohener
Hohener Meats
2500 Davis Street
San Leandro, CA 94550

RE: HOHENER MEATS, 2500 DAVIS STREET, SAN LEANDRO

Dear Mr. Hohener:

This office is in receipt of the February 9, 1995 Compliance & Closure, Inc. (CCI) preliminary site assessment (PSA) work plan, as submitted under CCI cover dated February 13, 1995. Following a telephone conversation with CCI's Gary Mulkey and the submittal of additional information to same, an addendum dated March 10, 1995 was submitted by CCI on your behalf.

The cited CCI PSA work plan has been accepted as submitted, with the proviso that following completion of this preliminary phase of the investigation, an appropriate number of permanent monitoring wells will be required. It is recommended that the report documenting the current phase of work include a proposal for such wells. Additionally, a project Health and Safety Plan is to be in effect during the implementation of this project, available on-site, and a copy of which is to be submitted to this office prior to commencement of field activities.

Please call me at 510/567-6783 should you have any questions and to inform me when field work is slated to begin.

Sincerely,

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire Department
Gary Mulkey, Compliance & Closure, Inc.
7020 Koll Center Parkway, Ste. 134
Pleasanton, CA 94566

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R0737

RAFAT A. SHAHID, Assistant Agency Director

STID 4443

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

December 7, 1994

Mr. Ernie Hohener
Hohener Meats
2500 Davis Street
San Leandro, CA 94550

RE: HOHENER MEATS 2500 DAVIS STREET, SAN LEANDRO

Dear Mr. Hohener:

This office has reviewed the June 27, 1994 Compliance & Closure, Inc. (CCI) report documenting the work performed to date following the March 1991 removal of three underground storage tanks (UST) from the referenced site. This office has additionally reviewed the May 21, 1991 Tank Protect Engineering (TPE) work plan for the excavation and remediation of contaminated soil.

Data presented in both the cited CCI and TPE reports indicate that an unauthorized release of fuel from the USTs occurred prior to their removal. Up to 2900 parts per million (ppm) total petroleum hydrocarbons as gasoline (TPH-G) and 2500 ppm TPH as diesel (TPH-D), among other fuel compounds, were discovered in soil sampled from the excavation following UST closure. A water sample collected from the excavation also exhibited 520 parts per billion (ppb) TPH-D. TPE reportedly excavated approximately 650 yds³ of affected soil which was stockpiled on-site pending treatment. This soil was sampled as recently as September 1993 by CCI personnel.

Clearly, an unauthorized release from the USTs has occurred at this site. The San Francisco Bay Regional Water Quality Control Board (RWQCB), in addition to the *Corrective Action Regulations* as codified in Article 11 of Title 23, California Code of Regulations (CCR), require additional environmental investigations to be performed when such unauthorized releases are discovered.

The initial investigation is in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine the potential extent of the environmental impact resulting from the release, and whether further assessment or cleanup are necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Resources Control Board (SWRCB) Leaking Underground Fuel Tank (LUFT) Field Manual, and Article 11 of 23CCR.

Mr. Hohener
RE: 2500 Davis St., San Leandro
December 7, 1994
Page 2 of 3

In order to proceed with a PSA, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a PSA work plan outlining planned activities pertinent to meeting the criteria described in the referenced guidance documents. These criteria are broadly outlined in the attached **Appendix A** from the RWQCB.

The Department, through an agreement with the RWQCB, will oversee the assessment and remediation of your site as the lead agency. 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 ground water.

At this time, the PSA work plan is due within 90 days of the date of this letter. Work should commence no later than 30 days following work plan approval.

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. Subsequent reports are to be submitted **quarterly** until this site qualifies for final RWQCB "sign off."

The referenced initial and quarterly reports must describe the status of the investigation and include, among other elements, the following:

- o Details and results of all work performed during the designated reporting period: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination and characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- o Recommendations for additional work

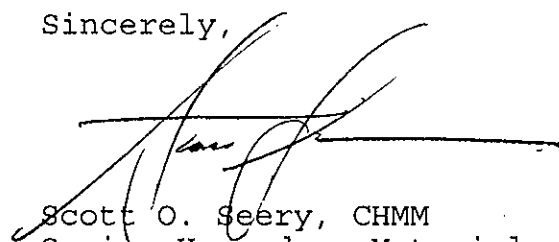
Mr. Hohener
RE: 2500 Davis St., San Leandro
December 7, 1994
Page 3 of 3

All reports and proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. 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). Failure to respond may result in the referral of this case to the RWQCB for enforcement action.

Please feel free to call me at 510/567-6783, or -6700, should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott O. Seery", is written over a horizontal line. The signature is stylized and cursive.

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire Department
Donna Turcotte, SWRCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

February 1, 1993

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

Hugh Murphy
City of Hayward Fire Department
25151 Clawiter Road
Hayward, CA 94545

RE: RESIDENTIAL DEVELOPMENT ADJACENT TO THE HOHENER PROPERTY

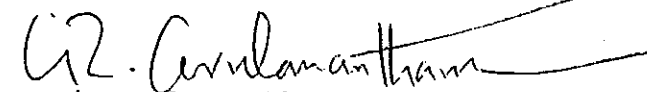
Dear Mr. Murphy,

This letter is to confirm the substantive points discussed at the 2/26/1993 meeting regarding the Rassier/Balch properties. I am also in receipt of your letter dated 1/22/1993 and the attached technical report. I agree that the immediate and the obvious health and environmental threat has been removed from the Jack Hohener property since I first issued a NOV in December 1991. Based on the current information provided to me, I believe, that the Jack Hohener property does not pose any public health threat to the proposed residential development on the Rassier/Balch properties (including the proposed park). Therefore, I have no objection to allow the sub-division approval of the Rassier/Balch properties.

However, I have requested further ground water and soil investigation on the Hohener property. The owners of the Rassier/Balch properties have agreed to proceed with a sampling plan accepted by me. The results of this investigation have to be reviewed by this Agency before an occupancy permit is issued to the developers. Should this investigation reveal any contamination that would pose a threat to the proposed new development, the developers would be obligated to mitigate the condition.

Should you have any question, please call me at 510/271-4320.

Sincerely,


Ravi Arulanantham
Senior Hazardous Materials Specialist

c; files

Hohener93

