

Alameda County Environmental Health

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

FACSIMILE COVER SHEET

TO: Dai Watkins

FROM: Carry Seto

DATE: 11-2-00

Total number of pages including cover sheet 2

-NOTES-

NEW CONTACTS AND ADDRESS:

SNK Development Inc.
Ms. Lisa Ericksen
185 Berry Street, Suite 1200
San Francisco, CA 94107

Dai Watkins
The San Joaquin Company
1120 Hollywood Avenue, Suite 3
Oakland, CA 94602
Fax (510) 336-9119

Bernie Dietz
Dietz Irrigation/The San Joaquin Company
8617 Etcheverry Drive
Tracy, CA 95304

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



November 2, 2000

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

SNK Development Inc.
Ms. Lisa Ericksen
185 Berry Street, Suite 1200
San Francisco, CA 94107
STID 3707

RE: 208 Jackson Street, Oakland, CA 94607

Dear Ms. Ericksen:

I spoke recently with your consultant, Dr. Dai Watkins with The San Joaquin Company concerning the above site. I was informed your company as the responsible party made the decision to continue groundwater monitoring instead of seeking site closure at this time. Further remediation is not required at the site. Groundwater monitoring and sampling should continue in MW-6 and MW-7 on a semi-annual basis until there is evidence that the plume has stabilized or is shrinking in size. At that time, a request to modify your monitoring schedule or a request for site closure can be made. The samples must be analyzed for the presence of TPH(diesel), TPH(gas), benzene, toluene, ethylbenzene, total xylenes and MTBE.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Dai Watkins, The San Joaquin Company, 1120 Hollywood Avenue, Suite 3,
Oakland, CA 94602
Bernie Dietz, The San Joaquin Company/Dietz Irrigation, 8617 Etcheverry Drive,
Tracy, CA 95304
Leroy Griffin, City of Oakland Fire Services, 1605 Martin Luther King,
Oakland, CA 94612
Files

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

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" 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 1 M 0 D 17 Y 00	CASE # 10-23-00	SIGNED

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT DA. WATKINS	PHONE (510) 336-9118	SIGNATURE 	
	REPRESENTING <input checked="" type="checkbox"/> OWNED OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME THE SAN JOAQUIN COMPANY INC. CONSULTANTS TO SNK DEVELOPMENT INC.		
	ADDRESS 1120 HOLLYWOOD AVE SUITE 3 OAKLAND CA 94602			

RESPONSIBLE PARTY	NAME SNK DEVELOPMENT INC. <input type="checkbox"/> UNKNOWN	CONTACT PERSON MS LISA ERICSEN	PHONE (415) 896-1186
	ADDRESS 185 BERRY ST. SAN FRANCISCO CA 94107		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) -	OPERATOR SNK DEVELOPMENT INC.	PHONE (415) 896-1186	
	ADDRESS 208 JACKSON STREET OAKLAND CA			
	CROSS STREET THIRD ST.			

IMPLEMENTING AGENCIES	LOCAL AGENCY ALAMEDA COUNTY HEALTH CARE SERVICES	AGENCY NAME ALAMEDA COUNTY HEALTH CARE SERVICES	CONTACT PERSON LARRY SETO	PHONE (510) 567-6774
	REGIONAL BOARD SAN FRANCISCO BAY REGION	CONTACT PERSON CHUCK HOPKINS		

SUBSTANCES INVOLVED	(1) NAME GASOLINE	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2) NAME DIESEL	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED 03 M 20 D 90 Y	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER
	DATE DISCHARGE BEGAN 03 M 20 D 90 Y	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 03 M 20 D 90 Y	

SOURCE/CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	CAUSE(S) <input checked="" type="checkbox"/> OVERFILL <input checked="" type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input checked="" type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
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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)
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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 checked="" type="checkbox"/> POST-CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY
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REMEDIATION ACTION	CHECK APPROPRIATE ACTION(S) <small>(SEE BACK FOR DETAILS)</small>	<input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO-DEGRADATION (BT)
	<input type="checkbox"/> CAP SITE (CS) <input checked="" type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS)	<input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS)
	<input type="checkbox"/> VACUUM EXTRACTIVE (VE) <input type="checkbox"/> OTHER (OT)	

COMMENTS

4 TANKS REMOVED 03/20/90
 1. 10,000 GALLON GASOLINE 3. 10,000 GALLON DIESEL
 2. 8,000 GALLON GASOLINE 4. 2,000 GALLON DIESEL

DIETZ IRRIGATION

Engineers and Contractors

Serving Agriculture and Industry

Lic. #638281

FAX NUMBER (209) 833-1288

FAX COVER SHEET

DATE: 10/16/00
COMPANY: Placenta County
ATTENTION: Rory Seto
LOCATION: _____
PHONE #: _____ FAX #: _____
NO. OF PAGES: _____ (INCLUDING COVER SHEET)

IF YOU DO NOT RECEIVE THE CORRECT NUMBER OF PAGES PLEASE CALL
(209) 832-2910

COMMENTS/MESSAGE:

These are the gate tickets for the clean soil
shipped off site from 208 Jackson St. 18.33
Bernie Dietz

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

October 16, 2000

Mr. Scott Johnson
SNK Development Inc.
185 Berry Street, Suite 1200
San Francisco, CA 94107
STID 3707

RE: 208 Jackson Street, Oakland, CA 94607

Dear Mr. Johnson:

I have reviewed the site file for the above location, and could not locate the following documents (1) Unauthorized Release Form and (2) a copy of the receipt for the disposal of 850 cu. yds. of soil taken to Vasco landfill in September 1998. Please submit these documents to my office.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Dai Watkins, The San Joaquin Company, 1120 Hollywood Avenue, Suite 3,
Oakland, CA 94602
Bernie Dietz, The San Joaquin Company, 1400 Solano Avenue, Suite 12,
Albany, CA 94706-2149
Leroy Griffin, City of Oakland Fire Services, 1605 Martin Luther King,
Oakland, CA 94612

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

May 11, 2000

Dr. Dai Watkins
The San Joaquin Company
1120 Hollywood Avenue, Suite 3
Oakland, CA 94602
STID 3707

RE: 208 Jackson Street, Oakland, CA 94607

Dear Dr. Watkins:

Thank-you for your letter that was received in my office on May 9, 2000 in response to my letter dated April 26, 2000. I have updated my record for the site contact person representing the property owner.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Marilyn Ponte, SNK Development Inc., 185 Berry Street, Suite 1200,
San Francisco, CA 94107
Bernie Dietz, The San Joaquin Company, 8617 Etcheverry Drive, Tracy
CA 95376-8104

Files

THE SAN JOAQUIN COMPANY INC.
1120 HOLLYWOOD AVENUE, SUITE 3, OAKLAND, CALIFORNIA 94602

ENVIRONMENTAL
PROTECTION

00 MAY -9 AM 10:15

Alameda County Health Care Services Agency
Attn. Mr. Larry Seto
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: **208 Jackson Street, Oakland, CA 94607**

Dear Mr. Seto:

We have received your letter of April 26, 2000 regarding analysis of the groundwater samples recovered from Monitoring well MW-6 at 208 Jackson Street in Oakland, California on October 24, 1999. You request that we provide a Certificate of Analysis for the groundwater samples collected on that day and inform you as to the analytical method used to determine the concentration of MTBE in the sample from MW-6.

Please note that our *Quarterly Status Report: December 1, 1999-February 29, 1999 [sic], 208 Jackson Street, Oakland, California* covered the period from December 1, 1999 to February 29, 2000. Thus, it did not provide details of the sampling round that occurred on October 24, 1999. That event was recorded in our *Quarterly Status and Groundwater-quality Monitoring Report: September 1, 1999-November 30, 1999, 208 Jackson Street, Oakland, California*, which report contains the documents you are requesting and was submitted to you on November 30, 1999. As is stated on page 4 of that document and in the Certificate of Analysis that is included in Appendix A, samples were analyzed for MTBE by EPA Method 8260A.

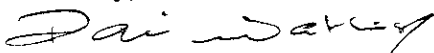
If you have any additional questions about this issue, please call me at (510) 336-1772. I would also be grateful if you would update your records as follows:

SNK Development Inc.'s project manager for the 208 Jackson Street site is now Ms Marilyn Ponte.

Also, the correct address for Mr. Bernie Dietz of the San Joaquin Company Inc. is:

The San Joaquin Company, Inc
Attn.: Mr. Bernie Dietz
8617 Etcheverry Drive
Tracy, CA 95376-8104

Sincerely,



D. J. Watkins
President, The San Joaquin Company Inc

cc Ms Marilyn Ponte, SNK Development Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



April 26, 2000

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

Mr. Scott Johnson
SNK Development Inc.
185 Berry Street, Suite 1200
San Francisco, CA 94107
STID 3707

RE: 208 Jackson Street, Oakland, CA 94607

Dear Mr. Johnson:

I have reviewed the Quarterly Status Report, December 1, 1999 to February 29, 1999 for the above site that was prepared by The San Joaquin Company. Groundwater samples collected from monitoring well MW-6 on October 24, 1999 contain 950 ppb of MTBE. Was the presence of MTBE confirmed using EPA Method 8260? The analytical report from the laboratory was not included in your report. Please submit a copy of the certified laboratory results for groundwater samples collected on October 24, 1999 from MW-6 and MW-7.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Dai Watkins, The San Joaquin Company, 1120 Hollywood Avenue, Suite 3,
Oakland, CA 94602
Bernie Dietz, The San Joaquin Company, 1400 Solano Avenue, Suite 12,
Albany, CA 94706-2149
Files



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

January 12, 2000

Mr. Scott Johnson
SNK Development Inc.
185 Berry Street, Suite 1200
San Francisco, CA 94107
STID 3707

RE: 208 Jackson Street, Oakland, CA 94607

Dear Mr. Johnson:

I met with your consultants, Dr. Dai Watkins and Mr. Bernie Dietz with The San Joaquin Company today. We discussed the information contained in the Corrective Action Report dated November 1999 prepared by The San Joaquin Company. It was agreed to reduce groundwater sampling in MW-6 and MW-7 from quarterly to a semi-annual basis.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Dai Watkins, The San Joaquin Company, 1120 Hollywood Avenue, Suite 3
Oakland, CA 94602
Bernie Dietz, The San Joaquin Company, 1400 Solano Avenue, Suite 12,
Albany, CA 94706-2149
Leroy Griffin, City of Oakland Fire Department, 1603 Martin Luther King,
Oakland, CA 94612
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

June 30, 1999

Mr. Scott Johnson
SNK Development Inc.
185 Berry Street, Suite 1200
San Francisco, CA 94107
STID 3707

RE: 208 Jackson Street, Oakland, CA 94607

Dear Mr. Johnson:

Commencing in the next round of quarterly sampling, please analyze the groundwater samples for methyl tertiary-butyl ether (MTBE).

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Dai Watkins, The San Joaquin Company, 1120 Hollywood Avenue, Suite 3,
Oakland, CA 94602
Bernie Dietz, The San Joaquin Company, 1400 Solano Avenue, Suite 12,
Albany, CA 94706-2149
Leroy Griffin, City of Oakland Fire Department, 505 14th Street, 7th Floor,
Oakland, CA 94612
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

March 1, 1999

Mr. Scott Johnson
SNK Development Inc.
185 Berry Street, Suite 1200
San Francisco, CA 94107
STID 3707

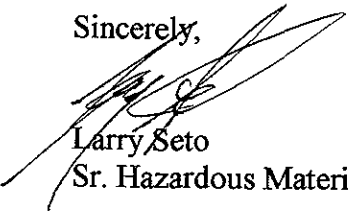
RE: 208 Jackson Street, Oakland, CA 94607

Dear Mr. Johnson:

I have reviewed the laboratory analysis for the soil cuttings and groundwater samples from monitoring wells, MW-6 and MW-7 that was sampled on January 9, 1999. These two wells were installed on December 30, 1998, as replacement wells for MW-4 and MW-5 which were destroyed during the soil remediation. Please forward to this office a site map drawn to scale identifying the locations of MW-6 and MW-7.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Bernie Dietz, The San Joaquin Company, 8617 Etcheverry Drive, Tracy,
CA 95376
Dai Watkins, The San Joaquin Company, 8617 Etcheverry Drive, Tracy,
CA 95376
Leroy Griffin, City of Oakland, Fire Department, 505 14th Street, 7th Floor,
Oakland, CA 94612
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

February 24, 1999

Mr. Scott Johnson
SNK Development Inc.
185 Berry Street, Suite 1200
San Francisco, CA 94107
STID 3707

RE: 208 Jackson Street, Oakland, CA 94607

Dear Mr. Johnson:

I drove by your property today, and noticed a large section of the temporary fence around the excavation has fallen down. For liability and safety reasons, this fence should be placed in its original position.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Bernie Dietz, The San Joaquin Company, 1400 Solano Avenue, Suite 12, Albany
CA 94706-2149
Dai Watkins, The San Joaquin Company, 1400 Solano Avenue, Suite 12, Albany
CA 94706-2149
Leroy Griffin, City of Oakland, Fire Department, 505 14th Street, 7th Floor,
Oakland, CA 94612
Files

DIETZ IRRIGATION

Engineers and Contractors

Serving Agriculture and Industry

CA Lic. #638281 WA Lic. DIETZ*020MB

ENVIRONMENTAL
PROTECTION

99 JAN 15 PM 3:39

January 13, 1999

Alameda County Health Care Services Agency
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Attention: Mr. Larry Seto

Subject: 208 Jackson Street, Oakland, California

Dear Mr. Seto

Two monitoring wells were installed on 12/30/98 as replacements for MW 4 & 5 which were destroyed during the soil remediation. Soil samples at 5, 10 & 15 feet were taken during the drilling. On 1/9/99 the wells were surveyed, developed and water samples taken. The laboratory results from the soil and water samples will be included on the next quarterly report to be submitted in February 1999.

Sincerely,



H. B. Dietz

HBD/gwd

cc: Scott Johnson - SNK

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

December 3, 1998

Mr. Scott Johnson
SNK Development Inc.
185 Berry Street, Suite 1200
San Francisco, CA 94107
STID 3707

RE: 208 Jackson Street, Oakland, CA 94607

Dear Johnson:

I have reviewed the Report of Excavation & Treatment of Hydrocarbon Affected Soil dated November 30, 1998 that was prepared by Dietz Irrigation. With the data that was presented in this report, this office has no objection to the site being developed for apartments and retail businesses.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Bernie Dietz, The San Joaquin Company, 1400 Solano Avenue, Suite 12, Albany
CA 94706-2149
Dai Watkins, The San Joaquin Company, 1400 Solano Avenue, Suite 12, Albany
CA 94706-2149
Leroy Griffin, City of Oakland, Fire Department
Files

ENVIRONMENTAL
PROTECTION

98 NOV 32 PM 2:40

DIETZ IRRIGATION

Engineers and Contractors

Serving Agriculture and Industry

CA Lic. #638281 WA Lic. DIETZ*020MB

November 30, 1998

Mr. Larry Seto, Senior Hazardous Materials Specialist
Alameda County Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: 208 Jackson Street, Oakland, California

Dear Mr. Seto:

Attached is "Report of Excavation & Treatment of Hydrocarbon Affected Soil, 208 Jackson Street, Oakland, California". This report fulfills the first quarterly reporting requirement for the remediation at 208 Jackson Street.

The site excavation, soil treatment and backfill has been completed in accordance with the approved Remediation Plan. The monitoring well closures have been completed. The installation of the two replacement monitoring wells, MW4R and MW5R, four quarters of monitoring, preparation of a risk base analysis and the justification for site closure remain to be performed.

The demolition of the cement structure on the site is scheduled to start in December of 1998. The installation of the two replacement monitoring wells will be done based on rig availability which should be within the next 30 days.

Your concurrence is requested that all site work has been completed and that construction of the new development can proceed after obtaining City of Oakland building permits.

If you have any questions please contact me at the phone number below.

Sincerely,



H B Dietz

HBD/gwd

Distribution Mr Scott Johnson, SNK

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

November 19, 1998

Mr. Bernie Dietz
The San Joaquin Company
1400 Solano Avenue, Suite 12
Albany, CA 94706-2149

RE: 208 Jackson Street, Oakland, CA 94607

Dear: Mr. Dietz:

I have reviewed the laboratory analysis of the aerated soil from stockpile LDS#3. The six samples were non-detect for TPH(gas), BTEX and PNA's. TPH (diesel) concentration ranged from 8.8 to 140 ppm.

It is acceptable to put this soil back into the excavation.

If you have nay questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Mr. Scott Johnson, SNK Development Inc., 185 Berry Street, Sutie 1200,
San Francisco, CA 94107

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



October 29, 1998

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

Mr. Bernie Dietz
The San Joaquin Company
1400 Solano Avenue, Suite 12
Albany, CA 94706-2149
STID 3707

RE: 208 Jackson Street, Oakland, CA 94607

Dear Mr. Dietz:

I have reviewed the laboratory analysis of the aerated soil from stockpile LDS#2. The six samples were non-detect for TPH(gas), BTEX and PNA's. TPH(diesel) concentration ranged from 45 to 260 ppm.

It is acceptable to put this soil back into the excavation.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Mr. Scott Johnson, SNK Development Inc., 185 Berry Street, Suite 1200,
San Francisco, CA 94107

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



October 21, 1998

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

Mr. Scott Johnson
SNK Development Inc.
185 Berry Street
Suite 1200
San Francisco, CA 94107
STID 3707

RE: 208 Jackson Street, Oakland, CA 94607

Dear Mr. Johnson:

I have reviewed your revised Remediation Plan – Revision 1 – October 1998 for the above site. Included in this Plan are the proposed locations for replacement monitoring wells for MW-4 and MW-5 that were destroyed during the excavation. This revised Plan is acceptable with the understanding that the monitoring wells be monitored a minimum of four quarters during a year of normal rainfall. When this is accomplished, your monitoring program can be re-evaluated.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Bernie Dietz, The San Joaquin Company, 1400 Solano Avenue, Suite 12,
Albany, CA 94706-2149
Dai Watkins, The San Joaquin Company, 1400 Solano Avenue, Suite 12,
Albany, CA 94706-2149
Leroy Griffin, City of Oakland, Fire Department
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

October 8, 1998

Mr. Bernie Dietz
The San Joaquin Company
1400 Solano Avenue, Suite 12
Albany, CA 94706-2149
STID 3707

RE: 208 Jackson Street, Oakland, CA 94607

Dear Mr. Dietz:

I have reviewed the laboratory analysis of the aerated soil from stockpile LDS #1. The five samples were non-detect for THP(gas) BTEX and PNA's. TPH (diesel) concentration ranged from 31 to 270 PPM.

It is acceptable to put this soil back into the excavation.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Mr. Scott Johnson, SNK Development Inc., 185 Berry Street, Suite 1200,
San Francisco, CA 94107
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

September 21, 1998

Mr. Bernie Dietz
The San Joaquin Company
1400 Solano Avenue, Suite 12
Albany, CA 94706-2149
STID 3707

RE: 208 Jackson Street, Oakland, CA 94607

Dear Mr. Dietz:

I was at the above site today, and the workers informed me that they are in the process of spreading out the petroleum hydrocarbon impacted soil on the property for aeration. **The workers need to be provided with dual cartridge air purifying respirators to filter out the petroleum hydrocarbon odors.**

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Mr. Scott Johnson, SNK Development Inc., 185 Berry Street, Suite 1200,
San Francisco, CA 94107

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



September 17, 1998

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

Mr. Scott Johnson
SNK Development Inc.
185 Berry Street
Suite 1200
San Francisco, CA 94107
STID 3707

RE: 208 Jackson Street, Oakland, CA 94607

Dear Mr. Johnson:

In the recent weeks, I have been to your property to observe the excavation activities, and to meet with your contractor and consultant Mr. Bernie Dietz and Dr. Dai Watkins. Monitoring wells MW-4 and MW-5 were destroyed during the excavation. Subsequent to the excavation activities, these two monitoring wells must to be replaced. After the proposed building location at the site has been determined, please submit a workplan identifying the propose locations for the replacement wells.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Bernie Dietz, The San Joaquin Company, 1400 Solano Avenue, Suite 12,
Albany, CA 94706-2149
Dai Watkins, The San Joaquin Company, 1400 Solano Avenue, Suite 12,
Albany, CA 94706-2149
Leroy Griffin, City of Oakland, Fire Department
Files

VASCO ROAD SANITARY LANDFILL

No: 1032149

A DIVISION OF **BFI** BROWNING-FERRIS INDUSTRIES

4001 VASCO ROAD
LIVERMORE, CA 94550
(510) 447-0491

A90213

Date : 8-12-98 Time In: Time Out:
Ticket # : CMS # : 1009869 LMS # :
Customer : DIETZ
Vehicle # : 115 5508 Lic Plate:

Manifest # : PO #: POTTER Transporter:
Source Cd : Generator :
Comment : Operator:
Capacity : 2042 Scale In # : Scale Out #:
Gross Wt : 66820 Tare Wt: 30160 Net Wt: 36700 tn
33410 15080 LB.35

Item	Descr	Actual	Bill Qty	1/Unit	Extended
------	-------	--------	----------	--------	----------

33
18.35 TONS

CS5 Clean Soil

@ 5.00 =
91.65

WARNING: Transporting any unauthorized hazardous waste to this facility for disposal is prohibited by law. Persons violating this prohibition are subject to civil and criminal prosecution.

All children must remain in vehicles. Absolutely no salvaging allowed.

Ninõs deben de permanecer en los carros a todas horas.

No se permite llevar cosas del dompe absolutamente.

THANK YOU FOR YOUR BUSINESS!!!
HAVE A GREAT DAY!!!

[Signature]

DRIVER

CUSTOMER

VASCO ROAD SANITARY LANDFILL

No: 1032314

A DIVISION OF **BFI** BROWNING-FERRIS INDUSTRIES

4001 VASCO ROAD
LIVERMORE, CA 94550
(510) 447-0491

A90217

Date : 8-12-98 Time In: Time Out:
Ticket # : CMS # : LMS # :
Customer : DIETZ
Vehicle # : P223 0508 Lic Plate:

Manifest # : PO #: POTTER Transporter:
Source Cd : Generator :
Comment : Operator:
Capacity : Scale In # : Scale Out #:
Gross Wt : 79920 Tare Wt: 30320 Net Wt: 49600 tn

Item	Descr	Actual	Bill Qty	1/Unit	Extended
------	-------	--------	----------	--------	----------

CS5 Clean Soil 20.30 TONS @ 5.00

WARNING: Transporting any unauthorized hazardous waste to this facility for disposal is prohibited by law. Persons violating this prohibition are subject to civil and criminal prosecution.

All children must remain in vehicles. Absolutely no salvaging allowed.

Ninõs deben de permanecer en los carros a todas horas.

No se permite llevar cosas del dompe absolutamente.

THANK YOU FOR YOUR BUSINESS!!!
HAVE A GREAT DAY!!!

101.50

[Signature]

DRIVER

CUSTOMER

VASCO ROAD SANITARY LANDFILL No: 1032026

A DIVISION OF **BFI** BROWNING-FERRIS INDUSTRIES

4001 VASCO ROAD
LIVERMORE, CA 94550
(510) 447-0491

A90214

Date : 8-12-98 Time In: Time Out:
Ticket # : CMS # : 1009869 LMS #:
Customer : DIETZ
Vehicle # : 115 **0508** Lic Plate:

Manifest # : PO #: POTTER Transporter:
Source Cd : Generator :
Comment : Operator:
Capacity : Scale In # : Scale Out #:
Gross Wt : 76880 Tare Wt: 30160 Net Wt: 46720 ^{lb}

WARNING: Transporting any unauthorized hazardous waste to this facility for disposal is prohibited by law. Persons violating this prohibition are subject to civil and criminal prosecution.

Item	Descr	Actual	Bill Qty	\$/Unit	Extended
------	-------	--------	----------	---------	----------

	CSS Clean Soil		23.36	TONS @ 5.00 =	
--	----------------	--	--------------	---------------	--

All children must remain in vehicles. Absolutely no salvaging allowed.
Niños deben de permanecer en los carros a todas horas.
No se permite llevar cosas del dompe absolutamente.

THANK YOU FOR YOUR BUSINESS!!!
HAVE A GREAT DAY!!!

116.80

DRIVER *[Signature]*

CUSTOMER

A90218 VASCO ROAD SANITARY LANDFILL No: 1032143

A DIVISION OF **BFI** BROWNING-FERRIS INDUSTRIES

4001 VASCO ROAD
LIVERMORE, CA 94550
(510) 447-0491

Date : 8-12-98 Time In: Time Out:
Ticket # : CMS # : LMS #:
Customer : DIETZ
Vehicle # : P223 **58** Lic Plate:

Manifest # : PO #: Transporter:
Source Cd : Generator :
Comment : Operator:
Capacity : Scale In # : Scale Out #:
Gross Wt : 63,340 Tare Wt: 30,320 Net Wt: 33,020 ^{lb}

WARNING: Transporting any unauthorized hazardous waste to this facility for disposal is prohibited by law. Persons violating this prohibition are subject to civil and criminal prosecution.

Item	Descr	Actual	Bill Qty	\$/Unit	Extended
------	-------	--------	----------	---------	----------

	CSS Clean Soil		6.51	@ 5.00 =	
--	----------------	--	-------------	----------	--

All children must remain in vehicles. Absolutely no salvaging allowed.
Niños deben de permanecer en los carros a todas horas.
No se permite llevar cosas del dompe absolutamente.

THANK YOU FOR YOUR BUSINESS!!!
HAVE A GREAT DAY!!!

82.55

DRIVER *[Signature]*

CUSTOMER

8-12-98

VASCO ROAD SANITARY LANDFILL

No: 1132133

A DIVISION OF  BROWNING-FERRIS INDUSTRIES

4001 VASCO ROAD
LIVERMORE, CA 94550
(510) 447-0491

A90216

Date : Time In: Time Out:
 Ticket # : Dietz CMS #: LMS #:
 Customer :
 Vehicle # : M71 SB Lic Plate:
 Manifest # : PO #: Transporter:
 Source Cd : Generator :
 Comment : Operator:
 Capacity : Scale In #: Scale Out #:
 Gross Wt : 70,220 Tare Wt: 31,380 Net Wt: 38,840

WARNING: Transporting any unauthorized hazardous waste to this facility for disposal is prohibited by law. Persons violating this prohibition are subject to civil and criminal prosecution.

Item	Descr	Actual	Bill Qty	\$/Unit	Extended
CS5	Clean Soil		19.42		05.00

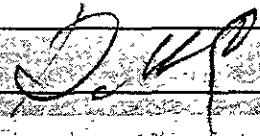
All children must remain in vehicles. Absolutely no salvaging allowed.

Niños deben de permanecer en los carros a todas horas.

No se permite llevar cosas del dompe absolutamente.

THANK YOU FOR YOUR BUSINESS!!!
HAVE A GREAT DAY!!!

97.10




DRIVER

CUSTOMER

VASCO ROAD SANITARY LANDFILL

No: 1032002

A DIVISION OF  BROWNING-FERRIS INDUSTRIES

4001 VASCO ROAD
LIVERMORE, CA 94550
(510) 447-0491

A90215

Date : 8-12-98 Time In: Time Out:
 Ticket # : CMS #: 1009869 LMS #:
 Customer : Dietz
 Vehicle # : M71 0528 Lic Plate:
 Manifest # : PO #: MCDONALD Transporter:
 Source Cd : Generator :
 Comment : Operator:
 Capacity : Scale In #: Scale Out #:
 Gross Wt : 68920 Tare Wt: 31,380 Net Wt: 37,540

WARNING: Transporting any unauthorized hazardous waste to this facility for disposal is prohibited by law. Persons violating this prohibition are subject to civil and criminal prosecution.

Item	Descr	Actual	Bill Qty	\$/Unit	Extended
CS5	Clean Soil		17.77 19.38		05.00

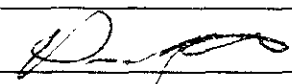
All children must remain in vehicles. Absolutely no salvaging allowed.

Niños deben de permanecer en los carros a todas horas.

No se permite llevar cosas del dompe absolutamente.

THANK YOU FOR YOUR BUSINESS!!!
HAVE A GREAT DAY!!!

96.90



DRIVER

CUSTOMER

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
016	209 833 1288	08-04 11:33	01' 16	02/02	OK		

7499402045

Alameda County Environmental Health

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

FACSIMILE COVER SHEET

TO: Bernie Dietz

FROM: Larry Selo

DATE: 8-3-98

Total number of pages including cover sheet 2

-NOTES- _____

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



August 3, 1998

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700

Mr. Scott Johnson
SNK Development Inc.
185 Berry Street, Suite 1200
San Francisco, CA 94107
STID 3707

RE: 208 Jackson Street, Oakland, CA 94607

Dear Mr. Johnson:

I have reviewed your Remediation Plan dated June 1998 that was prepared by The San Joaquin Company Inc. It is acceptable with the following conditions:

- 1) The cleanup standard with respect to soil remaining in the excavation shall contain a maximum of 0.016 ppm benzene
- 2) Impacted soil treated by aeration and/or bioremediation shall not contain more than 1,000 ppm TPH (diesel), and no PNA's if it is to be returned to the excavation as fill
- 3) Soil samples results must be submitted to this office for review, and prior approval before remediated soil is returned to the excavation as fill
- 4) Remediation progress report must be submitted at a minimum of a quarterly basis
- 5) Alameda County Environment Health, Local Oversight Program is the responsible regulatory authority overseeing this cleanup. The results of the site remediation that will include a RBCA should be sent to this office.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Bernie Dietz, The San Joaquin Company, 1400 Solano Avenue, Suite 12, Albany,
CA 94706-2149
Dai Watkins, The San Joaquin Company, 1400 Solano Avenue, Suite 12, Albany,
CA 94706-2149
Leroy Griffin, City of Oakland, Fire Department
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

June 19, 1998

Mr. Tzu-Ming Chen
Wo Lee Food Co.
208 Jackson Street
Oakland, CA 94607

RE: 208 Jackson Street, Oakland, CA

Dear Mr. Chen:

I have reviewed your Biannual Groundwater Monitoring Report dated May 4, 1998 prepared by ACC Environmental for the above site. This office concurs with your consultant's recommendation that oxygen releasing compound (ORC) should be installed in monitoring wells MW-4 and MW-5, or in the vicinity of the wells, to enhance natural biodegradation. Please inform this office when ORC will be introduced into the groundwater at the above site.

Groundwater monitoring and sampling of on-site wells MW-4 and MW-5 should continue on a biannual basis and analyzed for TPH(g), TPH(d), BTEX, and MTBE.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Stephen Southern, ACC Environmental, 7977 Capwell Drive, Suite 100,
Oakland, CA 94621

Files

DIETZ IRRIGATION

Engineers and Contractors

Serving Agriculture and Industry

Lic. #638281

FAX NUMBER (209) 833-1288

FAX COVER SHEET

DATE:

1/18/98

COMPANY:

Alameda County Public Health

ATTENTION:

Randy Seto.

LOCATION:

PHONE #:

FAX #: 510-387-9335

NO. OF PAGES:

2

(INCLUDING COVER SHEET)

IF YOU DO NOT RECEIVE THE CORRECT NUMBER OF PAGES PLEASE CALL

(209) 832-2910

COMMENTS/MESSAGE:

Attached is one diesel analysis ~~exam~~ not included in
the fax I sent earlier today. The results are also
below the clean-up standards for 208 Jackson St

Bennie.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J KEARS, Agency Director



September 24, 1997
STID 3707

Tzu Ming Chen
Wo Lee Food Co.
208 Jackson St.
Oakland, CA 94607

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

Re: Former East Bay Packing Site, cka Wo Lee Foods, 208 Jackson
St., Oakland, CA 94607

Dear Tzu Ming Chen:

This office has received and reviewed a Proposed Remedial Scope of Work dated August 20, 1997 by ACC Environmental Consultants for the above site (received by this office 3 September, 1997). This office accepts the proposal with the following stipulations, also referenced in a letter from this office subsequent to a meeting with you on September 2, 1997.

1. There should be an off site investigation of utilities under the street to assess the feasibility of another well, as proposed. The additional monitoring well will allow for comparison of degradation of contamination in the downgradient direction.
2. This office has no objection to your filling in the hole with stockpiled soil (provided it is properly characterized and is non-hazardous), and paving the lot, including two unpaved, yet filled, areas.
3. We should be receiving another sampling report. You may suspend sampling of MW-2 and MW-3, if you choose, as they are ND.
4. The nearest downgradient Monitoring well information we have is for KNTV 2, over two blocks away.
5. ACC says that an additional monitoring well may not be necessary at this time except that you will have no way of knowing the effect of ORC or whether degradation occurs without another downgradient monitoring point.

September 24, 1997
STID 3707
Tzu Ming Chen
Page 2 of 2

If you have any questions please call this office at (510) 567-6782.

Sincerely,



Thomas F. Peacock, Manager
Division of Environmental Protection

c: T. Peacock - Files
Kim McGovern, Gipson, Dunn & Crutcher, One Montgomery St.,
San Francisco, CA 94104
Henry Poy, Attorney at Law, 1330 Broadway, Suite 1028,
Oakland, CA 94612
John Conte, Frost & Jacobs, 2500 PNC Center, PO Box 5715,
Cincinnati, OH 45201-5715
Dave DeMent, ACC Environmental Consultants, 7977 Capwell
Dr., Suite 100, Oakland, CA 94621
Mee Ling Tung

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

September 2, 1997
STID 3707

Tzu Ming Chen
Wo Lee Food Co.
208 Jackson St.
Oakland, CA 94607

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

Re: Former East Bay Packing Site, cka Wo Lee Foods, 208 Jackson
St., Oakland, CA 94607

Dear Tzu Ming Chen:

This letter is written subsequent to a meeting with you today. Mee Ling Tung and Young Fong of this office were also in attendance. The following should summarize what has been said and written in a letter dated March 17, 1997, and ACC Environmental Consultant's CAP dated April 30, 1997.

1. There should be an off site investigation of utilities under the street to assess the feasibility of another well, as proposed. The additional monitoring well will allow for comparison of degradation of contamination in the downgradient direction.
2. This office has no objection to your filling in the hole and paving the lot, including two unpaved, yet filled, areas. Keep in mind that your consultant proposed using the hole to add ORC.
3. We should be receiving another sampling report. You may suspend sampling of MW-2 and MW-3, if you choose, as they are ND.
4. You need to dispose of the stockpiled soil. This needs to be characterized to determine what method of disposal should be used (off-haul or reuse in the hole).
5. The nearest downgradient Monitoring well information we have is for KNTV 2, over two blocks away.

September 2, 1997

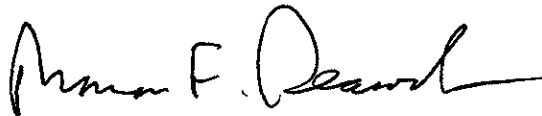
STID 3707

Tzu Ming Chen

Page 2 of 2

If you have any questions please call this office at (510) 567-6782.

Sincerely,



Thomas F. Peacock, Manager
Division of Environmental Protection

c: T. Peacock - Files
Kim McGovern, Gipson, Dunn & Crutcher, One Montgomery St.,
San Francisco, CA 94104
Henry Poy, Attorney at Law, 1330 Broadway, Suite 1028,
Oakland, CA 94612
John Conte, Frost & Jacobs, 2500 PNC Center, PO Box 5715,
Cincinnati, OH 45201-5715
Dave Dement, ACC Environmental Consultants, 7977 Capwell
Dr., Suite 100, Oakland, CA 94621
Mee Ling Tung



August 20, 1997

Mr. Tom Peacock
Alameda County Health Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Second Floor
Alameda, California 94502

RE: Proposed Remedial Scope of Work
Wo Lee Food Company
208 Jackson Street, Oakland, California
ACC Project No. 95-6238-001.02

Dear Mr. Peacock:

The intent of this letter is to formalize remedial action for Wo Lee Food Company, 208 Jackson Street, Oakland, California. Based on previous discussions with the Alameda County Health Care Services Agency (ACHCSA), ACC Environmental Consultants, Inc., (ACC) has proposed the following scope of work to Wo Lee Food Company to address concerns of the ACHCSA. We request that you formally respond to this letter to ensure that any remedial work performed at the site is deemed necessary corrective action by the ACHCSA. Please be advised that Wo Lee Food Company was denied by the California Underground Storage Tank Cleanup Fund.

Following approval, ACC will prepare a comprehensive Work Plan for review and approval. Proposed corrective action steps include:

- Trench approximately 20 feet along the southwest border of the excavation approximately 3 feet into groundwater and introduce 70 pounds of oxygen releasing compound (ORC®), and replace soil;
- Introduce ORC® into groundwater monitoring wells MW-4, MW-5, and any newly installed monitoring well to enhance natural degradation processes;
- Collect one soil sample in close proximity to former soil sample S-1 and analyze it for gasoline constituents; and
- Properly backfill the existing excavation with soil presently stockpiled onsite and compact backfilled material to a minimum of 90 percent compaction. place appropriate baserock material in the top 2 feet of the excavation to prepare it for resurfacing with asphalt pavement.

Mr. Tom Peacock
August 20, 1997
Page 2

Optional Tasks

- Install one downgradient groundwater monitoring well in the intersection of Second and Madison Streets; and
- Introduce ORC® in soil borings at selected locations upgradient and downgradient of monitoring wells MW-4 and MW-5 to supplement dissolved oxygen levels in zones which may not be affected by ORC® introduced into monitoring wells and the excavation trench.

ACC requests that the optional tasks be performed after evaluating the results of the initial remedial action steps. Since dissolved concentrations of petroleum hydrocarbons have consistently declined, we feel natural degradation processes are occurring and will be enhanced through the introduction of dissolved oxygen. Previous site investigation has shown that migration is limited and an additional monitoring well may not be necessary at this time.

Please inform us who will be handling the case for the ACHCSA. If you have any questions regarding this letter please call me at (510) 638-8400.

Sincerely,



David R. DeMent, RG
Senior Geologist

/drd:mcr

cc: Ms. Janice Chow, Wo Lee Food Company

1997-05-01 14:17
510 337 9335
ALAMEDA CO EHS HAZ-OFS

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
687	512 5388404	05-01 14:16	00:35	01/01	OK		

7458402045

Post-It™ brand fax transmittal memo 7671 # of pages 2

To Dave Demont	From J. Eberle
Co.	Co.
Dept.	Phone #
Fax #	Fax #

GROUNDWATER ANALYTICAL PROTOCOL

Parameter	Method	Field/Lab	Sample Volume
Dissolved oxygen	Dissolved oxygen meter; down-hole, ex situ or flow-cell	Field	Measure down-hole or collect 300 a bailer and analyze immediately
	Winkler method	Field	Collect 100 mL of water with a p immediately
Oxidation-reduction potential	A2580	Field	Collect 100-250 mL of water, fill immediately
pH	EPA Method 150.1 or SW-9040, direct-reading meter	Field	Collect 100-250 mL of water in a immediately
Conductivity	EPA Method 120.1 or SW-9050, direct-reading meter	Field	Collect 100-250 mL of water in a immediately.
Temperature	EPA Method 170.1	Field	Collect 100-250 mL of water in a immediately
Alkalinity	HACH Alkalinity test kit model AL AP MG-L	Field	Collect 100 mL of water in a glass
	A2320 titrimetric	Field	Collect 250 mL of water in a glass hours
	EPA Method 310.2 colorimetric	Lab	Collect 100 mL of water in a glass
Nitrate	EPA Method 353.2 or SW-9200	Lab	Collect 100 mL of water in a glass; analyze within 48 hours
	Colorimetric HACH method #8039 for high range, method #8192 for low range	Field	Collect 100 mL of water in a glass

TABLE 1 - GROUNDWATER ANALYTICAL PROTOCOL

Method	Field/Lab	Sample Volume and Preservation
Method 375.4 or 336/9038	Lab	Collect 100 mL of water in a glass or plastic container; cool to 4°C; analyze within 28 days
metric HACH method #8051	Field	Collect 100 mL of water in a glass or plastic container; cool to 4°C; analyze immediately
metric HACH 25140-25	Field	Collect 100 mL of water in a glass container, immediately filter with 0.45 micron filter, acidify with hydrochloric acid per method
metric A3500-Fe D	Field	Collect 100 mL of water in a glass container, immediately filter with 0.45 micron filter, acidify with hydrochloric acid per method
Method 200.7 or SW-6010	Lab	Collect 100 mL of water in a plastic container, immediately filter with 0.45 micron filter, acidify with nitric acid per method

any Catalog, 1990.
 s for the Examination of Water and Wastewater", 18th edition, 1992.
 Is for Evaluation Solid Waste, Physical, and Chemical Methods", SW-846, USEPA, 3rd edition, 1986.
 provided (field and laboratory), only one method needs to be used.

of Wiedemeier et al. 1994, ("Draft Technical Protocol for Implementing the Intrinsic Remediation with Long-
 Attenuation of Dissolved-Phase Fuel Contamination in Groundwater," developed for the AFCEE)

5-1-97

Post-It™ brand fax transmittal memo 7671 # of pages 2

To	Dave Dement	From	J. Eberle
Co.		Co.	
Dept.		Phone #	
Fax #		Fax #	

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
689	S10 6388404	05-01 14:18	00' 35"	01/01	OK		

7499402046

1997, 05-01 14:19
 S10 337 9335
 ALAMEDA CO EHS HQ2-OPS

TRANSMIT REPORT

TABLE 1 - GROUNDWATER ANALYTICAL PROTOCOL

Parameter	Method	Field/Lab	Sample Volume and Preservation
Sulfate	EPA Method 375.4 or SW-9036/9038	Lab	Collect 100 mL of water in a glass or plastic container; cool to 4°C; analyze within 28 days
	Colorimetric HACH method #8051	Field	Collect 100 mL of water in a glass or plastic container; cool to 4°C; analyze immediately
Ferrous Iron	Colorimetric HACH 25140-25	Field	Collect 100 mL of water in a glass container, immediately filter with 0.45 micron filter, acidify with hydrochloric acid per method
	Colorimetric A3500-Fe D	Field	Collect 100 mL of water in a glass container, immediately filter with 0.45 micron filter, acidify with hydrochloric acid per method
	EPA Method 200.7 or SW-6010	Lab	Collect 100 mL of water in a plastic container, immediately filter with 0.45 micron filter, acidify with nitric acid per method

Notes:

- 1 "HACH" refers to HACH Company Catalog, 1990.
2. "A" refers to "Standard Methods for the Examination of Water and Wastewater", 18th edition, 1992.
- 3 "SW" refers to the "Test Methods for Evaluation Solid Waste, Physical, and Chemical Methods", SW-846, USEPA, 3rd edition, 1986.
4. When more than one method is provided (field and laboratory), only one method needs to be used.

Table 1 was modified after Table 2.1 of Wiedemeier et al. 1994, ("Draft Technical Protocol for Implementing the Intrinsic Remediation with Long-Term Monitoring Option for Natural Attenuation of Dissolved-Phase Fuel Contamination in Groundwater," developed for the AFCEE)

TABLE 1 - GROUNDWATER ANALYTICAL PROTOCOL

Parameter	Method	Field/Lab	Sample Volume and Preservation
Dissolved oxygen	Dissolved oxygen meter; down-hole, ex situ or flow-cell	Field	Measure down-hole or collect 300 mL of water in bottles with a pump or a bailer and analyze immediately
	Winkler method	Field	Collect 100 mL of water with a pump or a bailer and analyze immediately
Oxidation-reduction potential	A2580	Field	Collect 100-250 mL of water, filling container from bottom; analyze immediately
pH	EPA Method 150.1 or SW-9040, direct-reading meter	Field	Collect 100-250 mL of water in a glass or plastic container and analyze immediately
Conductivity	EPA Method 120.1 or SW-9050, direct-reading meter	Field	Collect 100-250 mL of water in a glass or plastic container and analyze immediately.
Temperature	EPA Method 170.1	Field	Collect 100-250 mL of water in a glass or plastic container and analyze immediately
Alkalinity	HACH Alkalinity test kit model AL AP MG-L	Field	Collect 100 mL of water in a glass container
	A2320 titrimetric	Field	Collect 250 mL of water in a glass or plastic container; analyze within 6 hours
	EPA Method 310.2 colorimetric	Lab	Collect 100 mL of water in a glass or plastic container; cool to 4° C
Nitrate	EPA Method 353.2 or SW-9200	Lab	Collect 100 mL of water in a glass or plastic container; cool to 4° C; analyze within 48 hours
	Colorimetric HACH method #8039 for high range, method #8192 for low range	Field	Collect 100 mL of water in a glass container

**ALAMEDA COUNTY ENVIRONMENTAL
HEALTH SERVICES**

**ENVIRONMENTAL PROTECTION DIVISION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
Telephone (510) 567-6700 Fax (510) 337-9335**

FAX COVER SHEET

DATE: 4-18, 1997

TO: Tzu Ming Chen

FAX# () 444-4657

Total number of pages including cover sheet 1

FROM: Jennifer Eberle

Message:

I have received the 4/4/97 "Stockpiled Soil Sampling" report by ACC and the 4/7/97 "Biannual Groundwater Monitoring Report" by ACC. I would like to set up a meeting with you and ACC to discuss the results. We have a translator who speaks Cantonese (Ms. Mee Ling Tung). The following dates are possible: April 24 (after 10 am), April 30, or May 1st (after 1:30 pm). Please let me know when you can meet. Please call me at 567-6761 or fax me at 337-9335. Thank you!

(SMILE) HAVE A NICE DAY
DO SOMETHING FOR OUR ENVIRONMENT



March 18, 1997

Mr. Tzu Ming Chien
c/o Ms. Janice Chow
Wo Lee Food Company
208 Jackson Street
Oakland, CA 94607

RE: Project Status - Wo Lee Food Company
208 Jackson Street, Oakland, California
ACC Project No. 95-6238-1.2

Dear Mr. Chen:

ACC Environmental Consultants Inc., (ACC) has been contacted by Ms. Jennifer Eberle of the Alameda County Health Care Services Agency (ACHCSA), Department of Environmental Health, regarding your position on proposed corrective action in regards to the former fuel underground storage tanks (USTs) at the site which stored diesel and gasoline. While your application to the State of California Underground Storage Tank Cleanup Fund was unexpectedly denied, your responsibility to comply with appropriate mandates of the ACHCSA exists. As your environmental consultant, ACC must remind you that reasonable requests for action or additional site investigation have been made by the ACHCSA, and these requests must be addressed.

ACHCSA requested the following actions in letters dated August 12 and September 10, 1996:

- A response to how the open excavation and existing stockpiled soil will be addressed; and
- Groundwater monitoring of the four onsite wells on a biannual basis.

ACC recommended that the open excavation be backfilled. We also prepared a proposal to sample the existing soil stockpile since we believe it would constitute appropriate backfill material and be a cost-effective way to remove the soil and comply with the requests of the ACHCSA. We recommend that this issue be dealt with as soon as any proposed excavation activity is ruled out as a corrective action.

On behalf of Wo Lee Food Company, ACC performed groundwater monitoring and sampling and issued a report dated September 23, 1996. Sampling results were favorable and appear to indicate that natural attenuation processes are reducing the mass of diesel and gasoline in soil and groundwater. Stated in simpler terms, natural bacteria present in the subsurface are degrading diesel and gasoline components by using them as a food source. This process should be expected to continue but must be monitored and confirmed.

Wo Lee Food Company
March 18, 1997
Page 2

Biannual monitoring of the wells is scheduled for March 20. Results of this sampling event should confirm previously reported groundwater monitoring and sampling results. If reduced concentrations of diesel and gasoline are confirmed, the Corrective Action Plan (CAP) dated July 9, 1996, should be amended to reflect this new information.

At this time, ACC makes the following recommendations how to comply with requests of the ACHCSA in a cost-effective manner.

- Evaluate results of the March 20, 1997 groundwater sampling event in regards to the presence of a source of FHCs and whether excavation proposed in the CAP is still warranted.
- Conduct a meeting with ACHCSA to discuss options for future work at the site in regards to appropriate and necessary corrective action.
- Evaluate the use of oxygen releasing compound (ORC®) at the site to enhance natural biodegradation of diesel and gasoline constituents. Options for ORC® use are: 1) use ORC® in the existing monitoring wells; 2) inject ORC® into groundwater at selected locations; and 3) use ORC® in the open excavation prior to backfilling.
- Sample the stockpiled soil and if appropriate, use the soil to backfill the excavation.

ACC is available to further discuss the options listed above at your convenience. If you have any questions or comments, please call me at (510) 638-8400.

Sincerely,



David R. DeMent, RG
Senior Geologist

cc: Ms. Jennifer Eberle, Alameda County

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



March 17, 1997
STID 3707
page 1 of 2

Tzu Ming Chen
Wo Lee Food Co.
208 Jackson St.
Oakland CA 94607

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

RE: Former East Bay Packing site, cka Wo Lee Foods, 208 Jackson St., Oakland CA 94607

Dear Mr. Chen,

I have reviewed the "Corrective Action Plan" (CAP), prepared by ACC Environmental Consultants, dated 7/9/96, under cover letter signed by your secretary (Janice Chow). I have also reviewed the four page "Addendum to the Corrective Action Plan," also prepared by ACC Environmental Consultants, dated 8/20/96.

The CAP involves excavating soil between the open excavation and the shed, and to pump a minimum of 10,000 gallons of groundwater. The Addendum recommends 1) backfilling the open excavation if the soil removal is not performed by October 1996, and 2) an offsite and downgradient monitoring well, if additional sampling warrants it.

The "Groundwater Monitoring Report," prepared by ACC, dated 9/23/96, was submitted under cover letter signed by Janice Chow, dated 9/25/96. This report documents groundwater sampling and monitoring on 9/4/96. Results indicate a reduced concentration of TPH-gasoline and its BTEX constituents in the most downgradient well, MW4. In light of this information, a downgradient well may not be needed at this time. However, further sampling should occur in order to establish a trend of decreasing concentrations over time. **Therefore, you are required to continue sampling all four wells on a semi-annual basis (first and third quarters) for the same constituents, UNTIL FURTHER NOTICE.** Note that this is a reduction in sampling frequency from the standard quarterly requirement. As per a telephone conversation between myself and Dave Dement of ACC on 3/17/97, the wells will be sampled on March 20, 1997.

In any case, some type of remediation should be implemented. During a telephone conversation between myself and Dave Dement of ACC on 12/30/96, he indicated that Oxygen-Releasing Compound (ORC) may be warranted for remediation of this site. Note that the CAP does not include the use of ORC. Therefore, you should discuss with your consultant which type of remediation you would like to implement. **Please contact me in writing within 15 days, or by April 2, 1997, and let me know if you will be implementing the CAP as is, or will be using ORC. If you will be using the ORC, please submit a revised CAP within 30 days, or by April 17, 1997.**

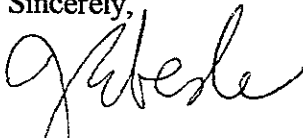
March 17, 1997
STID 3707
page 2 of 2
Tzu Ming Chen

Lastly, the issue of the stockpiled soil remains. As per my letter dated 9/10/96, you were told that **“you may not continue to hold the stockpiled soil onsite indefinitely. Your case will NOT be closed until and unless this soil is accounted for in one of the above ways.”** As per my 9/10/96 and 6/20/95 letters, **you have two options regarding backfilling the excavation.** You can either use clean, imported fill material, or use the existing stockpile. If you choose to use the existing stockpile, it must first be resampled and analyzed for TPH-g, TPH-d, and BTEX at a rate of 1 discrete sample per 20 cubic yards. Please notify me at least 2 business days in advance of this activity by telephone. If you use clean, imported fill material, you must submit legible copies of invoices and/or receipts, which clearly indicate the date, the type of material, the quantity, your name and address, and where the material came from. This will be proof that the soil did not come from another contaminated site. **You are required to backfill the excavation and properly account for the stockpiled soil within 30 days, or by April 17, 1997.** Please note that garbage and debris must be removed from the soil before it is backfilled.

If no response is received to these various issues, **the next letter will be a Notice of Violation, and this matter will be referred to the Alameda County, District Attorney's office.** Again, the issues are: 1) groundwater sampling, 2) remediation of the subsurface, and 3) backfilling the excavation and accounting for the stockpiled soil.

Please notify me directly at 510-567-6761 at least 2 business days in advance of soil stockpile sampling and moving.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Kevin Graves, RWQCB
Bob Chambers, Alameda County, District Attorney's office
Kim McGovern, Gibson, Dunn & Crutcher, One Montgomery St. San Francisco CA
94104
Henry Poy, attorney at law, 1330 Broadway, Suite 1028, Oakland CA 94612
John Conte, Frost & Jacobs, 2500 PNC Center, PO Box 5715, Cincinnati OH 45201-5715
Dave Dement, ACC Environmental Consultants, 1000 Atlantic Ave, Suite 110, Alameda
CA 94501
J Eberle/file

ACC ENVIRONMENTAL CONSULTANTS, INC. 7977 Capwell Drive, Suite 100, Oakland, CA 94621

FAX

Date: 3/10/97
 Number of pages including cover sheet: 3

To: Ms. Jennifer Eberle
 Company: Alameda County
 Phone: _____
 Fax phone: (510) 337-9335
 CC: _____

From: Dave DeMent
 Phone: (510) 638-8400
 Fax phone: (510) 638-8404

REMARKS: Urgent For your review Reply ASAP Please comment

Jennifer - This was faxed and mailed to Wo Lee Ford Company today.

Original to Follow by:

U.S. Mail
 Express Overnight Mail
 Courier
 No Hard Copy to Follow

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Alameda County CC4580
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

September 10, 1996
STID 3707
page 1 of 2

Tzu Ming Chen
Wo Lee Food Co.
208 Jackson St.
Oakland CA 94607

RE: **Stockpiled Soil**, former East Bay Packing site, cka Wo Lee Foods, 208 Jackson St.,
Oakland CA 94607

Dear Mr. Chen,

Thank you for submitting the "Corrective Action Plan," prepared by ACC Environmental Consultants, dated 7/9/96, under cover letter signed by your secretary (Janice Chow). I am also in receipt of the four page "Addendum to the Corrective Action Plan," also prepared by ACC Environmental Consultants, dated 8/20/96. I have not had an opportunity yet to review these documents.

I understand that you received a letter from the City of Oakland, in regards to a complaint regarding the the condition of your property, in particular the open excavation, stockpiled soil, debris, and vegetation growing on the soil. This stockpiled soil was generated from the removal of the underground storage tanks back in March of 1990.

I also understand that you plan to fill in the open excavation. You may want to use this stockpiled soil. As I wrote you in my letter dated 6/20/95, **you have two options regarding backfilling the excavation. You can either use clean, imported fill material, or use the existing stockpile. If you choose to use the existing stockpile, it must first be resampled and analyzed for TPH-g, TPH-d, and BTEX at a rate of 1 discrete sample per 20 cubic yards. Please notify me at least 2 business days in advance of this activity by telephone. If you use clean, imported fill material, you must submit legible copies of invoices and/or receipts, which clearly indicate the date, the type of material, the quantity, your name and address, and where the material came from. This will be proof that the soil did not come from another contaminated site.**

Standard procedure for stockpiled soils from tank removals is to either backfill onsite or dispose offsite. You may not continue to hold the stockpiled soil onsite indefinitely. Your case will NOT be closed until and unless this soil is accounted for in one of the above ways. It is likely that the soil will be clean, since it has been aerating for six years. In that case, your only costs will be the laboratory analysis (mentioned above), and moving the soil into the excavation. If you opt to obtain clean, imported fill to backfill the open excavation, and you ignore the need for sampling the stockpile at this point, you will still need to sample and dispose

September 10, 1996

STID 3707


page 2 of 2

Tzu Ming Chen

in the future. Please note that garbage and debris must be removed from the soil before it is backfilled.

Please notify me directly at 510-567-6761 at least 2 business days in advance of soil stockpile sampling and moving.

Sincerely,



Jennifer Eberle

Hazardous Materials Specialist

cc: Kevin Graves, RWQCB

Gil Jensen, Alameda County, District Attorney's office

Kim McGovern, Gibson, Dunn & Crutcher, One Montgomery St. San Francisco CA
94104

Henry Poy, attorney at law, 1330 Broadway, Suite 1028, Oakland CA 94612

John Conte, Frost & Jacobs, 2500 PNC Center, PO Box 5715, Cincinnati OH 45201-5715

Dave Dement, ACC Environmental Consultants, 1000 Atlantic Ave., Suite 110, Alameda
CA 94501

Acting Chief/file

je.3707-K

Smithfield Foods, Inc.

900 Dominion Tower,

999 Waterside Drive,

Norfolk, VA 23510

FAX

Date:

9-3-96

Number of pages including cover sheet:

3

To:

Jennifer Eberle

Phone:

Fax phone: 510-337-9335

CC:

From:

Michael H. Cole

Phone:

(757) 365-3030

Fax phone:

(757) 365-3023

REMARKS:

Urgent

For your review

Reply ASAP

Please comment

If You Do Not Receive Any Of These Pages, Please Call (757) 365-3031



Smithfield Foods, Inc.
900 Dominion Tower
999 Waterside Drive
Norfolk, Virginia 23510

Tel. (804) 365-3000
Fax (804) 365-3017

Michael H. Cole
Corporate Counsel

Direct Dial Number:
(757) 365-3030

September 3, 1996

Ms. Jennifer Eberle
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502-6577

**FORMER EAST BAY PACKING SITE, CKA WO LEE FOODS,
208 JACKSON STREET, OAKLAND, CA 94607**

Dear Ms. Eberle:

John Morrell & Co., a wholly-owned subsidiary of Smithfield Foods, Inc. ("Morrell"), recently received a copy of your Agency's letter dated August 12, 1996 to Mr. Tzu Ming Chen, c/o Wo Lee Food Co., 208 Jackson Street, Oakland, California 94607, notifying Mr. Chen about certain unresolved issues with respect to an underground storage tank now or previously located on Mr. Chen's property. You delivered this letter to Morrell c/o John Conte, Frost & Jacobs, 2500 PNC Center, P. O. Box 5715, Cincinnati, Ohio 45201-5715.

Mr. Conte is no longer counsel of record for Morrell in this matter. Please address all future correspondence to Morrell as follows:

Mr. Larry Lively
Director of Environmental Affairs
John Morrell & Co.
P. O. Box 5266
Sioux Falls, SD 57117

with a copy to me c/o Smithfield Foods, 900 Dominion Tower, 999 Waterside Drive, Norfolk, Virginia 23510.

Ms. Jennifer Eberle
September 3, 1996
Page 2

I am

Very truly yours,



Michael H. Cole

MHC/mg
C:\COMPANY\Letter to Alameda County.wpd

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Alameda County Environmental Health Div.
Mail Code: 430-4580
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

August 12, 1996
STID 3707
page 1 of 3

Tzu Ming Chen
Wo Lee Food Co.
208 Jackson St.
Oakland CA 94607

RE: former East Bay Packing site, cka Wo Lee Foods, 208 Jackson St., Oakland CA 94607

Dear Mr. Chen,

Since my last letter to you, dated June 27, 1995, the following documents have been received in this office:

- 1) letter from ACC Environmental Consultants (ACC), dated 7/24/95, requesting a time extension for groundwater gradient determination and the Corrective Action Plan (CAP);
- 2) letter from ACC, dated 12/19/95, documenting a consistent southerly groundwater gradient at 0,003 ft/ft. This was based on three monthly measurements taken from four onsite wells; and
- 3) letter from ACC, dated 2/26/96 (sent via fax), re the status of the CAP. This letter indicated the CAP would be completed by 3/8/96.

The 2/26/96 letter also indicated that you applied to the State Underground Storage Tank Cleanup Fund, but that your application was rejected, apparently because you never owned or operated the tanks, and that you bought the property after the USTs were removed, presumably for a price significantly lower than market value.

Currently, a number of issues remain unresolved:

- a) You were originally required to submit a CAP by August 3, 1995, as per my letter dated 6/20/95. I understand that ACC sent the completed CAP to you approximately one month ago. **As of this date, I have not received the CAP.** You have not been very proactive during this investigation and cleanup, as is required by the California Underground Storage Tank Regulations (California Code of Regulations, Title 23, Division 3, Chapter 16). However, this department has shown a great deal of restraint in enforcing these regulations, due to our understanding of your difficulty with the Cleanup Fund and your need for a translator.

August 12, 1996
STID 3707
Tzu Ming Chen
page 2 of 3

- b) You have not responded to the question of backfilling the open excavation, as per my letter dated 6/20/95. I understand that the CAP may address this question.
- c) You have not continued to conduct groundwater sampling and monitoring. **The last sampling event for MW2 through MW5 was 6/3/94** (done by Subsurface Consultants). Please note that standard protocol is quarterly monitoring/sampling, but it has been over 2 years since your wells were sampled. It is quite likely that concentrations have decreased.

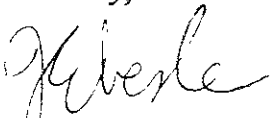
To resolve these issues, you are required to submit the following:

- A) **Corrective Action Plan, under your signed cover letter, within 7 days, or by August 19, 1996;**
- B) **A written response which addresses the backfilling of the open excavation within 7 days, or by August 19, 1996.** If the CAP addresses this issue, then it would be adequate to mention this in your cover letter.
- C) **A groundwater monitoring and sampling report within 30 days, or by September 12, 1996.** Groundwater should be sampled and monitored on a semi-annual basis (1st and 3rd quarters) **until further notice**, as per Tri-Regional Guidelines. Reports should include a potentiometric map which indicates groundwater elevations (GWEs), lines of equal elevations, gradient, and groundwater flow direction. Groundwater should be analyzed for TPH-g, TPH-d, BTEX and MTBE. Results should be tabulated along with historical concentrations and historical GWEs. A background section is optional.

Based on the groundwater results, you may be required to install an offsite, downgradient monitoring well, as mentioned in my letter dated 6/27/96.

If we have not received the CAP and your cover letter within 7 days or by August 19th, our next correspondence will be in the form of a Notice of Violation. If you have any questions, please contact me at 510-567-6700, or directly at 567-6761. Our fax number is 510-337-9335.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

August 12, 1996
STID 3707
Tzu Ming Chen
page 3 of 3

off
cc:

Kevin Graves, RWQCB

Gil Jensen, Alameda County, District Attorney's office

Kim McGovern, Gibson, Dunn & Crutcher, One Montgomery St. San Francisco CA
94104

Henry Poy, attorney at law, 1330 Broadway, Suite 1028, Oakland CA 94612

Jonathan Redding, Fitzgerald, Abbott & Beardsley, attorneys at law, 1221 Broadway, 21st
Floor, Oakland CA 94612-1837

John Conte, Frost & Jacobs, 2500 PNC Center, PO Box 5715, Cincinnati OH 45201-5715

Dave Dement, ACC Environmental Consultants, 1000 Atlantic Ave., Suite 110, Alameda
CA 94501

Acting Chief/file

je 3707-J



Post-it® Fax Note	7671	Date: 2/26/96	# of pages ▶ 1
To	Jennifer Eberle	From:	Dave DeMent
Co./Dept.	Alameda Co.	Co.	ACC
Phone #	(510) 567-6761	Phone #	(510) 638-8400
Fax #	(510) 337-9335	Fax #	(510) 638-8404

February 26, 1996

Ms. Jennifer Eberle
 Alameda County Health Agency
 Department of Environmental Health
 1131 Harbor Bay Parkway, Second Floor
 Alameda, California 94502

RE: Corrective Action Plan
 208 Jackson Street, Oakland, California

Dear Jennifer:

This letter is to update you on the status of the Corrective Action Plan (CAP), for Wo Lee Food Company, 208 Jackson Street, Oakland, California. The CAP for 208 Jackson Street is presently about 50% complete and will be finished no later than March 8, 1996.

For your information, the client applied to the California Underground Storage Tank Cleanup Fund (USTCF) and the application was rejected. ACC held discussions with the USTCF to attempt to get them to change their position, but was unsuccessful. Any application appeal, according to the USTCF, would be turned down. Once Wo Lee Foods learned their application had been turned down, they appeared to lose faith in ACC, and in the whole process in general.

In addition, ACC wanted to evaluate the results of groundwater monitoring and have an accurate groundwater flow direction and gradient before evaluating remedial alternatives as part of the feasibility study. About this time, the Lawrence Livermore Report became public and instructions to local oversight agencies from the Regional Water Quality Control Board (RWQCB) were issued. We wanted to include recommendations and minimum requirements regarding site investigation and remedial action that the RWQCB endorsed before completing the CAP.

Our goal is to incorporate prudent and effective site remediation with recent changes in regulatory definitions of "low risk groundwater" petroleum release sites, leading to ultimate site closure. Thank you for your patience.

If you have any questions regarding this letter please call me at (510) 638-8400.

Sincerely,

David R. DeMent, RG
 Senior Geologist

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

June 27, 1995
STID 3707

Tzu Ming Chen
Wo Lee Food Co.
208 Jackson St.
Oakland CA 94607

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

RE: former East Bay Packing site, 208 Jackson St., Oakland CA 94607

Dear Mr. Chen,

There is an additional topic which I neglected to mention in my last letter to you, dated 6/20/95. Due to the significant concentrations of contaminants onsite, *there is need for an offsite, downgradient groundwater monitoring well*. It is important to cite this well in the best possible location. The location of the well depends upon the groundwater flow direction.

During a review of the file for this case, it appears that there was only one occasion where the groundwater flow direction and gradient were calculated. This was during the 6/3/94 groundwater sampling event, where groundwater was reported as flowing South, with a gradient of 0.008 ft/ft (7/12/94 "Groundwater Contamination Assessment" report prepared by Subsurface Consultants).

In order to ascertain groundwater flow direction, **you are requested to conduct monthly groundwater elevation (GWE) measurements in the four existing wells for the next 6 months**. After this period of time, an evaluation will be made as to the location of the offsite, downgradient groundwater monitoring well. **You are requested to begin these GWE measurements within 30 days, or by July 27, 1995. Please submit a brief report of findings, as well as a workplan for installation of the well, at the completion of the 6 months of GWE measurements, or by January 1, 1996.**

If you have any questions, please contact me at 510-567-6700, or directly at 567-6761.

June 27, 1995
STID 3707
Tzu Ming Chen
page 2 of 2

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Kevin Graves, RWQCB
Gil Jensen, District Attorney's office
Kim McGovern, Gibson, Dunn & Crutcher, One Montgomery St. San Francisco CA
94104
Henry Poy, attorney at law, 1330 Broadway, Suite 1028, Oakland CA 94612
Jonathan Redding, Fitzgerald, Abbott & Beardsley, attorneys at law, 1221 Broadway, 21st
Floor, Oakland CA 94612-1837
John Conte, Frost & Jacobs, 2500 PNC Center, PO Box 5715, Cincinnati OH 45201-5715
Dave Dement, ACC Environmental Consultants, 1000 Atlantic Ave., Suite 110, Alameda
CA 94501
Jun Makashima/file

je 3707-I

July 24, 1995

Ms. Jennifer Eberle
Alameda County Health Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Second Floor
Alameda, California 94502

RE: Subsurface Environmental Investigation
208 Jackson Street, Oakland, California

Dear Ms. Eberle:

On behalf of Wo Lee Food Company (client), ACC Environmental Consultants (ACC) requests a time extension be granted for documents requested by your office in letters dated June 20, and June 27, 1995. As you know, the client is applying to the California Underground Storage Tank Cleanup Fund. The status of Wo Lee Food Company for acceptance in the Cleanup Fund Program, and eventual reimbursement, is not known at this time, thus, ACC requests an extension of two weeks for monitoring well gradient determination and one month for a Corrective Action Plan.

If you have any questions regarding this letter please call me at (510) 522-8188.

Sincerely,



David R. DeMent, RG
Project Manager

cc: Ms. Janice Chow - Wo Lee Food Co.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

June 20, 1995
STID 3707

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

Tzu Ming Chen
Wo Lee Food Co.
208 Jackson St.
Oakland CA 94607

RE: former East Bay Packing site, 208 Jackson St., Oakland CA 94607

Dear Mr. Chen,

Thank you for the "Subsurface Environmental Investigation" report, prepared by ACC Environmental Consultants, dated 5/22/95. **Please submit future reports with your own cover letter, signed and dated.** This report documents the additional soil and groundwater investigation conducted in March 1995. This investigation consisted of five offsite borings and eleven onsite borings, for a total of sixteen borings. Although the 8/22/94 Work Plan (prepared by Subsurface Consultants Inc. or SCI) involved collecting and analyzing groundwater samples only in the offsite borings, eleven onsite groundwater samples were collected and analyzed by ACC. This additional information was useful, and enabled ACC to draw maps detailing the groundwater contamination plumes for the various constituents: Total Petroleum Hydrocarbons (TPH)-gasoline, TPH-diesel, and benzene (see Figures 4, 5, and 6). It should also be noted that SCI's workplan involved 19 borings, while ACC managed to get the necessary data in only 16 borings.

The results indicated that groundwater is significantly impacted by TPH-gasoline concentrations as high as 330,000 parts per billion (ppb), TPH-diesel concentrations as high as 100,000 ppb, and benzene concentrations as high as 22,000 ppb. The highest concentrations of TPH-gasoline approach those associated with a free product phase. These concentrations are similar to the concentrations detected during the last sampling event, 6/3/94. Actually, the maximum concentrations detected in March 1995 are higher than the maximum concentrations detected on 6/3/94 (210,000 ppb TPH-gasoline, 9,800 ppb TPH-diesel, and 7,600 ppb benzene).

The good news is that the hydrocarbon plume in groundwater appears to largely exist onsite, and appears not to have migrated offsite. However, groundwater remediation may be necessary, due to the ongoing and increasing significant concentrations of contaminants. **Therefore, you are required to submit a Corrective Action Plan (CAP) to this office within 45 days, or by August 3, 1995.** The CAP should include the following items: an assessment of the impacts, a feasibility study, and applicable cleanup levels. The legal mandate for this requirement is from Title 23, California Code of Regulations, Division 3, Chapter 16, Article 11.

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 the RWQCB.

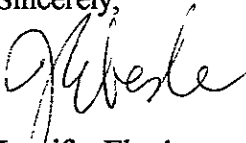
June 20, 1995
STID 3707
Tzu Ming Chen
page 2 of 2

ACC recommends "that the open excavation be backfilled and compacted with clean fill to exclude the opening as a source of recharge to the shallow groundwater." This would be acceptable. The original soil stockpiled from the tank removals in 1990 still exists onsite. This stockpile was analyzed for TPH-gasoline and TPH-diesel, and had 5.4 ppm and 33 ppm, respectively. No results for BTEX were included in the tank removal report, titled "Progressive Report," prepared by Geo-Environmental Technology (GET), dated 8/8/90. You have two options regarding backfilling the excavation. You can either use clean, imported fill material, or use the existing stockpile. If you choose to use the existing stockpile, it must first be resampled and analyzed for TPH-g, TPH-d, and BTEX at a rate of 1 discrete sample per 20 cubic yards. Please notify me at least 2 business days in advance of this activity by telephone. Standard procedure for stockpiled soils from tank removals is to either backfill onsite or dispose offsite.

When you backfill, you may want to install a large diameter perforated PVC casing for possible future groundwater pumping. If you want to place a PVC casing into the excavation while backfilling, please notify me of this activity well in advance. If you choose to do this, it would be appropriate to include this as part of the Corrective Action Plan.

If you have any questions, please contact me at 510-567-6700, or directly at 567-6761.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Kevin Graves, RWQCB
Gil Jensen, District Attorney's office
Kim McGovern, Gibson, Dunn & Crutcher, One Montgomery St. San Francisco CA
94104
Henry Poy, attorney at law, 1330 Broadway, Suite 1028, Oakland CA 94612
Jonathan Redding, Fitzgerald, Abbott & Beardsley, attorneys at law, 1221 Broadway, 21st
Floor, Oakland CA 94612-1837
John Conte, Frost & Jacobs, 2500 PNC Center, PO Box 5715, Cincinnati OH 45201-5715
Dave Dement, ACC Environmental Consultants, 1000 Atlantic Ave., Suite 110, Alameda
CA 94501
Jun Makashima/file

je 3707-H

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

white - env. health
yellow - facility
pink - files

Hazardous Materials Inspection Form

II, III

(former East Bay Packing Co.)

Site ID # _____ Site Name Wollee Food Co. Today's Date 3/26/95

Site Address 208 Jackson St.

City Oakland Zip 94607 Phone _____

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

SB sampling

Inspection Categories:

- ____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ____ II. Hazardous Materials Business Plan, Acutely Hazardous Materials
- ____ III. Under ground Storage Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

1:00 arrived on site

Comments:

Dave Dement of AEC is onsite. We counted 3 vent lines + 3 dispenser pads, which we attribute to Tanks 2 + 4, + either Tank 1 or 3. It looks like the vent line + dispenser pad for the UST-not-attributed was removed; ~~it~~ they were probably located adjacent to the shed on the corner, judging from 1) the ^{vertical} ~~rust~~ line of rust on shed, + 2) the (partial) concrete footing below the shed, exactly below the rust line, + 3) the ^{extent of} excavation being flush next to the shed. There are 2 (maybe more) borings inside the shed.

2:05 left site

Contact _____

Title _____

Signature _____

Inspector _____

Signature _____

II, III

28596-93-Z-01
If this receipt
the address
address on a
the return
an address
a front.

Roel

HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS Agency Director

~~RAFAT A. SHADIE Assistant Agency Director~~

Certified Mail # Z 773 036 448
February 23, 1995

Alameda County CC4530
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

Mr. Gene and Mrs. Lilian Kotz
222 Madison Street
Oakland, CA 94607

RE: Underground Storage Tank (UGT) located at 202 Madison Street, Oakland,
CA 94607. (Leo Grande Produce)

NOTICE OF LEGAL OBLIGATION

Dear Mr. and Mrs. Kotz:

On February 7, 1995, an inspection of your property revealed the possible existence of an underground storage tank (UGT). The visual inspection conducted revealed a vent pipe against the wall facing Madison Street, a excavated area where a possible dispenser was located, and a manhole (possible fill pipe) on the sidewalk across the vent pipe which indicates a UGT might exist. Review of our Department's records indicates no record for this UGT.

Therefore, pursuant with the California Code of Regulations (CCR), Title 23, Division 3, Chapter 16 Underground Storage Tank Regulations, you must perform one of the following actions;

1. Properly complete permanent closure of the tank(s) in accordance with the requirements of Title 23 (CCR), Article 7, section 2763 or,
2. Apply for a permit to operate the tank(s), as required by Article 10, section 2710 of the same regulations.

You are directed to notify this Department within 30 days of your intentions and to obtain the necessary instructions and forms.

Please note that Section 25299 of the California Health and Safety Code states that any owner or operator of an underground storage tank is liable for civil penalties of not less than five (\$500) hundred dollars and not more than five (\$5,000) thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank.

If you have any questions concerning this matter, please contact me at (510) 567-6752.

Sincerely,

Roel Meregillano
Roel Meregillano, REHS
Hazardous Materials Specialist

cc: Arzu Levi - N. Team Mgr