



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

April 7, 2011

Pritpaul Sappal (Sent via E-mail to: [paulsappal@yahoo.com](mailto:paulsappal@yahoo.com))  
2718 Wahburn Court  
Vallejo, CA 94591

Subject: Corrective Action Plan Approval & Public Participation for Fuel Leak Case No. RO0000127 and GeoTracker Global ID T0600101804, Alaska Gasoline Station, 6211 San Pablo Avenue, Oakland, CA 94608

Dear Mr. Sappal:

Thank you for the recently submitted document entitled, "Corrective Action Plan," dated March 25, 2011, which was prepared by AEI Consultants (AEI) for the subject site. Alameda County Environmental Health (ACEH) staff has reviewed the case file including the above-mentioned report for the above-referenced site. AEI concluded that excavation at the soil source area is likely the most cost effective remedial alternative to remediate the site and to reach the proposed cleanup levels and long-term cleanup goals.

The remediation alternative presented in the above-mentioned report is acceptable provided that the technical comments presented below are incorporated into a Final CAP. Please note that public participation is a requirement for the CAP process. Therefore, you are required to notify potentially affected stakeholders who live or own property in the area surrounding of the proposed remediation, described in the above-mentioned Feasibility Study, through the mailing of a fact sheet (enclosed). Please send us your personal certification that the fact sheet has been mailed to addresses listed in the enclosed List of Recipients.

Public comments on the proposed remediation will be accepted for a period of thirty days beginning Monday, April 18, 2011 through Wednesday, May 18, 2011. Following the public comment period, the comments received, including ACEH's technical comments described below, must be addressed and incorporated into a Final CAP.

### **TECHNICAL COMMENTS**

1. **Potential Soil Re-use** – AEI states that a portion of the excavated soil may be suitable for backfill and may be re-used at the site. According to the RWQCB, petroleum hydrocarbon impacted soil must be adequately characterized prior to reuse<sup>1</sup>. Adequate characterization of the stockpiled soil proposed for reuse does not appear to have been adequately justified. Also, depth to water has been

<sup>1</sup> Technical Reference Document, *Characterization and Reuse of Petroleum Hydrocarbon impacted soil as Inert Waste*, Draft, San Francisco Bay Regional Water Quality Control Board, October 20, 2006.

measured as shallow as 1 feet bgs in site groundwater monitoring wells. The RWQCB states that soil proposed for re-use onsite must be "placed at least five feet above the highest anticipated level of ground water." Since depth to water is as shallow as 1 feet bgs, the proposed soil re-use appears to violate the RWQCB soil reuse guidelines. Please address the above-mentioned concerns in the Final CAP due by the date specified below.

### **TECHNICAL REPORT REQUEST**

Please submit technical reports to ACEH (Attention: Paresh Khatri), according to the following schedule:

- **April 25, 2011** – Personal Certification of Fact Sheet Mailing
- **May 18, 2011** – End of 30-day Public Participation Period
- **May 31, 2011** – Final CAP
- **Due within 30 Days of Sampling** – Remedial Action Report/Groundwater Monitoring Report (3<sup>rd</sup> Quarter 2011)

Thank you for your cooperation. Should you have any questions or concerns regarding this correspondence or your case, please call me at (510) 777-2478 or send me an electronic mail message at [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org).

Sincerely,

Paresh C. Khatri  
Hazardous Materials Specialist

Enclosure:      Public Participation Fact Sheet  
                      List of Recipients  
                      Responsible Party(ies) Legal Requirements/Obligations  
                      ACEH Electronic Report Upload (ftp) Instructions

cc: Peter McIntyre, AEI Consultants, 2500 Camino Diablo, Walnut Creek, CA 94597 (*Sent via E-mail to:*  
[pmcintyre@aeiconsultants.com](mailto:pmcintyre@aeiconsultants.com))  
Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA  
94612-2032 (*Sent via E-mail to:* [lgriffin@oaklandnet.com](mailto:lgriffin@oaklandnet.com))  
Donna Drogos, ACEH (*Sent via E-mail to:* [donna.drogos@acgov.org](mailto:donna.drogos@acgov.org))  
Paresh Khatri, ACEH (*Sent via E-mail to:* [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org))  
GeoTracker  
File



## FACT SHEET ON ENVIRONMENTAL ASSESSMENT

### Alaska Gasoline (Currently Manjit's Valero)

6211 San Pablo Avenue, Oakland, CA 94608

Fuel Leak Case No. RO0000127 and

GeoTracker Global ID T0600101804

ENVIRONMENTAL HEALTH DEPARTMENT  
ENVIRONMENTAL PROTECTION

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

#### Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the status of the soil and groundwater cleanup at the Alaska Gasoline Station (currently Manjit's Valero) located at 6211 San Pablo Avenue in Oakland, California. Pritpaul Sappal is the lead responsible party for the case and AEI Consultants is his environmental consultant.

#### Site Background

The subject property is located at 6211 San Pablo Avenue, northwest of the intersection of San Pablo Avenue and 62nd Street in a mixed residential and light commercial area of Oakland, California. The site currently consists of a retail gasoline station with three USTs dispensing gasoline fuel through six dual-sided fuel dispensing islands.

In April 1999, three borings B-1 through B-3 were advanced at the site by Herschy Environmental, Inc. (Herschy). Significant concentrations of hydrocarbons were present in the soil and groundwater samples collected during the investigation. Subsequently, additional soil borings were installed (B-4 through B-8) at the site. Based on the data collected during the investigation, it was determined that additional assessment and cleanup was necessary. Groundwater monitoring wells were installed and a groundwater monitoring program was initiated. A soil vapor extraction (SVE) system was installed and was operational from August 31, 2006 through November 19, 2007. However, concentrations of petroleum hydrocarbons persist at the site.

#### Soil Excavation and Disposal & Groundwater Pumping

Soil excavation is proposed to remediate the shallow soil contamination identified at the site from the surface to ten feet below the ground surface, using conventional earth moving equipment. Approximately 2,000 cubic yards of soil are proposed to be excavated. Contaminated groundwater

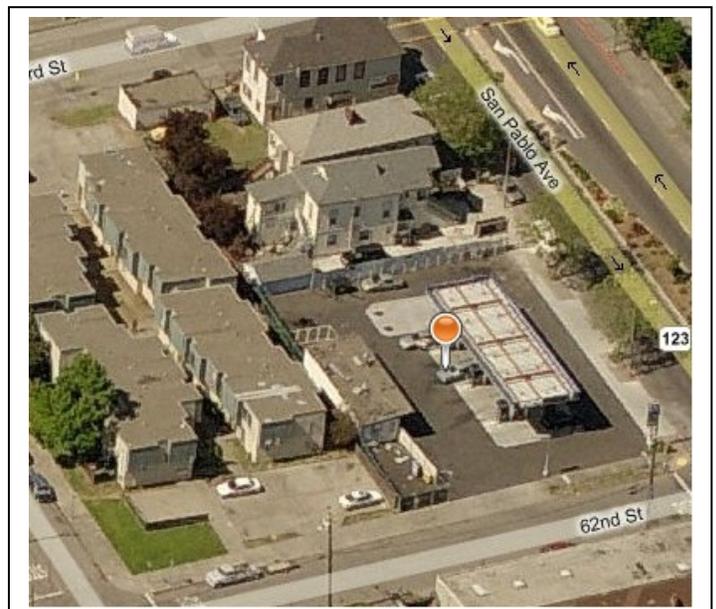
encountered in the excavation will be pumped and disposed of off-site. Clean segregated soil and clean backfill material would be imported as necessary to restore the desired final site grade. This method is effective because it would remove contaminated soil and groundwater, which would be confirmed by soil and groundwater sampling and analysis.

#### Next Step

Mr. Sappal has been working with Alameda County Environmental Health (ACEH) to investigate and cleanup the site. The proposed alternative is described in a report prepared by AEI on behalf of Mr. Sappal: "Corrective Action Plan," dated March 25, 2011. The public is invited to review and comment on the cleanup action proposed in the Report. The report is available on ACEH's website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://www.geotracker.waterboards.ca.gov/>). The report and case file are also available for review at the ACEH located at 1131 Harbor Bay Parkway in Alameda, California. Please send a fax to 510-337-9335 to request a date and time to review the case file. Please send written comments regarding the corrective action to Paresh Khatri at the address below. All written comments received by **May 18, 2011** will be forwarded to the Responsible Party and will be considered and responded to prior to a final determination on the proposed cleanup.

*For Additional information, please contact.*

Paresh Khatri	Peter McIntyre
Alameda County Environmental Health	AEI Consultants
1131 Harbor Bay Parkway, Ste 250	2500 Camino Diablo
Alameda, CA 94502	Lafayette, CA 94549
Phone: 510-777-2478	Phone: (925) 746-6000
E-mail: Paresh.Khatri@acgov.org	Email: pmcintyre@aeiconsultants.com



List of Fact Sheet Recipients  
RO0000127

---

AZIZIAN ARCHIE J & NELLIE H  
Parcel #: 16-1459-4  
206 NORTHILL CT  
SAN RAMON CA 94583

RESIDENT  
Parcel #: 16-1455-18  
6233 SAN PABLO AVE  
OAKLAND CA 94608

CITY OF OAKLAND  
Parcel #: 16-1442-40-1  
250 FRANK H OGAWA PLZ #4  
OAKLAND CA 94612

RESIDENT  
Parcel #: 16-1459-4  
6101 SAN PABLO AVE  
OAKLAND CA 94608

GREGG LAWRENCE TR  
Parcel #: 16-1465-3  
1152 62ND ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 16-1455-16  
1126 62ND ST  
OAKLAND CA 94608

HENDERSON ALFRED &  
Parcel #: 16-1455-17  
10549 ENGLEWOOD DR  
OAKLAND CA 94605

RESIDENT  
Parcel #: 16-1459-3  
6105 SAN PABLO AVE  
OAKLAND CA 94608

HENDERSON ALFRED &  
Parcel #: 16-1455-18  
10549 ENGLEWOOD DR  
OAKLAND CA 94605

RESIDENT  
Parcel #: 16-1455-20  
6211 SAN PABLO AVE  
OAKLAND CA 94608

HOUSING AUTHORITY OF THE  
Parcel #: 16-1455-16  
1619 HARRISON ST  
OAKLAND CA 94612

RESIDENT  
Parcel #: 16-1459-2  
6117 SAN PABLO AVE  
OAKLAND CA 94608

NAGEL BART E & POWELL  
Parcel #: 16-1459-5  
6121 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 16-1459-8  
6138 MARSHALL ST  
OAKLAND CA 94608

OAKLAND UNIFIED SCHOOL  
Parcel #: 16-1443-1-2  
1025 2ND AVE #316  
OAKLAND CA 94606

RESIDENT  
Parcel #: 16-1464-2  
1153 62ND ST  
OAKLAND CA 94608

PAUL WANG ENTERPRISES  
Parcel #: 16-1459-8  
736 46TH ST  
OAKLAND CA 94609

RESIDENT  
Parcel #: 16-1465-2  
6225 MARSHALL ST  
OAKLAND CA 94608

PIANO VICENTE & VIRGINIA  
Parcel #: 16-1459-2  
432 GOSSER ST  
MILPITAS CA 95035

RESIDENT  
Parcel #: 16-1465-1  
1153 63RD ST  
OAKLAND CA 94608

REO HOMES LLC  
Parcel #: 16-1465-2  
510 3RD ST #102  
OAKLAND CA 94607

RESIDENT  
Parcel #: 16-1443-1-2  
6235 HERZOG ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 16-1455-17  
6241 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 16-1442-39-1  
6100 SAN PABLO AVE  
OAKLAND CA 94608

List of Fact Sheet Recipients  
RO0000127

---

RESIDENT

Parcel #: 16-1442-40-1  
6124 SAN PABLO AVE  
OAKLAND CA 94608

SAPPAL KANWALJIT K

Parcel #: 16-1455-20  
2718 WASHBURN CT  
VALLEJO CA 94591

SAULSHARRIS MILDRED

Parcel #: 16-1459-9  
6128 MARSHALL ST  
OAKLAND CA 94608

SHY JENNIFER & FEINER

Parcel #: 16-1465-1  
1095 NEILSON ST  
ALBANY CA 94706

THOMPSON BRUCE E & ANITA

Parcel #: 16-1459-3  
14170 SKYLINE BLVD  
OAKLAND CA 94619

TRINH NU

Parcel #: 16-1455-19  
6225 SAN PABLO AVE  
OAKLAND CA 94608

WIGGINS BARBARA J

Parcel #: 16-1442-39-1  
684 63RD ST  
OAKLAND CA 94609

YOUNG MARY L TR

Parcel #: 16-1464-3  
6131 MARSHALL ST  
OAKLAND CA 94608

YOUNG MARY L TR

Parcel #: 16-1464-2  
6131 MARSHALL ST  
OAKLAND CA 94608

## Responsible Party(ies) Legal Requirements/Obligations

### REPORT REQUESTS

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

### ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) GeoTracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and [other](#) data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/electronic\\_submittal/report\\_rqmts.shtml](http://www.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml)).

### PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

### UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

### AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>REVISION DATE:</b> July 20, 2010
	<b>ISSUE DATE:</b> July 5, 2005
	<b>PREVIOUS REVISIONS:</b> October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

## REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as **a single portable document format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:  
RO#\_Report Name\_Year-Month-Date (e.g., RO#5555\_WorkPlan\_2005-06-14)

## Submission Instructions

- 1) Obtain User Name and Password:
  - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
    - i) Send an e-mail to [dehloptoxic@acgov.org](mailto:dehloptoxic@acgov.org)
  - b) In the subject line of your request, be sure to include **"ftp PASSWORD REQUEST"** and in the body of your request, include the **Contact Information, Site Addresses**, and the **Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
  - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
    - (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site.
  - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
  - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
  - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
  - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
  - a) Send email to [dehloptoxic@acgov.org](mailto:dehloptoxic@acgov.org) notify us that you have placed a report on our ftp site.
  - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
  - c) The subject line of the e-mail must start with the RO# followed by **Report Upload.** (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
  - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.