

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



11-3-00

2012

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



10-17-00

RO#12

October 16, 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 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

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 5-12-2000
incl CDs

2012

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 4-22-2000
med cc's

2012

April 26, 2000

ENVIRONMENTAL HEALTH S
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



Sent 1/12/00
Including cc's

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

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ROIZ

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



Ro#12

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



RO# 12

February 24, 1999

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 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
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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



2012

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
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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0#12

November 19, 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

RE: 208 Jackson Street, Oakland, CA 94607

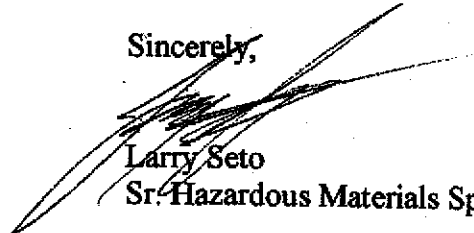
Dear: Mr. Dietz:

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



RO#12

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



R0#12

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



RO#12

October 8, 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 #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



R0#12

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



RO#12

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

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RO#12

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



R012

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 informed 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#12

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



RO#12

March 17, 1997
STID 3707
page 1 of 2

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

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,

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



2012

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



2012

August 12, 1996
STID 3707
page 1 of 3

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

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.

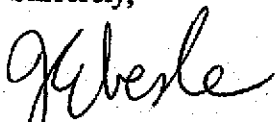
To resolve these issues, you are required to submit the following:

- 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


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

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



Ro12

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.

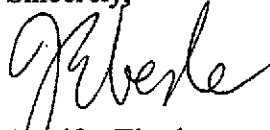
During a review of the file for this case, it appears that there was only one occasion where the groundwater flow direction and gradient were calculated. This was during the 6/3/94 groundwater sampling event, where groundwater was reported as flowing South, with a gradient of 0.008 ft/ft (7/12/94 "Groundwater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

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R012

RAFAT A. SHAHID, DIRECTOR

June 20, 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,

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.

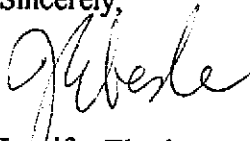
June 20, 1995
STID 3707
Tzu Ming Chen
page 2 of 2

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
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R012

September 20, 1994
STID 3707

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 HARBOR BAY PARKWAY, 2ND FLOOR
ALAMEDA, CA 94502-6577

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

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

Dear Mr. Conte,

I received your telephone message today, requesting a copy of the "Groundwater Contamination Assessment" report by SCI dated 7/12/94. I have enclosed a copy of this report, as well as a copy of the "Work Plan" by SCI dated 8/22/94.

If you have any questions, please contact me at 510-567-6700 extension 6761; the new fax number is 510-337-9335. Please note our new office location.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Gil Jensen, District Attorney's office
Scott Leck, Subsurface Consultants Inc., 171-12th St.,
suite 201, Oakland Ca 94607
Tzu Ming Chen, 208 Jackson ST., Oakland CA 94607
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
Ed Howell/file

je 3707-G

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



R012

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 12, 1994
STID 3707

DEPARTMENT OF ENVIRONMENTAL HEALTH

Tzu Ming Chen
Former East Bay Packing site
208 Jackson St.
Oakland CA 94607

Alameda County CC 4580
Health Care Services Agency
Dept. Of Environmental Health
1131 Harbor Bay Pkwy 2nd Flr.
Alameda, CA 94502-6577

Dear Mr. Chen,

I am in receipt of the "Work Plan," dated 8/22/94, prepared by Subsurface Consultants Inc. (SCI). I understand that you hired SCI to prepared this workplan; hence, this letter is being directed to you. However, this does not constitute a lack of finding of responsibility for the other parties named as a result of the Pre-Enforcement Panel Review Meeting held in our offices on 1/18/94.

The 8/22/94 SCI workplan involves the installation of 19 soil borings, 14 of which will be onsite, and 5 of which will be offsite, to determine the lateral extent of soil and groundwater contamination. **This workplan is acceptable for implementation as is. Please notify me at least 2 business days of field work activities.**

For your information, on 7/13/94, we received the "Groundwater Contamination Assessment" report, prepared by SCI, dated 7/12/94.

My new phone number is 510-567-6700; the new fax number is 510-337-9335. Please note our new office location.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Kevin Graves, RWQCB
Gil Jensen, District Attorney's office
Scott Leck, Subsurface Consultants Inc., 171-12th St.,
suite 201, Oakland Ca 94607
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
Ed Howell/file

je 3707-F

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

2101 WEBSTER STREET, SUITE 500

OAKLAND, CA 94612

(510) 286-1255



April 27, 1994
File: 01-0533 & 2198.17
STID 3707

East Bay Packing Co.
by Kretschmar Brands Inc., a parent corporation
1 Boatmans Plaza--Price Waterhouse
St. Louis MO 63101-2602

East Bay Packing Co.
by Hunter/Krey/Kretschmar, formerly Kretschmar Brands Inc.,
as parent corporations
6038 N. Lindbergh Ave.
Hazelwood MO 63042

East Bay Packing Co. and Kretschmar Brands Inc.,
as a parent corporation
by John Morrell and Co., as a successor corporation
250 East 5th St.
Cincinnati OH 45202

Tzu Ming Chen
208 Jackson St.
Oakland CA 94607

RE: Legal Designation of Responsible Party and Amended***
Request for Submittal of a Technical Report Resulting from
the Alameda County Department of Environmental Health's
Pre-Enforcement Review Panel Meeting on January 18, 1994

Dear Sirs:

It has been brought to my attention by Regional Board staff that a condition of soil and groundwater pollution exists on the property located at 208 Jackson, Oakland CA 94607, as a result of an underground storage tank release. The Alameda County Department of Environmental Health (ACHD) staff have requested technical reports from you to fulfill your obligations per California Code of Regulations, Article 11, Corrective Action Requirements. It is my understanding that ACHD staff were unsuccessful in eliciting your co-operation in resolving these issues through normal correspondence.

A Pre-Enforcement Review Panel was held at ACHD offices on January 18, 1994, attended by Mr. Richard Hiatt of my staff. Pursuant to the Regional Board's authority under Section 13267 (b) of the California Water Code, you are hereby required to

April 27, 1994
STID 3707
page 2 of 3

submit a technical report within thirty (30) days of the date of this letter to address soil and groundwater pollution at this site. The technical report should specifically address the following numbered items:

- 1) a workplan to define the extent of groundwater hydrocarbon pollution;
- 2) commencement of quarterly groundwater monitoring and sampling for TPHg, TPHd, and BTEX;
- 3) submittal of quarterly groundwater monitoring and sampling reports to ACHD;
- 4) well surveying with respect to mean sea level;
- 5) a detailed description of work performed in regards to a storage tank removed from inside the building;

All work should adhere to the requirements of the Tri-Regional Board Staff Recommendations for the Preliminary Evaluation and Investigation of Underground Storage Tank Sites--August 10, 1990. and Article 11 of Title 23, Waters, California Code of Regulations.

This request is based on the evidence submitted to the Pre-Enforcement Review Panel, as well as the documentary record. East Bay Packing Co., its parent companies Kretschmar Brands Inc. and Hunter/Krey/Kretschmar, and its successor corporation, John Morrell & Co., are responsible parties as per Section 2720 of Article 11 of Title 23, Waters, California Code of Regulations, in that they "owned or operated the underground storage tank immediately before the discontinuation of its use," and they "had or has control over a underground storage tank at the time of or following an unauthorized release of a hazardous substance." The record indicates that Kretschmar Brands Inc. is the parent corporation of East Bay Packing Co., and that John Morrell & Co. is the successor corporation to East Bay Packing Co. The record also indicates that Hunter/Krey/Kretschmar was formerly Kretschmar Brands Inc., and is a parent corporation of East Bay Packing Co.

Mr. Tzu Ming Chen is a responsible party as per Section 2720 of Article 11 of Title 23, Waters, California Code of Regulations, in that he is "any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."

April 27, 1994
STID 3707
page 3 of 3

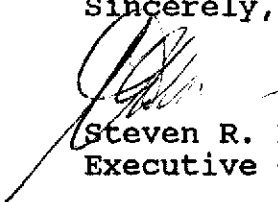
*****East Bay Packing Co. by Courtney Corporation, a successor corporation, having been named in the "Legal Designation of Responsible Party and Request for Submittal of a Technical Report Resulting from the Alameda County Department of Environmental Health's Pre-Enforcement Review Panel Meeting on January 18, 1994," dated 2/24/94, and pursuant to the stipulation of the parties herein, East Bay Packing Co. by Courtney Corporation, a successor corporation, is hereby deleted from said Legal Designation of Responsible Party and Request for Submittal of a Technical Report. This action is without prejudice, and said entity may be added as a responsible party should further development of the factual record so warrant.**

I am hereby transmitting this request for a technical report to ACHD for service and continued case handling. You should be aware that failure on your part to submit the requested technical report, or late submittal may result in fines up to \$1000 per day of delinquency. Your response to this technical report request should be sent to the attention of Ms. Jennifer Eberle at ACHD. Please inform their office at least three (3) working days in advance of all field activities.

Please be advised that this is a formal request for a technical report, 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 ACHD.

If you have any questions regarding the contents of this letter, please contact Jennifer Eberle of ACHD at 510-271-4530.

Sincerely,



Steven R. Ritchie
Executive Officer

cc: Jonathan Redding, Fitzgerald, Abbott & Beardsley, attorneys
at law, 1221 Broadway, 21st Floor, Oakland CA 94612-1837
Kim McGovern, Gibson, Dunn & Crutcher, One Montgomery St.,
San Francisco CA 94104
Jennifer Eberle
Gil Jensen

je3707-RB.LET

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R012

April 27, 1994
STID 3707

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Henry Poy
Attorney at Law
1330 Broadway, suite 1028
Oakland CA 94612

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

Dear Mr. Poy,

I have been informed by Alameda County's District Attorney's Office of Consumer and Environmental Protection that you represent Tzu Ming Chen. Enclosed is a copy of the Regional Water Quality Control Board's (RWQCB) order dated 4/27/94, and my cover letter dated 4/27/94. Please inform us if Tzu Ming Chen intends to comply with this order **within 15 days, or by May 12, 1994.**

We are in receipt of a Work Plan dated 3/2/94, and an addendum dated 3/8/94, both prepared by Subsurface Consultants Inc. (SCI). This workplan includes the installation of two additional groundwater monitoring wells. During a telephone conversation between myself and Scott Leck of SCI on 4/5/94, he indicated that SCI had not heard from Tzu Ming Chen since they last met approximately one month prior. Mr. Leck also indicated that his phone calls to Tzu Ming Chen had not been returned.

Please submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530. Please notify me at least 2 business days in advance of field activities so that I may arrange to be onsite.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Eberle".

Jennifer Eberle
Hazardous Materials Specialist

cc: Scott Leck, Subsurface Consultants Inc., 171-12th St.,
suite 201, Oakland Ca 94607
Kim McGovern, Gibson, Dunn & Crutcher, One Montgomery St.
San Francisco CA 94104
Jonathan Redding, Fitzgerald, Abbott & Beardsley, attorneys
at law, 1221 Broadway, 21st Floor, Oakland CA 94612-1837
Rich Hiatt, RWQCB
Gil Jensen, District Attorney's office
Ed Howell/file

je 3707-D

**ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY**



DAVID J. KEARS, Agency Director

R012

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

March 31, 1994
STID 3707

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

Dear Ms. McGovern,

Enclosed is the draft of the amended RWQCB letter, agreed to by yourself and Mr. Gil Jensen. It should be signed and sent out within approximately 15 days. We assume that the appellate documents you submitted to the RWQCB were prepared to preserve your right to appeal, and that the attached letter, once signed, will settle this matter.

If you have any questions regarding the contents of this letter, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Rich Hiett, RWQCB
Gil Jensen, District Attorney's office
Ed Howell/file

je

~~████████████████████~~
 File: 01-0533 & 2198.17
 STID 3707

DRAFT

East Bay Packing Co.
 by Kretschmar Brands Inc., a parent corporation
 1 Boatmans Plaza--Price Waterhouse
 St. Louis MO 63101-2602

East Bay Packing Co.
 by Hunter/Krey/Kretschmar, formerly Kretschmar Brands Inc.,
 as parent corporations
 6038 N. Lindbergh Ave.
 Hazelwood MO 63042

East Bay Packing Co. and Kretschmar Brands Inc.,
 as a parent corporation
 by John Morrell and Co., as a successor corporation
 250 East 5th St.
 Cincinnati OH 45202

Tzu Ming Chen
 208 Jackson St.
 ✓ Oakland CA 94607

RE: Legal Designation of Responsible Party and **Amended*****
 Request for Submittal of a Technical Report Resulting from
 the Alameda County Department of Environmental Health's
 Pre-Enforcement Review Panel Meeting on January 18, 1994

Dear Sirs:

It has been brought to my attention by Regional Board staff that a condition of soil and groundwater pollution exists on the property located at 208 Jackson, Oakland CA 94607, as a result of an underground storage tank release. The Alameda County Department of Environmental Health (ACHD) staff have requested technical reports from you to fulfill your obligations per California Code of Regulations, Article 11, Corrective Action Requirements. It is my understanding that ACHD staff were unsuccessful in eliciting your co-operation in resolving these issues through normal correspondence.

A Pre-Enforcement Review Panel was held at ACHD offices on January 18, 1994, attended by Mr. Richard Hiatt of my staff. Pursuant to the Regional Board's authority under Section 13267 (b) of the California Water Code, you are hereby required to

DRAFT

submit a technical report within thirty (30) days of the date of this letter to address soil and groundwater pollution at this site. The technical report should specifically address the following numbered items:

- 1) a workplan to define the extent of groundwater hydrocarbon pollution;
- 2) commencement of quarterly groundwater monitoring and sampling for TPHg, TPHd, and BTEX;
- 3) submittal of quarterly groundwater monitoring and sampling reports to ACHD;
- 4) well surveying with respect to mean sea level;
- 5) a detailed description of work performed in regards to a storage tank removed from inside the building;

All work should adhere to the requirements of the Tri-Regional Board Staff Recommendations for the Preliminary Evaluation and Investigation of Underground Storage Tank Sites--August 10, 1990, and Article 11 of Title 23, Waters, California Code of Regulations.

This request is based on the evidence submitted to the Pre-Enforcement Review Panel, as well as the documentary record. East Bay Packing Co., its parent companies Kretschmar Brands Inc. and Hunter/Krey/Kretschmar, and its successor corporation, John Morrell & Co., are responsible parties as per Section 2720 of Article 11 of Title 23, Waters, California Code of Regulations, in that they "owned or operated the underground storage tank immediately before the discontinuation of its use," and they "had or has control over a underground storage tank at the time of or following an unauthorized release of a hazardous substance." The record indicates that Kretschmar Brands Inc. is the parent corporation of East Bay Packing Co., and that John Morrell & Co. is the successor corporation to East Bay Packing Co. The record also indicates that Hunter/Krey/Kretschmar was formerly Kretschmar Brands Inc., and is a parent corporation of East Bay Packing Co.

Mr. Tzu Ming Chen is a responsible party as per Section 2720 of Article 11 of Title 23, Waters, California Code of Regulations, in that he is "any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."

***East Bay Packing Co. dba as Courtney Corporation, having been named in the "Legal Designation of Responsible Party and Request for Submittal of a Technical Report Resulting from the Alameda County Department of Environmental Health's Pre-Enforcement

Review Panel Meeting on January 18, 1994," dated 2/24/94, and pursuant to the stipulation of the parties herein, East Bay Packing Co. dba as Courtney Corporation, is hereby deleted from said Request for Submittal of a Technical Report. This action is without prejudice, and said entity may be added as a responsible party should further action be warranted.

I am hereby transmitting this request for a technical report to ACHD for service and continued case handling. You should be aware that failure on your part to submit the requested technical report, or late submittal may result in fines up to \$1000 per day of delinquency. Your response to this technical report request should be sent to the attention of Ms. Jennifer Eberle at ACHD. Please inform their office at least three (3) working days in advance of all field activities.

Please be advised that this is a formal request for a technical report, 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 ACHD.

If you have any questions regarding the contents of this letter, please contact Jennifer Eberle of ACHD at 510-271-4530.

Sincerely,

Steven R. Ritchie
Executive Officer

cc: Jonathan Redding, Fitzgerald, Abbott & Beardsley, attorneys
at law, 1221 Broadway, 21st Floor, Oakland CA 94612-1837
Kim McGovern, Gibson, Dunn & Crutcher, One Montgomery St.,
San Francisco CA 94104
Jennifer Eberle
Gil Jensen

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



East Bay Packing Co.
208 Jackson St., Oakland.

R012

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

March 11, 1994
STID 3707

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

Dear Ms. McGovern,

I received your message today regarding the issue of whether Courtenay Corporation should have been listed as a responsible party (RP) in the 2/24/94 letter from Steven Ritchie of the Regional Water Quality Control Board (RWQCB). You requested that Courtenay Corporation be removed from the list of RPs. I have discussed this matter with Gil Jensen of the District Attorney's office. We are therefore extending the deadline for submittal of a technical report by 60 days, from March 24, 1994 to May 24, 1994. This extension is only for East Bay Packing Co., by Courtenay Corporation, a successor corporation, located at Suite 217, 811-14 St. NW, Calgary, Alberta T2N 2A4, CANADA.

If you have any questions regarding the contents of this letter, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: East Bay Packing Co., by Courtenay Corporation, a successor corporation, Suite 217, 811-14 St. NW, Calgary, Alberta T2N 2A4, CANADA, Attn: Erwin Greisinger
Rich Hiatt, RWQCB
Gil Jensen, District Attorney's office
Ed Howell/file

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

R012

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 9, 1994
STID 3707

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Tzu Ming Chen
√208 Jackson St.
Oakland CA 94607

Dear Mr. Tzu Ming Chen,

We are in receipt of a Work Plan for two additional groundwater monitoring wells, dated 3/2/94, prepared by Subsurface Consultants Inc. (SCI). We are also in receipt of a work plan addendum from SCI dated 3/8/94. This workplan is acceptable for implementation, with the understanding that soil cuttings and water generated during drilling and well development must be properly characterized and disposed. Hazardous wastes must be properly disposed within 90 days of the accumulation start date, as per Title 22 of the California Code of Regulations (22 CCR).

If you have any questions regarding the contents of this letter, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: East Bay Packing Co., by Kretschmar Brands Inc., a parent corporation, 1 Boatmans Plaza--Price Waterhouse, St. Louis MO 63101-2602
East Bay Packing Co., by Hunter/Krey/Kretschmar, formerly Kretschmar Brands Inc., as parent corporations, 6038 N. Lindbergh Ave., Hazelwood MO 63042
East Bay Packing Co., by Courtenay Corporation, a successor corporation, Suite 217, 811-14 St. NW, Calgary, Alberta T2N 2A4, CANADA, Attn: Erwin Greisinger
East Bay Packing Co. and Kretschmar Brands Inc., as a parent corporation, by John Morrell and Co., as a successor corporation, 250 East 5th St., Cincinnati OH 45202
Jonathan Redding, Fitzgerald, Abbott & Beardsley, attorneys at law, 1221 Broadway, 21st Floor, Oakland CA 94612-1837
Kim McGovern, Gibson, Dunn & Crutcher, One Montgomery St., San Francisco CA 94104
Gil Jensen, Alameda County District Attorney Office
Ed Howell/file
Scott Leck, Subsurface Consultants Inc., 171-12th St., suite 201, Oakland CA 94607

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

Certified Mailer # P 113 815 133
December 9, 1992

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

STID 3707

East Bay Packing Co.
169-3rd St.
Oakland CA 94607
Attn: Tzu Ming Chen

RE: 208 Jackson St.
Oakland CA 94607

Dear Mr. Ming,

During a telephone conversation with Larry Jones of CB Commercial and myself on 11/23/92, it was learned that you are the new property owner for the above referenced site.

Our records show the site history as follows: Four underground storage tanks were removed from the site on 3/20/90. The 2,000-gallon diesel tank excavation (Tank #1) contained up to 2500 ppm TPH-diesel and up to 61 ppm benzene. The 10,000-gallon diesel tank excavation (Tank #3) contained 140 ppm TPH-diesel. The 10,000-gallon gasoline tank excavation (Tank #2) contained 0.015 ppm benzene. The 8000-gallon gasoline tank excavation (Tank #4) contained 0.017 ppm benzene. Water sampled from the 10,000-gallon gasoline tank and the 10,000-gallon diesel tank excavations contained 900 ppb TPH-gasoline/82 ppb benzene and 8,200 ppb TPH-diesel/18 ppb benzene, respectively.

The 2,000-gallon diesel tank pit was apparently overexcavated and resampled in late March 1990. The results indicated nondetectable concentrations of TPH-diesel. No further soil overexcavation was required by our agency at that time. However, a groundwater investigation was required by letter dated 4/4/90.

Our files include a "Progressive Report" for the groundwater investigation, prepared by Geo-Environmental Technology (GET), dated 8/8/90. Three monitoring wells were apparently installed onsite. Some issues were raised upon a review of this report:

- 1) The groundwater flow direction is said to be west-southwest. However, no data was submitted to substantiate this conclusion, i.e. top of casing, depth to groundwater, etc.
- 2) Figure 2 does not indicate where at least 2 adjacent streets are located.
- 3) If the north arrow is indeed correct in Figure 2, the groundwater flow direction appears to be east, which contradicts the findings on pages 2 and 7.

Tzu Ming Chen
STID 3707
page 2 of 2
December 9, 1992

Groundwater from all 3 wells was apparently sampled on 5/21/90. Monitoring wells #2 and #3 indicated nondetectable concentrations of contaminants. MW1 indicated 400 ppb benzene; the Maximum Contaminant Level (MCL) for benzene is 1 ppb.

In order to qualify for case closure, you must demonstrate **four consecutive quarters** of nondetectable concentrations in groundwater. Therefore, we request that you a) resolve issues #1 to #3 regarding the 8/8/90 Progressive Report, and b) commence groundwater sampling and submit laboratory results for TPH-g, TPH-d, and BTEX **within 40 days or by January 19, 1992**. This is our second request for such information; the first request was made by letter dated 9/24/92. In addition, please respond as to the status of the site remediation, as per the 11/1/90 Outline and Proposal for Initializing Site Remediation, prepared by GET.

All work should adhere to the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. All reports and documents pertaining to this investigation should also be sent to:

Rich Hiatt
San Francisco Bay Region
Regional Water Quality Control Board
2101 Webster St., Ste 500
Oakland CA 94612

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Larry Jones, CB Commercial, 155 Grand Av., Ste 100, Oakland
94612-3757
Irwin Greisinger, Courtenay Corp., Suite 217, 811-14 St. NW,
Calgary, Alberta, T2N2A4 Canada
Rich Hiatt, RWQCB
Ed Howell/File

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



R012

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

Certified Mailer # P 113 815 274
November 30, 1992

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

STID 3707

East Bay Packing Co.
208 Jackson St.
Oakland CA 94607
Attn: Tzu Ming Chen

Dear Mr. Ming,

During a telephone conversation with Larry Jones of CB Commercial and myself on 11/23/92, it was learned that you are the new property owner for the above referenced site.

Our records show the site history as follows: Four underground storage tanks were removed from the site on 3/20/90. The 2,000-gallon diesel tank excavation (Tank #1) contained up to 2500 ppm TPH-diesel and up to 61 ppm benzene. The 10,000-gallon diesel tank excavation (Tank #3) contained 140 ppm TPH-diesel. The 10,000-gallon gasoline tank excavation (Tank #2) contained 0.015 ppm benzene. The 8000-gallon gasoline tank excavation (Tank #4) contained 0.017 ppm benzene. Water sampled from the 10,000-gallon gasoline tank and the 10,000-gallon diesel tank excavations contained 900 ppb TPH-gasoline/82 ppb benzene and 8,200 ppb TPH-diesel/18 ppb benzene, respectively.

The 2,000-gallon diesel tank pit was apparently overexcavated and resampled in late March 1990. The results indicated nondetectable concentrations of TPH-diesel. No further soil overexcavation was required by our agency at that time. However, a groundwater investigation was required by letter dated 4/4/90.

Our files include a "Progressive Report" for the groundwater investigation, prepared by Geo-Environmental Technology (GET), dated 8/8/90. Three monitoring wells were apparently installed onsite. Some issues were raised upon a review of this report:

- 1) The groundwater flow direction is said to be west-southwest. However, no data was submitted to substantiate this conclusion, i.e. top of casing, depth to groundwater, etc.
- 2) Figure 2 does not indicate where at least 2 adjacent streets are located.
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Tzu Ming Chen
STID 3707
page 2 of 2
November 30, 1992

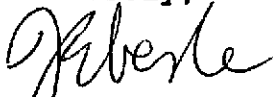
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In order to qualify for case closure, you must demonstrate four consecutive quarters of nondetectable concentrations in groundwater. Therefore, we request that you a) resolve issues #1 to #3 regarding the 8/8/90 Progressive Report, and b) commence groundwater sampling and submit laboratory results for TPH-g, TPH-d, and BTEX within 40 days or by January 9, 1992. This is our second request for such information; the first request was made by letter dated 9/24/92. In addition, please respond as to the status of the site remediation, as per the 11/1/90 Outline and Proposal for Initializing Site Remediation, prepared by GET.

All work should adhere to the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90. Reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. All reports and documents pertaining to this investigation should also be sent to:

Rich Hiett
San Francisco Bay Region
Regional Water Quality Control Board
2101 Webster St., Ste 500
Oakland CA 94612

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Larry Jones, CB Commercial, 155 Grand Av., Ste 100, Oakland
94612-3757
Irwin Greisinger, Courtenay Corp., Suite 217, 811-14 St. NW,
Calgary, Alberta, T2N2A4 Canada
Rich Hiett, RWQCB
Ed Howell/File

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 24, 1992

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

STID 3707

Irwin Greisinger
Courtenay Corp.
Suite 217, 811-14 St. NW
Calgary, Alberta
T2N2A4 Canada

RE: East Bay Packing Co.
208 Jackson St.
Oakland CA 94607

Dear Mr. Greisinger,

During a telephone conversation with Larry Jones of CB Commercial and myself on 9/24/92, it was learned that you are the consultant representing a number of bankers who are the responsible parties for the above referenced site. We request that you name these parties so that they can be properly notified by this agency.

The site history is as follows: Four underground storage tanks were removed from the site on 3/20/90. The 2,000-gallon diesel tank excavation (Tank #1) contained up to 2500 ppm TPH-diesel and up to 61 ppm benzene. The 10,000-gallon diesel tank excavation (Tank #3) contained 140 ppm TPH-diesel. The 10,000-gallon gasoline tank excavation (Tank #2) contained 0.015 ppm benzene. The 8000-gallon gasoline tank excavation (Tank #4) contained 0.017 ppm benzene. Water sampled from the 10,000-gallon gasoline tank and the 10,000-gallon diesel tank excavations contained 900 ppb TPH-gasoline/82 ppb benzene and 8,200 ppb TPH-diesel/18 ppb benzene, respectively.

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- 2) Figure 2 does not indicate where at least 2 adjacent streets are located.

Irwin Greisinger
STID 3707
page 2 of 2
September 24, 1992

- 3) If the north arrow is indeed correct in Figure 2, the groundwater flow direction appears to be east, which contradicts the findings on pages 2 and 7.

Groundwater from all 3 wells was apparently sampled on 5/21/90. Monitoring wells #2 and #3 indicated nondetectable concentrations of contaminants. MW1 indicated 400 ppb benzene; the Maximum Contaminant Level (MCL) for benzene is 1 ppb.

In order to qualify for case closure, you must demonstrate **four consecutive quarters** of nondetectable concentrations in groundwater. Therefore, we request that you a) resolve issues #1 to #3 regarding the 8/8/90 Progressive Report, and b) commence groundwater sampling and submit laboratory results for TPH-g, TPH-d, and BTEX **within 45 days or by November 8, 1992.**

In addition, please respond as to the status of the site remediation, as per the 11/1/90 Outline and Proposal for Initializing Site Remediation, prepared by GET.

All work should adhere to the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. All reports and documents pertaining to this investigation should also be sent to:

Rich Hiatt
San Francisco Bay Region
Regional Water Quality Control Board
2101 Webster St., Ste 500
Oakland CA 94612

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Larry Jones, CB Commercial, 155 Grand Av., Ste 100, Oakland
94612-3757
Rich Hiatt, RWQCB
Ed Howell/File

je 3707

the front of this receipt
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 our name and address
 of the government entity if
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 STATE, FEDERAL, LOCAL



AGENCY
 David L. E. P. Agency Director

R012

Richard E. Swann, Jr. Agency Director

Certified Mailer # P 367 604 476

May 26, 1992
 STID #3707

DEPARTMENT OF ENVIRONMENTAL HEALTH & SAFETY
 Hazardous Materials Division
 30 Swan Way, Rm. 200
 Oakland, CA 94607
 510/271-4020

Gill Granucci
 Kretschmar Inc.
 314 S. 21st St.
 St. Louis MO 63103

RE: East Bay Packing Co.
 208 Jackson St.
 Oakland CA 94607

Dear Mr. Granucci,

The case file for the above referenced site has recently been reviewed by our staff. The case has been reassigned to Jennifer Eberle, Hazardous Materials Specialist. Please mail future correspondence to her attention.

Four underground storage tanks were removed from the site on 3/20/90. The 2,000-gallon diesel tank excavation (Tank #1) contained up to 2500 ppm TPH-diesel and up to 61 ppm benzene. The 10,000-gallon diesel tank excavation (Tank #3) contained 140 ppm TPH-diesel. The 10,000-gallon gasoline tank excavation (Tank #2) contained 0.015 ppm benzene. The 8,000-gallon gasoline tank excavation (Tank #4) contained 0.017 ppm benzene. Water sampled from the 10,000-gallon gasoline tank and the 10,000-gallon diesel tank excavations contained 900 ppb TPH-gasoline/82 ppb benzene and 8,200 ppb TPH-diesel/18 ppb benzene, respectively.

The 2,000-gallon diesel tank pit was apparently overexcavated and resampled in late March 1990. The results indicated nondetectable concentrations of TPH-diesel. No further soil overexcavation was required by our agency at that time. However, a groundwater investigation was required by letter 4/4/90.

We are in receipt of a "Progressive Report" for the groundwater investigation, prepared by Geo-Environmental Technology (GET), dated 8/8/90. Three monitoring wells were apparently installed onsite. Some issues were raised upon a review of this report:

- 1) The groundwater gradient is said to be west-southwest. However, no data was submitted to substantiate this conclusion, i.e. top of casing, depth to groundwater, etc.
- 2) Figure 2 does not indicate where at least 2 adjacent streets are located.

Gill Granucci
STID #3707
Page 2 of 2
May 26, 1992

- 3) If the north arrow is indeed correct in Figure 2, the groundwater gradient appears to be east, which contradicts your findings on pages 2 and 7.

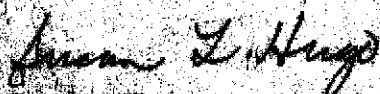
Groundwater from all three wells was apparently sampled on 5/21/90. Monitoring wells #2 and #3 indicated nondetectable concentrations of contaminants. Monitoring well #1 indicated 400 ppb benzene; the Maximum Contaminant Level (MCL) for benzene in drinking water is 1 ppb.

In order to qualify for site closure, you must demonstrate four consecutive quarters of nondetectable concentrations in groundwater. Therefore, we request that you 1) resolve issues #1 to #3 regarding the 8/8/90 Progressive Report, and 2) commence groundwater sampling and submit laboratory results for TPH-g, TPH-d, and BTEX within 40 days of the date of this letter, or by July 6, 1992.

In addition, please let us know what the status is regarding site remediation, as per the 11/1/90 Outline and Proposal for Initializing Site Remediation, prepared by GET.

Please phone Jennifer Eberle at 510-271-4320 if you have any questions.

Sincerely,



Susan Hugo
Senior Hazardous Materials Specialist

cc: C.J. Hammel, Vice President of Operations, Kretshmar Inc., 314
S. 21st St., St. Louis MO 63103
Stuart Solomon, Geo-Environmental Technology, 1936 Camden Av.,
Ste #1, San Jose CA
Rich Hiatt, RWQCB
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R012

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

4 April 1990

C.J. Hammel
Vice President of Operations
Kretshmar Incorporated
314 South 21st Street
Saint Louis, MO 63103

Subject: Underground Storage Tank Removal conducted at 208 Jackson Street, Oakland, California.

Dear Mr. Hammel:

This office has received and reviewed a data report prepared by Geo-Environmental Technology Incorporated concerning the project being conducted at the facility listed above. It is the opinion of this agency that the excavation of contaminated soil at this site has been sufficiently thorough to ensure that all soil with diesel contamination exceeding 1,000 parts per million has been removed. No further soil excavation is required at this site.

Excavated soil with diesel contamination which equals or exceeds 1,000 parts per million requires disposal as a hazardous waste or must be subjected to a hazardous waste classification determination as detailed in Article 11, of Title 22 of the California Code of Regulations.

Guidelines established by the San Francisco Bay Regional Water Quality Control Board state that certain follow-up actions are required whenever soil hydrocarbon contamination associated with an underground storage tank equal to or exceeding 100 parts per million is detected. Specifically, a ground water quality investigation must be implemented.

The goals of such a program are to:

- 1) Identify the ground water flow gradient.
- 2) Determine whether a plume of contamination is present in either the ground water or overlying soil.
- 3) Determine the extent of any such plume by identifying the zero line, beyond which no contamination can be detected.
- 4) Actively treat ground water to reduce unacceptable levels of contamination.
- 5) Monitor ground water quality on a quarterly basis for a minimum of two years.