

RO175

**Hwang, Don, Env. Health**

---

**From:** tridib guha [aaars@sbcglobal.net]**Sent:** Friday, March 10, 2006 11:30 AM**To:** Hwang, Don, Env. Health**Cc:** Drogos, Donna, Env. Health**Subject:** Former Sekhon Gas Station, 6600 Foothill Blvd., Oakland Fuel Leak Case No. RO0000175

Dear Mr. Hwang:

This is to follow up our telephone conversation on March 2, 2006, with reference to the above site. I am no longer working on that site. Mr. Ravi Sekhon sold the property and not interested doing any clean up work. Furthermore, Mr. Sekhon requested USTCF to pay my last 2 invoices. I can only do further work when there is an assurance of payment. If you have any questions please contact me.

Tridib Guha, P.G.

Advanced Assessment and Remediation Services

925-363-1999



**Track/Confirm - Intranet Item Inquiry**  
 Item Number: 7001 1140 0000 9478 2457

Invalid Tracking Number or Tracking Number not found. Please check your entry and try again.

**Enter Request Type and Item Number:**

Quick Search       Extensive Search

Explanation of Quick and Extensive Searches

Item Number: \_\_\_\_\_

Inquire on multiple items.

[Go to the Product Tracking System Home Page.](#)

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

SAN LEANDRO CA 94579      SPECIAL USE

Postage	\$ 0.83	
Certified Fee	\$2.30	
Return Receipt Fee (Endorsement Required)	\$1.75	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.88</b>	

Sent To **MR. HARRISON** *94522-9991*

Street, Apt. No., or PO Box No. **1692 MANJANITA AVE.**

City, State, ZIP+4 **SAN LEANDRO, CA 94579-1328**

PS Form 3800, January 2001      See Reverse for Instructions



Alameda County

CERTIFIED MAIL WITH RETURN RECEIPT

June 11, 2005

Mr. Harrison Huynh and Mrs. Kim Jeanette Huynh  
1692 Manzanita Avenue  
San Leandro, California 94579-1328

**Subject: Permission to Drill Soil Borings, Collect Soil and Groundwater Samples on your Property at 6601 Foothill Boulevard, Oakland, California**

Dear Mr. and Mrs. Huynh:

Advanced Assessment and Remediation Services (AARS) seeks your permission to drill two soil borings, collect soil and groundwater samples on your property at 6601 Foothill Boulevard, Oakland, California. This work is conducted under the direction of Alameda County Health Care Services Agency, Department of Environmental Health (ACHCSADEH) to define the extent of hydrocarbon contamination released from former Sekhon Gas Station at 6600 Foothill Boulevard, Oakland, California. Enclosed is the Work Plan approval letter from ACHCADEH dated June 11, 2004. We need to access your property for site marking prior to drilling to obtain clearance from Underground Service Alert. Also we need to access your property for drilling and collection of soil and groundwater samples. All work will be coordinated with you. Please sign this letter with your permission and return in the stamped envelop. If you have any question please call me at 925-363-1999. Thank you for your kind permission and cooperation.

Sincerely,

Advanced Assessment and Remediation Services

Tridib K. Guha, P.G.  
Principal

Cc: Mr. Don Hwang, ACHSADEH, Alameda  
Mr. Ravi Sekhon, Castro Valley

TG/SekhonpermissionR

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

AD  
REME

7001 1140 0000 9478 2464

SAN LEANDRO CA 94579

Postage	\$ 0.60
	\$2.30
Certified Fee	\$1.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To HARRISON HUYNH

Street, Apt. No.; or PO Box No. 1692 MANZANITA AVENUE

City, State, ZIP+4 SAN LEANDRO, CA 94579-1328

PS Form 3800, January 2001 See Reverse for Instructions

**Note: Use Ballpoint Pen And Press Down Firmly: Last 2 Copies Must Be Legible.**

1. Use this form for ordinary mail and Certified Mail™ only. Use Form 1000, *Domestic Claim or Registered Mail Inquiry*, to report loss or rifling of COD and domestic insured mail. Use Form 542, *Inquiry About a Registered Article or an Insured Parcel or an Ordinary Article*, to report loss or rifling of domestic registered mail.
2. Be sure to complete all applicable items in Part II.
3. Send Parts II-D and II-E immediately to: 1510 PROCESSING UNIT/ 222 S RIVERSIDE PL STE 1250/ U.S. POSTAL INSPECTION SERVICE/ CHICAGO IL 60606-6100.
4. If complaint indicates rifling, obtain envelope or wrapper (if possible) and forward it with the Form 1510 to the address given in paragraph 3.
5. If the complaint is made at stations or branches, send the remaining parts of the form to the main office, Claims and Inquiry Section.
6. Information outlining the processing of this form is contained in Section 169.5 of the *Postal Operations Manual*.

(Remove This Portion Before Mailing)

**Part I**

Postal Customer:

The sender of the article described below has made an inquiry regarding delivery of the item. The article was not located at the mailing office. Therefore, we are contacting you to determine if the article has been delivered. Please indicate below if the article has been received. Return the form in the enclosed PRE-ADDRESSED ENVELOPE WHICH REQUIRES NO POSTAGE. Your response will assist the Postal Service™ in providing improved service. **PLEASE RETURN BOTH PARTS I AND II-A.**

**THANK YOU**

The Article Was: \_\_\_\_\_ Date of Reply \_\_\_\_\_ Signature of Addressee or Agent \_\_\_\_\_  
 Received (Date if known) \_\_\_\_\_  
 Not Received \_\_\_\_\_ Refused \_\_\_\_\_  
 Remarks \_\_\_\_\_

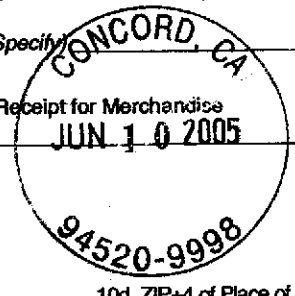
PS Form 1510, January 2005, (PSN 7530-01-000-9335)

**Part II-A**

U.S. Postal Service  
**Mail Loss/Rifling Report**

**Note:** Use ballpoint pen and press down firmly; you are making five copies.

1. Complaint Date 6-10-05		2. Office Accepting Complaint (City and state)		3. Complaint <input checked="" type="checkbox"/> Loss <input type="checkbox"/> Rifling	
4. Article Was Mailed By			5. Article Was Addressed To		
a. Name TRIDIB GUHA		a. Name HARRISON HUYNH			
b. Return Address as on Article Mailed 2380 SALVIO STREET, SUITE 202			b. Address as on Article Mailed 1692 MANZANITA AVE.		
c. City CONCORD	d. State CA	e. ZIP+4® 94520	c. City SAN LEANDRO	d. State CA	e. ZIP+4 94579-1328
f. Day Telephone Number (Include area code) 925-363-1999			f. Day Telephone Number (Include area code)		
6. Article Was Mailed		7. Article Was Sent		8. Type of Mail	
a. Date	b. Time	First-Class Mail®		Letter	
Month Day Year 05 18 2005	(Hour) AM/PM X PM	Parcel Post®		Parcel	
9. Special Services			Other (Specify) _____		
Special Handling	Special Delivery	Certified Mail™ No. 7001 1140 0000 9478 2457		Return Receipt for Merchandise No. JUN 10 2005	
10a. Place of Mailing		10b. Name and/or Address of Place of Mailing			
Main Post Office™		TODOS SANTOS STATION			
Station or Branch		10c. City and State of Place of Mailing CONCORD, CA			
Contract Station		10d. ZIP+4 of Place of Mailing 94520			
Collection Box		12. Value -			
Residence or Business		\$			
11. Contents of Article (Describe in detail, size, color, brand name, serial no., and amount, etc.) A LETTER (8 1/2" x 11") AND DUPLICATE AND A SELF ADDRESSED STAMPED ENVELOPE					





## ADVANCED ASSESSMENT AND REMEDIAL SERVICES (AARS)

2380 SALVIO STREET, SUITE 202  
CONCORD, CALIFORNIA 94520-2137  
TEL: (925) 363-1999 FAX: (925) 363-1998  
e-mail: aars@earthlink.net  
www.aaars.com

CERTIFIED MAIL WITH RETURN RECEIPT

May 17, 2005

Mr. Harrison Huynh and Mrs. Kim Jeanette Huynh  
1692 Manzanita Avenue  
San Leandro, California 94579-1328

**Subject: Permission to Drill Soil Borings, Collect Soil and Groundwater Samples on your Property  
at 6601 Foothill Boulevard, Oakland, California**

Dear Mr. and Mrs. Huynh:

Advanced Assessment and Remediation Services (AARS) seeks your permission to drill two soil borings, collect soil and groundwater samples on your property at 6601 Foothill Boulevard, Oakland, California. This work is conducted under the direction of Alameda County Health Care Services Agency, Department of Environmental Health (ACHCSADEH) to define the extent of hydrocarbon contamination released from former Sekhon Gas Station at 6600 Foothill Boulevard, Oakland, California. Enclosed is the Work Plan approval letter from ACHCADEH dated June 11, 2004. We need to access your property for site marking prior to drilling to obtain clearance from Underground Service Alert. Also we need to access your property for drilling and collection of soil and groundwater samples. All work will be coordinated with you. Please sign this letter with your permission and return in the stamped envelop. If you have any question please call me at 925-363-1999. Thank you for your kind permission and cooperation.

Sincerely,

Advanced Assessment and Remediation Services

Tridib K. Guha, P.G.  
Principal

Permitted

Signature: \_\_\_\_\_

Cc: Mr. Don Hwang, ACHSADEH, Alameda  
Mr. Ravi Sekhon, Castro Valley

TG/Sekhonpermission

## Hwang, Don, Env. Health

---

**From:** Hwang, Don, Env. Health  
**Sent:** Wednesday, May 04, 2005 5:22 PM  
**To:** 'aars@netscape.com'  
**Subject:** RE: Sekhon Gas, 6600 Foothill Blvd., Oakland

Harrison & Kim Jeanette Huynh  
1692 Manzanita Ave.  
San Leandro, CA 94579-1328

---

**From:** aars@netscape.com [mailto:aars@netscape.com]  
**Sent:** Sunday, April 03, 2005 8:32 PM  
**To:** Hwang, Don, Env. Health  
**Subject:** Sekhon Gas, 6600 Foothill Blvd., Oakland

Hi Don:

With reference to the above project: I have schedule the drilling date May 19th. However I was not able to find the address of the empty lot at Foothill Blvd & Heavenscourt. I do have a map of the City of Oakland but that address is missing. Before I submitted the work plan I was talking to Ms. Cora Rogers (real estate agent, cell: 510-773-6443; 2039 23rd Ave., Oakland, CA 94606). Recently the property has been sold, so she is not cooperating. We proposed two soil borings on that property. I will try again when I comeback from vacation, April 18th.

You can write a letter to Mr. Billy Jue, Mei Lan Aquarium, 6625 Foothill Blvd. Oakland. As we will be drilling soil borings on his property. Although, Mr. Jue is cooperative, but he will appreciate your letter. Thanks

Tridib

---

Switch to Netscape Internet Service.  
As low as \$9.95 a month -- Sign up today at <http://isp.netscape.com/emreg>

Netscape. Just the Net You Need.

From

Ravi Sekhon  
21696 Knuppe Place  
Castro Valley, CA- 94552

Dated: March 22, 2005

Alameda County

To

Don Hwang  
Hazardous Materials Specialist

MAR 28 2005

Environmental Health

Sub:

Fuel Leak Case No RO 0000175, Beacon Gas Station at 6600 Foothill Blvd,  
Oakland CA- 94605.

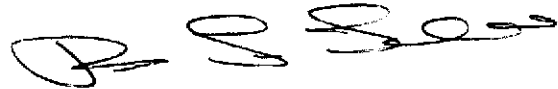
Dear Mr. Don

This is with the reference to our telephone talk. As explained before I was in deep financial stress operating this gas station. Due to this reason I was not able to follow up the ground water monitoring schedule. I have sold this property and business, but I have taken up the responsibility with the new owners to continue the cleanup requirements myself. The name of the new owner is Abdul Ghaffar. His work phone number is 510-568-4913 and his mobile number is 510-773-4308.

So I am going to contact my consultant Mr. Tridib K. Guha and ask him to resume the work immediately. I hope that you agree with my request. If you have any questions about this matter, please call at my home telephone number at 510-885-1291 or at my mobile number at 510-861-4173.

Thanks

Sincerely,



C: Tridib K. Guha, Advanced Assessment and Remediation Services  
2380 Salvio Street, Suite 202  
Concord, CA- 94520

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

June 11, 2004

Ravi Sekhon  
Beacon Station  
6600 Foothill Blvd.  
Oakland, CA 94605

Dear Mr. Sekhon:

Subject: Fuel Leak Case No. RO0000175, Beacon Station, 6600 Foothill Blvd., Oakland, CA

Alameda County Environmental Health staff has reviewed "Response to your technical comments and Work Plan Addendum" dated March 30, 2004 and "Quarterly Groundwater Monitoring and Sampling Report" dated May 14, 2004, both by Advanced Assessment and Remediation Services. Copies of documents requested from your consultant were submitted previously as indicated. We generally concur with the work proposed. We request that you incorporate the following technical comments as discussed, perform the requested work, and send us the technical reports requested below.

#### TECHNICAL COMMENTS

1. Site Characterization - Instead, temporary wells including SB-5/TW and SB-6/TW will be located as a transect approximately 20 feet apart across the property. Depth discrete grab groundwater samples will be collected.
2. Source Characterization - Soil samples from borings will include those at changes of lithology, at the soil/groundwater interface, and at areas of obvious contamination.

#### TECHNICAL REPORT REQUESTS

Please submit technical reports to the Alameda County Environmental Health (Attention: Don Hwang), according to the following schedule:

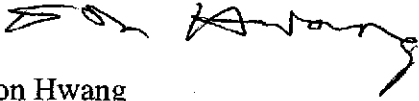
- July 31, 2004 - Quarterly Groundwater Monitoring and Sampling Report, 2<sup>nd</sup> Quarter 2004
- August 11, 2004 - Soil and Water Investigation Report
- October 31, 2004 - Quarterly Groundwater Monitoring and Sampling Report, 3<sup>rd</sup> Quarter 2004
- January 31, 2005 - Quarterly Groundwater Monitoring and Sampling Report, 4<sup>th</sup> Quarter 2004
- April 30, 2005 - Quarterly Groundwater Monitoring and Sampling Report, 1st Quarter 2005



Mr. Sekhon  
June 11, 2004  
Page 2 of 2

These reports are being requested pursuant to the Regional Water Quality Control Board's (Regional Board) authority under Section 13267 of the California Water Code. If you have any questions, please call me at (510) 567-6746.

Sincerely,



Don Hwang  
Hazardous Materials Specialist  
Local Oversight Program

C: Tridib K. Guha, Advanced Assessment and Remediation Services, 2380 Salvio St.,  
Suite 202, Concord, CA 94520  
Donna Drogos  
File

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

February 6, 2004

Ravi Sekhon  
Beacon Station  
6600 Foothill Blvd.  
Oakland, CA 94605

Dear Mr. Sekhon:

Subject: Fuel Leak Case No. RO0000175, Beacon Station, 6600 Foothill Blvd., Oakland, CA

Alameda County Environmental Health staff has disapproved "Work Plan for Site Characterization" dated July 2, 2003, by Advanced Assessment and Remediation Services. We request that you address the following technical comments and send us the technical reports requested below.

TECHNICAL COMMENTS

1. Site Characterization - The Work Plan proposes to install 4 temporary wells, located on the property on the other side of Foothill Blvd. Instead, we feel that a transect of depth discrete grab groundwater sampling would be more appropriate. Please include your amended proposal to delineate the plume in the Work Plan Addendum requested below.
2. Source Characterization - The Work Plan proposes to install 3 borings, SB-7, SB-8, and SB-9, to the sides and at the downgradient end of the removed underground tank. The 20 feet depths proposed appear to be inadequate. Minimum depths will usually be 25 - 30 feet. Indicate how depths adequate for vertical delineation will be determined. Please provide the information requested in the Work Plan Addendum.
3. Site Plan - Not to scale. Please draw to scale.
4. Historical Hydraulic Gradients - Please show using a rose diagram with magnitude and direction; include cumulative groundwater gradients in all future reports submitted for this site.
5. Oakland Fire Services Tank Removal Inspection - Please submit the report dated December 16, 1998.
6. Laboratory report of Tank Removal Water Sample - The legibility of the fax copy of the laboratory report dated January 3, 1999 was poor. Please submit another copy.

Mr. Sekhon  
February 6, 2004  
Page 2 of 2

#### TECHNICAL REPORT REQUESTS

Please submit technical reports to the Alameda County Environmental Health (Attention: Don Hwang), according to the following schedule:

April 6, 2004 - Work Plan Addendum & Reports  
60 days after Work Plan approval – Soil and Water Investigation Report  
April 30, 2004 - Quarterly Groundwater Monitoring and Sampling Report, 1st Quarter 2004  
July 31, 2004 – Quarterly Groundwater Monitoring and Sampling Report, 2<sup>nd</sup> Quarter 2004  
October 31, 2004 - Quarterly Groundwater Monitoring and Sampling Report, 3<sup>rd</sup> Quarter 2004  
January 31, 2005 - Quarterly Groundwater Monitoring and Sampling Report, 4<sup>th</sup> Quarter 2004

These reports are being requested pursuant to the Regional Water Quality Control Board's (Regional Board) authority under Section 13267 of the California Water Code. If you have any questions, please call me at (510) 567-6746.

Sincerely,



Don Hwang  
Hazardous Materials Specialist  
Local Oversight Program

C: Tridib K. Guha, Advanced Assessment and Remediation Services, 2380 Salvio St.,  
Suite 202, Concord, CA 94520  
↓  
Donna Drogos  
File

RO 175

**GORDON, DeFRAGA, WATROUS & PEZZAGLIA**

A Law Corporation

Thomas A. Watrous  
James A. Pezzaglia  
Timothy J. Ryan  
Peter D. Langley  
Richard S. Bruno  
Bruce C. Paltenghi

November 13, 2003

Dylan T. Radke  
George R. Gordon  
(1910-1993)  
Mailing Address:  
P.O. Box 630  
Martinez, CA 94553

**Alameda County**

NOV 17 2003

**Environmental Health**

Ravi S. Sekhon  
Sekhon Gas Station  
6600 Foothill Boulevard  
Oakland, CA 94605

**Re: Contamination at 6620 Foothill Boulevard, Oakland, CA**

Dear Mr. Sekhon:

My office represents Joseph and Maude LeBlanc, owners of the property located at 6620 Foothill Boulevard, Oakland, CA. As you know, this property is adjacent to your gas station on the East side. We have reviewed the Additional Site Investigation at Sekhon Gas Station report dated September 6, 2002, prepared by Advanced Assessment and Remediation Services. This report indicates that contaminants associated with gas station operation originating from your property have migrated on to my clients' property. (See 9.0 Conclusions and Recommendations and Figure 4: TPHg Concentrations in Groundwater).

Included in this report are two recommendations for remediation of the contamination. These are:

1. Conduct a Feasibility Study/Interim Corrective Action Plan for an expedited clean up and closure of the site.
2. Quarterly groundwater monitoring and sampling should be continued at the site to establish a history for water levels, and hydrocarbon concentrations.

We request that any remediation plan adopted include the contamination on my clients' property. We also request copies of the documents relating to the clean up and closure of the site since the Additional Site Investigation at Sekhon Gas Station report of September 6, 2002, as well as the quarterly groundwater monitoring reports. Please forward these materials to my office.

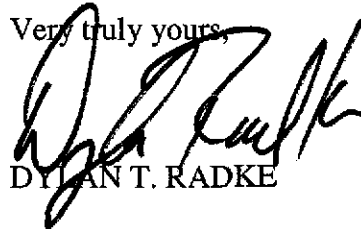
Finally, without proper clean up, my clients will likely suffer a significant diminution in value of their property. As of now, they are only interested in making sure that their property is adequately cleaned up. However, if it is apparent that the contamination on their property is not being addressed, they have authorized me to pursue

Ravi S. Sekhon  
Sekhon Gas Station  
**Re: Contamination at 6620 Foothill Blvd., Oakland, CA**  
November 13, 2003  
Page 2

---

any and all legal remedies available to protect their interest. Please contact me by Wednesday, December 3, 2003, so we may discuss this matter further.

Very truly yours,



DYLAN T. RADKE

cc. Joseph and Maude LeBlanc  
Amir Gholami/Alameda County Health Agency



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

April 29, 2003

Ravi Sekhon  
Beacon Station  
6600 Foothill Blvd.  
Oakland, CA 94605

RE: Fuel Leak Case No. RO0000175, Beacon Station, 6600 Foothill Blvd., Oakland, CA

**LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS**

Dear Mr. Sekhon:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

Mr. Sekhon  
April 29, 2003  
Page 2 of 2

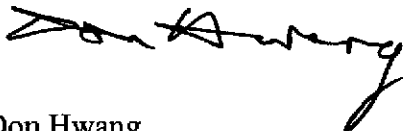
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6746 should you have any questions about the content of this letter.

Sincerely,



Don Hwang  
Hazardous Materials Specialist  
Local Oversight Program

C: Donna Drogos  
vFile

Enclosures (2)

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

---

Name of local agency  
Street address  
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:
  
  
  
  
  
  
  
  
  
  
2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party



SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

---

Name of local agency  
Street address  
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR *(Site Name and Address)*

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

April 28, 2003

Ravi Sekhon  
Beacon Station  
6600 Foothill Blvd.  
Oakland, CA 94605

Dear Mr. Sekhon:

Subject: Fuel Leak Case No. RO0000175, Beacon Station, 6600 Foothill Blvd., Oakland, CA

Alameda County Environmental Health staff has reviewed the fax dated April 17, 2003, which shows the boring locations proposed, by Advanced Assessment and Remediation Services. In addition to the comments in our letter of October 29, 2002, we request that you address the following technical comments and send us the technical reports requested below.

#### TECHNICAL COMMENTS

1. Site Characterization - The lateral and vertical extent of your dissolved contaminant plume is undefined offsite south of Foothill Blvd. Up to 9,680 ug/l TPH-G and 37,600 ug/l MTBE have been detected in onsite monitoring wells located along the site's southern boundary. Up to 12,000 ug/l TPH-G, 432 ug/l Benzene, and 18,600 ug/l MTBE have been detected in offsite downgradient wells. The proposal for the groundwater monitoring well is disapproved because we feel that it would be premature to install more monitoring wells without additional grab groundwater sampling to determine the location of the plume for optimal well locations and the preferential pathway studies did not yield sufficient information to determine if the contaminant plume would be intercepted by utilities or wells. We request that you use depth discrete grab groundwater sampling. Include your amended proposal to delineate the plume in the Work Plan Addendum requested below.
2. Source Characterization - Up to 16,300 mg/kg Total Petroleum Hydrocarbons-Gasoline (TPH-G), 4,290 mg/kg methyl tertiary-butyl ether (MTBE), and 140 mg/kg benzene, were detected in contaminated soil collected from borings. Thus, the source areas have not been delineated. We request that you propose additional borings to delineate the lateral and vertical extent of soil contamination in the source areas. The findings will determine if additional soil or groundwater sampling is needed. Please propose boring locations in the Work Plan Addendum requested below.

- 3 . Preferential Pathway Survey – We request that you perform a preferential pathway study that details the potential migration pathways and potential conduits (wells, utilities, pipelines, etc.) for horizontal and vertical migration that may be present in the vicinity of the site.
  - a) Utility Survey - Please submit map(s) and cross-sections showing the location and depth of all utility lines and trenches (including sewers, storm drains, pipelines, trench backfill, etc.) within and near the site and plume area(s). Evaluate the probability of the contaminant plumes encountering preferential pathways and conduits that could spread the contamination, particularly in the vertical direction to deeper water aquifers. Please submit with the Work Plan Addendum requested below.
  - b) Well Survey – Locate wells within a quarter mile radius of the site. Show the location of the wells and the site on a map and tabulate well construction details for each well. Please submit with the Work Plan Addendum requested below.
- 4 . Historical Hydraulic Gradients – Please show using a rose diagram with magnitude and direction; include cumulative groundwater gradients in all future reports submitted for this site.
- 5 . Oakland Fire Services Tank Removal Inspection – Please submit the report dated December 16, 1998.
- 6 . Laboratory report of Tank Removal Water Sample - The legibility of the fax copy of the laboratory report dated January 3, 1999 was poor. Please submit another copy.

#### TECHNICAL REPORT REQUESTS

Please submit technical reports to the Alameda County Environmental Health (Attention: Don Hwang), according to the following schedule:

June 2003 - Work Plan Addendum & Reports

60 days after Work Plan approval – Soil and Water Investigation Report

July 31, 2003 – Quarterly Groundwater Monitoring and Sampling Report, 2<sup>nd</sup> Quarter 2003

October 31, 2003 - Quarterly Groundwater Monitoring and Sampling Report, 3<sup>rd</sup> Quarter 2003

January 31, 2004 - Quarterly Groundwater Monitoring and Sampling Report, 4<sup>th</sup> Quarter 2003

April 30, 2004 - Quarterly Groundwater Monitoring and Sampling Report, 1st Quarter 2004

Mr. Sekhon  
April 29, 2003  
Page 3 of 3

3

These reports are being requested pursuant to the Regional Water Quality Control Board's (Regional Board) authority under Section 13267 of the California Water Code. If you have any questions, please call me at (510) 567-6746.

Sincerely,



Don Hwang  
Hazardous Materials Specialist  
Local Oversight Program

C: Tridib K. Guha, Advanced Assessment and Remediation Services, 2380 Salvio St.,  
Suite 202, Concord, CA 94520  
Donna Drogos  
File

Advanced Assessment & Remediation Services  
2380 Salvio Street, Suite 202  
Concord, CA 94520  
Ph.: (925) 363-1999  
E-mail: aars@earthlink.net

## FAX COVER SHEET

No. of pages including cover: Two (2)

Date: 04-17-03

Sent by: Tridib Guha

---

---

### SEND TO:

Organization: ACDEH  
Attention: Mr. Don Hwang  
Department:  
Phone/Fax: (510) 567-6746  
Fax: (510) 337-9335

---

---

### MESSAGE:

Ref.: Sekhon Gas Station at 6600 Foothill Blvd., Oakland, CA  
Your STID #3985

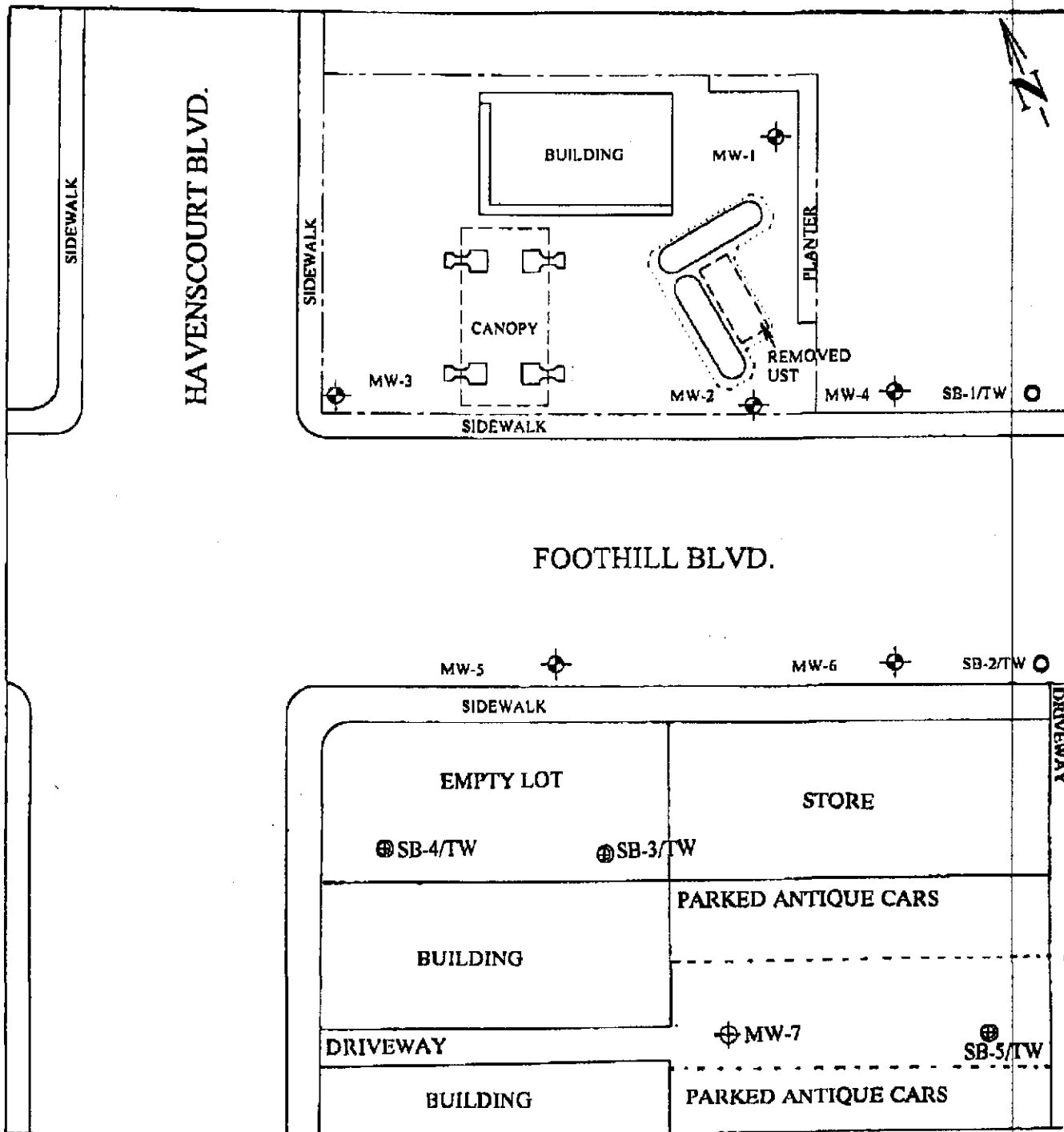
Hi Mr. Hwang:

I was able to contact both adjacent owners and obtained verbal permission to drill on their property. Enclosed is a site plan, showing locations of the proposed soil borings and monitoring well. If you like to visit the site please let me know. Otherwise, I will proceed and submit the work plan as requested by ACDEH letter dated October 29, 2002. There was no sampling activities at the site since June 2002. It will be useful to obtain site condition by conducting a quarterly monitoring and sampling prior conduct site characterization.

I would look forward to receive your directions and act accordingly.

Thank you.

Tridib



**LEGEND**

- MW-2 Monitoring Well
- SB-1/TW Soil Boring/ Temporary Well
- Present UST
- Limits of Excavation
- Pumps
- MW-7 Proposed Monitoring Well
- SB-3/TW Proposed Soil Boring/ Temporary Well

Source of Base Map:  
 1. City of Oakland, Engineering Dept.  
 2. P&D Environmental Report

SCALE: 1 inch = 40 feet (approx.)

**FIGURE 1: SITE PLAN**

**SEKHON GAS STATION**  
 6600 Foothill Boulevard  
 Oakland, California

**ADVANCED ASSESSMENT AND  
 REMEDIATION SERVICES**  
 2380 Galvia Street, Suite 202  
 Concord, CA 94520



Ravi  
175

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

STID 3985

October 29, 2002

Ravi Sekhon  
Beacon Station  
6600 Foothill Blvd. Oakland, CA

**Re: Beacon Station, located at 6600 Foothill Blvd., Oakland, CA**

Dear Mr. Sekhon:

This office is in receipt of "Additional Site Investigation" document dated September 6, 2002 submitted by Mr. Tridib K. Guha of Advanced Assessment and Remediation Services regarding the above referenced site. I have reviewed and discussed the above document, which was the result of a required workplan, with Mr. Guha. Please note the following comments:

- Per this document, five soil borings were installed, SB-1, SB-2, and MW-4 thorough MW-6 wells. Three of the borings (MW-4 thorough MW-6) were turned into permanent monitoring wells while SB-1 and SB-2 were turned into temporary wells.
- Soil sampling revealed the highest concentration of TPHg and Benzene in soil within MW-6 soil boring at 16,300 ppm and 138ppm respectively at 10 feet. The highest concentration of MTBE in soil was noted in MW-5 boring at 4,290 ppm at the depth of 10 feet bgs.
- Groundwater sampling revealed the highest concentration of TPHg and Benzene at 12,000ppb and 432ppb respectively within MW-6 well. The highest concentration of MTBE in groundwater was encountered in MW-2 well at 94,000 ppb.
- There is an error within this report on page 6 and Figure 3 regarding the groundwater flow gradient direction. Figure 3 within this report draws a southerly flow direction. However, page 6 of the above document indicates a southwesterly direction at 0.014 ft/ft. please correct this error with the next report.
- Averaged depth to groundwater, once stabilized, has been calculated to be at 8.5 feet bgs.
- I concur with the recommendation made by Mr. Guha regarding performance of a feasibility studies and groundwater quarterly monitoring as specified. However, additionally you need to further delineate plume specifically south of the site as well as performance of preferential pathway studies in the same location since the plume has indeed traveled off-site affecting the neighboring property.

Should you have any question, please call me at (510) 567-6876.

Sincerely,

A handwritten signature in black ink that reads "Amir K. Gholami". The signature is written in a cursive style and is underlined with a single horizontal line.

Amir K. Gholami, REHS  
Hazardous Materials Specialist

CC: Mr. Tridib K. Guha, Advanced Assessment and Remediation Services, 2380 Salvio Street,  
Suite 202, Concord, CA 94520  
Files





2005  
175

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

**STID 3985**

March 13, 2002

Ravi Sekhon  
Beacon Station  
6600 Foothill Blvd. Oakland, CA

**Re: Beacon Station, located at 6600 Foothill Blvd., Oakland, CA**

Dear Mr. Sekhon:

I have received and reviewed the work plan dated January 18, 2002 submitted by Mr. Tridib K. Guha of Advanced Assessment and Remediation Services concerning the above referenced property. I have also discussed the above workplan with Mr. Guha. This work plan was submitted due to the findings within "Groundwater Quality Investigation" document dated July 24, 2001, prepared by Mr. Tridib K. Guha of Advanced Assessment and Remediation Services regarding the above referenced site.

As you are aware, the July 24, 2001 report indicated increased quantities of contaminants in soil and groundwater specifically around MW-2 well. The soil boring at 8 feet indicated up to 870 ppm, 0.29 ppm, and 4.3 ppm of TPHg, MTBE, and Benzene respectively. Additionally, the MW-2 well indicated high concentrations of MTBE at 94,000ppb as well as 5,800ppb and 160ppb of TPHg and Benzene respectively. Furthermore, some contaminants, such as MTBE, were also detected within MW-3 and MW-1 wells at 450ppb and 130ppb respectively.

Having reviewed the above workplan, this office requested to further define the vertical and horizontal extent of plume and to come up with potential alternatives to actively remediate the high concentrations of contaminants such as MTBE.

This office concurs with Mr. Guha of Advanced Assessment and Remediation Services regarding further investigation in order to define the plume on site and off site in shallow and deeper aquifer, performance of preferential pathway investigation, performance of well survey, and initiation of quarterly groundwater monitoring by installment of monitoring wells as well as soil boring/temporary wells.

If you have any question, please do not hesitate to contact me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



1

STID 3985

September 7, 2001

Ravi Sekhon  
Beacon Station  
6600 Foothill Blvd. Oakland, CA

**Re: Beacon Station, located at 6600 Foothill Blvd., Oakland, CA**

Dear Mr. Sekhon:

As you are aware, I made a site visit on September 5<sup>th</sup>, 2001 and discussed the issues with your wife, who was present at the site. I have also received and reviewed "Groundwater Quality Investigation" document dated July 24, 2001, prepared by Mr. Tridib K. Guha of Advanced Assessment and Remediation Services regarding the above referenced site.

Per this report the concentrations of contaminants in soil and groundwater is highest around MW-2 well. The soil boring at 8 feet indicated up to 870 ppm, 0.29 ppm, and 4.3 ppm of TPHg, MTBE, and Benzene respectively. However this concentration, event though higher than the other boring results, does not correlate with gasoline pattern as indicated.

The MW-2 indicated high concentrations of MTBE at 94,000ppb. Additionally, there were 5,800ppb and 160ppb of TPHg and Benzene within MW-2 well.

MW-3 well and MW-1 well indicated 450ppb and 130ppb of MTBE respectively.

Figure 3 within this report indicates a southeasterly groundwater flow gradient of 0.05 ft/ft.

I concur with Mr. Guha regarding further investigation in order to define the plume on site and off site in shallow and deeper aquifer, performance of preferential pathway investigation, and initiation of quarterly groundwater monitoring.

Should you have any question, please contact me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

CC: Mr. Tridib K. Guha, Advanced Assessment and Remediation Services, 2380 Salvio Street,  
Suite 202, Concord, CA 94520  
Files

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

Dec 14, 2000.

STIP  
3985

From

Ravi Sekhon  
6600 Foothill Blvd  
Oakland, C.A. 94605

Mr. Amir K. Gholami REHS  
Alameda, C.A. 94502-6577

Ref= Beacon Gas Station

Dear Mr. Gholami,

This is with reference to our telephone talk and your letter to me dated Dec 11, 2000. This is to inform you that after hearing from clean up fund regarding three bid requirement, I have mailed the work plan prepared by P and D Environmental dated March 99 to number of other Environmental consulting firms for their price quote. I have asked all of them to reply within two weeks so that we can speed up the cleanup process. I promise to submit their bids for pre-approval very soon. I also promise that work on cleanup and drilling of wells for monitoring the ground water will be started within one week from the day we get preapproval from cleanup fund. If you have any other suggestion by which this process can be started earlier please advise us.

Once again we assure full co operation from our side. If you have any questions please call me at 510 568 4664.

THanking you,

Yours Sincerely,



Ravi SEkhon

12-15-00

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



1

Stid 3985

December 11, 2000

Ravi Sekhon  
Beacon Station  
6600 Foothill Blvd. Oakland, CA

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

**Re: the Beacon Station, located at 6600 Foothill Blvd., Oakland, CA**

Dear Mr. Sekhon :

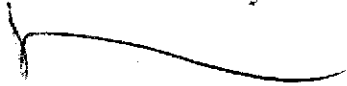
I just spoke to you and your consultant Mr. Greg Brown of P & D Environmental. During our discussion, you indicated that you are working with the clean up fund office and that you have been ordered to provide three bids for the proposed work prior to approval by the clean up fund. My last letter informed you of your legal obligations and required you to comply with all the environmental clean up requirements at the above referenced site. To this date you have not performed any actual clean up activity to physically remediate the contamination at your property. As you are aware there is a high level of contamination at your property and it is imperative that you commence the clean up process immediately.

Please be advised that Section 25295 of Health and Safety Code Chapter 6.7 requires responsible parties to comply with clean up requirements whenever there is any reportable unauthorized release from an underground storage tank ( UST ) as it is at the above referenced site. I would like to remind you that I would much rather work with you than taking legal action against you. However, if you do not comply with the mandated legal requirements, I do not have any choice but to take legal action against you.

**Per our discussion today, if you do not respond to this letter by December 18<sup>th</sup>, 2000, a "Notice of Violation" will be issued to you regarding the lack of compliance in clean up issues at the above referenced site.**

Should you have any questions, please contact me at (510) 567-6876.

Sincerely,

  
Amir K. Gholami, REHS  
Hazardous Materials Specialist

CC: Mr. Javad Farrokhtala, Javad Enterprises, 3300 Powell Street No 209, Emeryville, CA 94608  
Mr. Greg Brown, P&D Environmental, 4020 Panama Court, Oakland, CA 94611  
Files



# State Water Resources Control Board



Winston H. Hickox  
Secretary for  
Environmental  
Protection

Division of Clean Water Programs  
2014 T Street • Sacramento, California 95814 • (916) 227-7748  
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120  
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/cwphome/ustcf>

Gray Davis  
Governor

October 5, 2000

Ravi Tej Singh  
Sekhon Gas Station  
6600 Foothill Blvd  
Oakland, CA 94605

RO - 0175  
~~XXXXXXXXXX~~  
2/9/2001  
AG

**REQUEST FOR ADDITIONAL INFORMATION FOR PRE-APPROVAL OF  
CORRECTIVE ACTION COSTS, CLAIM NO. 014095,  
SITE ADDRESS: 6600 FOOTHILL BLVD, OAKLAND, CA 94605**

I have reviewed your request, received on September 21, 2000, for pre-approval of corrective action costs.

Your pre-approval request submittal is incomplete and cannot be processed at this time. The following marked items were not included in your submittal and must be submitted before Fund staff can review and determine the reasonableness and necessity of the costs. I will place these documents in your claim file for future reference.

- A minimum of three competitive bids is required for the proposed scope of work.** The proposed corrective action activity in your Pre-Approval Request requires a minimum of three competitive bids. If the prime consultant or the prime contractor identified in the Pre-Approval Request has not been selected utilizing a competitive bid process, then a minimum of three bids must be received for their services. Three bids are required for all corrective action work. However, we typically only require the project to demonstrate compliance at the soil and groundwater investigation phase and the remediation phase. At least one competitive bid process must occur at each of these two phases.
- A completed "Cost Pre-Approval Request" form; signed by the claimant or an authorized representative.** I have enclosed with this letter a copy of the "Cost Pre-Approval Request" form; please use this form in the future to request pre-approval of corrective action costs. If an authorized representative signs the pre-approval request form, then an authorized representative form must be on file for this claim or submitted with your request.
- A complete and signed copy of the proposed investigative work plan, corrective action plan, or other work plan, including copies of all work plan addenda.**
- A signed copy of the appropriate lead regulatory oversight agency approval letter for the proposed plan and all addenda.**

**A complete copy of the Request for Bids (RFB) and a list of all firms invited to bid.** It is strongly recommended that the RFB include a "fill-in-the-blanks" Bid Form identifying all major tasks of the proposed work along with the following minimum cost breakdown items for each task:

- ◆ List of all staff/worker classifications and hourly rates of each to be utilized.
- ◆ The number of hours to be utilized by each staff/worker
- ◆ Subcontractor costs
- ◆ Equipment costs
- ◆ Itemized listing of estimated ancillary/incidental costs

**Complete copies of all bids and other correspondence received in response to the RFB.** All cost proposals should include the *completed* cost proposal breakdown, with task subtotals and a grand total cost for the entire scope of work.

If you need assistance in procuring contractor and consultant services or if you have any questions, don't hesitate to call me. I can be reached at (916) 227-7748.

Sincerely,

*Sunil Ramdass*

Sunil Ramdass, Water Resources Control Engineer  
Technical Review Unit  
Underground Storage Tank Cleanup Fund

Enclosure

cc: Amir K. Gholami, REHS  
Alameda County EHD  
✓ 1131 Harbor Bay Pkway, 2nd Fl.  
Alameda, CA 94502-6577

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



1

Stid 3985

July 20, 2000

Ravi Sekhon  
Beacon Station  
6600 Foothill Blvd. Oakland, CA

Javad Farrokhtala  
Javad Enterprises  
3300 Powell Street No 209  
Emeryville, CA 94608

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

**Re: the Beacon Station, located at 6600 Foothill Blvd., Oakland, CA**


Dear Messrs. Sekhon and Farrokhtala:

I just spoke with Mr. Greg Brown of P & D Environmental, your consultant, who informed me of a letter dated September 1, 1999, which had been supposedly sent to this office in the past. This letter addresses some of the issues, which I had raised previously including the groundwater flow gradient, which will be investigated during the monitoring well installation, tests for other oxygenates beside MTBE, and the issue of reimbursement from the State Fund. Additionally address the MTBE issue raised in my previous letter dated July 19<sup>th</sup>, 2000. Please be advised that it is imperative that you immediately begin implementation of the clean up process, installation of the monitoring wells, and to comply with the requirements per all previous correspondences from this office.

**Please comply with all the requirements indicated per my letter dated July 19<sup>th</sup>, 2000, and above within 30 days or by August 19<sup>th</sup>, 2000.**

Please contact me at (510) 567-6876, if you have any questions or comments,

Sincerely,

  
Amir K. Gholami, REHS  
Hazardous Materials Specialist

CC: Paul King, P&D Environmental, 4020 Panama Court, Oakland, CA 94611  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



1

Stid 3985

July 19, 2000

Ravi Sekhon  
Beacon Station  
6600 Foothill Blvd. Oakland, CA

Javad Farrokhtala  
Javad Enterprises  
3300 Powell Street No 209  
Emeryville, CA 94608

ENVIRONMENTAL HEALTH SERVICES

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

**Re: the Beacon Station, located at 6600 Foothill Blvd., Oakland, CA**

Dear Messrs. Sekhon and Farrokhtala:

This office has yet to receive any response to my previous correspondence. As you are aware, I reviewed and discussed the necessary work regarding the above referenced site on May 26<sup>th</sup>, 1999. Additionally, the State of California has been focusing on MTBE contaminated sites. Our office has been required to investigate and prioritize the sites contaminated with high concentrations of MTBE. Based on the last report there was 220,000 ppb of MTBE present in your groundwater. Please ensure that your underground tank system is tested and tight if applicable and provide the following information to this office:

- The last known concentration of MTBE in soil
- The last known concentration of MTBE in ground water
- Submit a workplan to remediate the high concentration of MTBE.
- Explain how you concluded that the ground water flow gradient was to be south-south easterly direction. This information is necessary for proper placement of the monitoring wells MW-1, MW-2, and MW-3 on the subject site.
- Per Cal /EPA and Regional Water Quality Control Board's (RWQCB) guidelines, you need to test for the presence of other oxygenated contaminants such as those of TAME, DIPE, ETBE, TBA, EDB, and EDC at least once to ensure absence of the indicated constituents.
- Testing for the presence of "other Oxygenates" (such as TAME, DIPE, ETBE, TBA, EDB, and EDC), which shall be accomplished on the 2<sup>nd</sup> quarterly monitoring analysis as agreed upon by this office previously. This office has not yet received this document.

**Please respond to the above items within 30 days or by August 19<sup>th</sup>, 2000.**



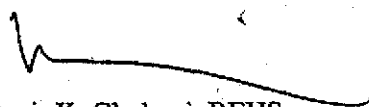
Additionally, in my previous correspondence, I indicated that the groundwater flow file review by Mr. King did not reveal much information at all and that I am still unclear as to how Mr. King came up with the groundwater flow gradient as south-south easterly with one of the reviewed site assuming the groundwater flow gradient to be southwesterly.

Furthermore, Mr. King informed me of your financial situation and the "UST Fund" status. I acknowledged your financial status and the fact that even though a letter of commitment has already been issued by the "UST Fund"; there is a usual delay till the fund disburses money for the approved sites.

This is a formal request for a work plan pursuant to Section 2722(c)(d) of Title 23 California Code of Regulations. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

If you have any questions or comments, please contact me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS  
Hazardous Materials Specialist

CC: Paul King, P&D Environmental, 4020 Panama Court, Oakland, CA 94611  
Files



# State Water Resources Control Board



Winston H. Hickox  
Secretary for  
Environmental  
Protection

Division of Clean Water Programs  
2014 T Street • Sacramento, California 95814 • (916) 227-4366  
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120  
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcf>

Gray Davis  
Governor

NOV - 2 1999

RO-0175  
#3985  
AG

99 NOV - 4 PM 4: 22  
ENVIRONMENTAL  
PROTECTION

Ravi Tej Singh  
Sekhon Gas Station  
6600 Foothill Blvd  
Oakland, CA 94605

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 014095, FOR SITE ADDRESS: 6600 FOOTHILL BLVD, OAKLAND

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed \$25,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

It is very important that you read the terms and conditions listed in the enclosed LOC. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is very important that you make use of the funding that has been committed to your cleanup in a timely manner.

You are reminded that you must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Only corrective action costs *required* by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. **Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work (form enclosed).** If you have any questions on obtaining preapproval of your costs or the three bid requirement, please call Mark Owens, our Technical Reviewer assigned to claims in your Region, at (916) 227-7883. Failure to obtain preapproval of your future costs may result in the costs not being reimbursed.

The following documents needed to submit your reimbursement request are enclosed:

"Reimbursement Request Instructions" package. **Retain this package for future reimbursement requests.** These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are samples of completed reimbursement request forms and spreadsheets.

"Bid Summary Sheet" to list information on bids received which **must be completed and returned.**

"Reimbursement Request" forms which you **must use to request reimbursement of costs incurred.**

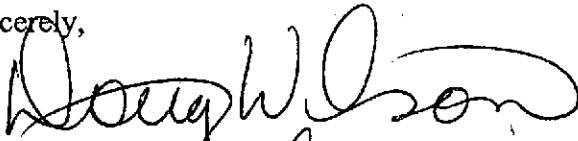
"Spreadsheet" forms which you **must use in conjunction with your reimbursement request.**

\* **THIS IS IMPORTANT TO YOU, PLEASE NOTE:**

You have 90 calendar days from the date of this letter to submit your first reimbursement request for incurred corrective action costs. **NO EXTENSIONS CAN BE GRANTED.** If you fail to do so, your LOC funds will automatically be reduced to zero (deobligated). Once this occurs, any future funds for this site are subject to availability when you submit your first reimbursement request. We continuously review the status of all active claims. You must continue to remain in compliance and submit a reimbursement request every 6 months. Failure to do so will result in the Fund taking steps to withdraw your LOC.

If you have any questions regarding the enclosed documents, please contact Anna Torres at (916) 227-4388.

Sincerely,



Dave Deaner, Manager  
UST Cleanup Fund Program

Enclosures

cc: Mr. Steve Morse  
RWQCB, Region 2  
1515 Clay Street, Ste. 1400  
Oakland, CA 94612

Mr. Thomas Peacock  
Alameda County EHD  
1131 Harbor Bay Pkway, 2nd Fl.  
Alameda, CA 94502-6577

# P & D ENVIRONMENTAL

A Division of Paul H. King, Inc.  
4020 Panama Court  
Oakland, CA 94611  
(510) 658-6916

## FAX TRANSMITTAL COVER SHEET

Date: 9/21/99 Job #: 0201

To: AMUC (GRAM)

Company: ACIEN

From: Paul King  
P&D ENVIRONMENTAL

Number of pages in this transmittal, including this cover sheet: 3

SUBJECT: 2600 FOOTHILL BLVD / STD 3985

MESSAGE: PLEASE FIND THE FOLLOWING ATTACHED.

PLEASE FIND THE FOLLOWING ATTACHED.

- P&D LETTER 0201.V8 (2PP)

CALL IF YOU'VE GOT QUESTIONS.

THANKS!

If transmittal is incomplete, please call (510) 658-6916.  
P&D Environmental fax number: (510) 658-9074.

DESTINATION FAX NUMBER: 510/337-9335

**P & D ENVIRONMENTAL**

A Division of Paul H. King, Inc.

4020 Panama Court

Oakland, CA 94611

(510) 658-6916

September 1, 1999  
Letter 0201.L8

Mr. Amir Gholami  
County of Alameda  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94592

**SUBJECT:** GROUNDWATER FLOW DIRECTION DETERMINATION  
STID 1985  
Beacon Station  
6600 Foothill Blvd.  
Oakland, CA

Dear Mr. Gholami:

At the request of Mr. Ravi Sekhon, the owner of the subject site, P&D Environmental (P&D) is pleased to reply to the concerns you addressed in your letter dated May 26, 1999. Briefly, you brought up the following concerns:

- o Explanation of the basis for the south-southeasterly groundwater flow direction identified for the subject site.
- o Assurance that testing will be done at least once for the presence of the "other oxygenates," (TAME, DIPE, ETBE, TBA, EDB, and EDC) as required by the California Environmental Protection Agency (CalEPA) and the Regional Water Quality Control Board (RWQCB).
- o Commitment that, upon receiving reimbursement from the Underground Storage Tank Cleanup Fund (USTCF), the scope of work found in the approved work plan (P&D Work Plan 0201.W1, dated March 9, 1999 and titled "Groundwater Monitoring Well Installation Work Plan") will be completed.

It is P&D's understanding that the source of the statement that the groundwater flow direction at the subject site is south-southeasterly is unknown. In our review of the files at the City of Oakland Fire Department, record was found of only one nearby soil boring reaching groundwater at a depth of 45 feet below grade. In the report about the drilling at this site (6436 Foothill Boulevard), groundwater flow direction at the site is assumed by the authors of that report to be to the southwest; the source of this determination is also unknown. However, in closure of the Underground Storage Tanks at the subject site, groundwater was encountered in the tank pit at approximately 8.0 feet below the ground's surface, as documented in P&D's Letter 0201.L1, dated January 11, 1999, and titled "Status Report." Local depth to groundwater and groundwater flow will be investigated at the time of monitoring well installation.

In regards to your second concern, it is P&D's understanding that you verbally approved sampling for the other oxygenates during the second quarterly monitoring analysis of the monitoring wells proposed for installation at the subject site in P&D's Work Plan 0201.W1, dated March 9, 1999.

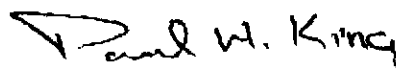
Lastly, based upon recent conversations with P&D, Mr. Sekhon has stated that upon receipt of the pending reimbursement from the USTCF, he will complete the scope of work covered in the approved work plan.

September 1, 1999  
Letter 0201.LB

Should you have any questions, please do not hesitate to contact me at  
(510) 658-6916.

Sincerely,

P&D Environmental



Paul H. King  
California Registered Geologist

cc: Mr. Ravi Sekhon, property owner

PHK/gmb  
0201.LB

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



1

ENVIRONMENTAL HEALTH SERVICES

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

Stid 3985

May 26, 1999

Ravi Sekhon  
Beacon Station  
6600 Foothill Blvd. Oakland, CA

Javad Farrokhtala  
Javad Enterprises  
3300 Powell Street No 209  
Emeryville, CA 94608

**Re: the Beacon Station, located at 6600 Foothill Blvd., Oakland, CA**

Dear Mr. Sekhon and Mr. Farrokhtala:

I am in receipt of the "Tank Closure Documentation" as well as the letter dated May 5, 1999, submitted by Mr. Paul King of P & D Environmental. Thank you for the submittal of the "Tank Closure Documentation" and discussion regarding the groundwater flow direction estimation as requested through my previous correspondence. However, the groundwater flow file review by Mr. King did not reveal much information at all. I am still unclear as to how Mr. King came up with the groundwater flow gradient as south-south easterly with one of the reviewed site assuming the groundwater flow gradient to be southwesterly.

Additionally Mr. King informed me of your financial situation and the "UST Fund" status. I understand that a letter of commitment has already been issued by the UST Fund and that there is a usual delay till the fund disburses money for the approved sites. Therefore, I am willing to postpone the monitoring well installation requirement and the others till the fund reimburses your previous cleanup work contingent upon receipt of a written commitment by you, within 10 days, to complete the approved workplan once the fund reimburses your cost for the first phase of the work.

I just like to remind you of the previous requirements, which have not yet been addressed properly for your reference:

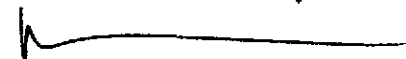
- Explain how you concluded that the ground water flow gradient was to be south-south easterly direction. This information is necessary for proper placement of the monitoring wells MW-1, MW-2, and MW-3 on the subject site.
- Per Cal /EPA and Regional Water Quality Control Board's (RWQCB) guidelines, you need to test for the presence of other oxygenated contaminants such as those of TAME, DIPE, ETBE, TBA, EDB, and EDC at least once to ensure absence of the indicated constituents.

Additionally, per my previous discussion and request by Mr. King, the testing for the presence of "other Oxygenates" (such as TAME, DIPE, ETBE, TBA, EDB, and EDC) shall be accomplished on the 2<sup>nd</sup> quarterly monitoring analysis.

This is a formal request for a work plan pursuant to Section 2722(c)(d) of Title 23 California Code of Regulations. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Please contact me at (510) 567-6876, if you have any questions or comments

Sincerely,



Amir K. Gholami, REHS  
Hazardous Materials Specialist

CC: Paul King, P&D Environmental, 4020 Panama Court, Oakland, CA 94611  
files



# P & D ENVIRONMENTAL

A Division of Paul H. King, Inc.  
4020 Panama Court  
Oakland, CA 94611  
(510) 658-6916

May 5, 1999  
Letter 0201.L7

Mr. Amir Gholami  
County of Alameda  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, 94592

SUBJECT: WELL INSTALLATION STATUS REPORT  
STID 3885  
Beacon Station  
6600 Foothill Blvd.  
Oakland, CA

Dear Mr. Gholami:

This letter summarizes our telephone conversation of May 3, 1999 and addresses items identified in your letter dated April 16, 1999.

- o All available information has been gathered from the UST removal contractor concerning removal of one UST from the subject site and a UST closure report has been forwarded to your office.
- o Files for fuel cases in the vicinity of the subject site have been transferred from Alameda County to the City of Oakland Fire Department offices. On April 30, 1999 the files for the following sites were reviewed. The findings of the review are also presented below.
  - o 6026 Foothill Boulevard The file contained only an UST removal report. No reports of soil borings, groundwater monitoring wells, depth to groundwater, or groundwater flow direction were present in the file.
  - o 6436 Foothill Boulevard One report documented the drilling of two soil borings to a depth of 20 feet and one soil boring to a depth of 50 feet. Groundwater was encountered in the deeper borehole at a depth of 45 feet. The groundwater flow direction at the site was assumed to be to the southwest. The Case Closure Summary form identified the groundwater flow direction as "NA."
  - o 6821 Foothill Boulevard Five exploratory soil borings to a depth of 25 feet were identified in the Case Closure Summary form. Groundwater was not encountered in the boreholes, and no reports of groundwater monitoring wells, depth to groundwater, or groundwater flow direction were present in the file. The Case Closure Summary form identified the groundwater flow direction as "NA."
- o Based on a discussion with Mr. Ravi Sekhon, the property owner, Mr. Sekhon does not presently have funds for installation of the groundwater monitoring wells. Mr. Sekhon cited several months of delays in opening his station for business and unanticipated costs associated with upgrading of petroleum-impacted soil and groundwater during site upgrading as the cause for his lack of funds. He reported that he has applied to the UST Fund and received a letter of commitment. Mr. Sekhon reported that he is presently submitting a reimbursement package for the unanticipated costs associated with disposal of petroleum-impacted soil and water from the site. The UST Fund is presently requiring approximately 90 to 100 days to disburse money for approved reimbursement requests. Mr. Sekhon stated that he will have funds available for installation of the wells following receipt of petroleum-impacted soil and water disposal reimbursement from the UST Fund.

ENVIRONMENTAL  
PROTECTION  
99 MAY 11 AM 11:38

ERIC  
5/10/99  
5:10p STEWART

JOANNE GOLDEN 542-2366 EXT 522

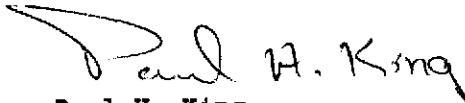
May 5, 1999  
Letter 0201.L7

2

Should you have any questions, please do not hesitate to contact me at  
(510) 658-6916.

Sincerely,

P&D Environmental

A handwritten signature in black ink that reads "Paul H. King". The signature is written in a cursive style with a large, sweeping initial "P".

Paul H. King  
California Registered Geologist

cc: Mr. Ravi Sekhon, property owner

PHK  
0201.L7

**P & D ENVIRONMENTAL**

A Division of Paul H. King, Inc.

4020 Panama Court

Oakland, CA 94611

(510) 658-6916

*PKK/PHK 5/26/99*

April 30, 1999  
Letter 0201.L6

Mr. Amir Gholami  
County of Alameda  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, 94592

*STID 3985*

SUBJECT: TANK CLOSURE DOCUMENTATION TRANSMITTAL  
STID 3985  
Beacon Station  
6600 Foothill Blvd.  
Oakland, CA

Dear Mr. Gholami:

In accordance with your request for a tank closure report for the subject site, you will find enclosed the following.

- o A letter from Whiteman Petroleum, Inc., dated April 20, 1999, titled "Underground Tank Closure Plan." (2 pp.)
- o Uniform ~~Non~~-Hazardous Waste Manifest number 98300778. (1 p.)
- o Certificate of Tank Destruction from Erickson, Inc. (1 p.)

The laboratory results for soil and groundwater samples collected during removal of the Underground Storage Tank (UST) and associated dispensers were transmitted to you previously with a written narrative description of the site background and site conditions at the time of UST removal. These documents, when considered together, document removal and destruction of one UST for the subject site.

Should you have any questions, please do not hesitate to contact me at (510) 658-6916.

Sincerely,

P&D Environmental

*Paul H. King*

Paul H. King  
California Registered Geologist

ENVIRONMENTAL  
PROTECTION  
99 MAY 19 AM 11:43

Enclosures

cc: Mr. Ravi Sekhon, property owner

PHK/gmb  
0201.L6

# WHITEMAN PETROLEUM, INC.

140 ELSBREE CIRCLE WINDSOR, CA 95492

Phone 707/838-2807 Fax 707/838-3708

Contractor's License # 542237

April 20, 1999

## Underground Tank Closure Plan

Please consider this document our affidavit of proper tank closure for the removal of one (1) underground unleaded gasoline tank. The tank was located at 6600 Foothill Blvd, Oakland, CA. This tank was used to store unleaded gasoline.

Tank Owner: Mr. Ravi Sekhon  
2417 Ferrol Court  
Union City, CA 94587

- A. Tank closure date: December 16, 1998
- B. Number of tanks: One  
Size of tank: 8,000 gallons
- C. Material Stored: Unleaded gasoline
- D. Tank type: Single wall fiberglass
- E. Present content: Unleaded gasoline

All material was removed prior to tank removal by Mr. Ravi Sekhon. Tank was manifested on-site and transported by a registered hazardous waste hauler to an appropriate licensed facility. The EPA #CAC00146732067320.

F. All vapors were purged from the tank 16 hours prior to removal by using 15 pounds carbon dioxide (dry ice) per 1,000 gallon tank capacity. 150 pounds of dry ice was used. The tank removal proceeded when the atmosphere of the tank showed .1% of the lower explosive limit. This was witnessed by the Alameda County Environmental Health Dept. and the Oakland Fire Department.

G. The tank was removed by Whiteman Petroleum, Inc. 140 Elsbree Circle, Windsor, CA 707/838-1807.

H. The tank was then transported by Erickson, Inc., 255 Parr Boulevard, Richmond, CA 94801 510/235-1393. EPA # CAC00146732097320 to their permitted Hazardous waste facility, manifest attached.

Permits were obtained and notification of activity was made to the following agencies:

Alameda County Environmental Health Dept.  
Bay Area Air Quality Management District  
Oakland Fire Dept.  
Oakland Building Dept.

If you have any questions, please feel free to call me at 707/838-1807.

Sincerely,

Gary K. Whiteman  
President

98300778  
 IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802. WITHIN CALIFORNIA, CALL 1-800-852-7550

<b>UNIFORM HAZARDOUS WASTE MANIFEST</b>		1. Generator's US EPA ID No. <b>CAC001467320</b>	Manifest Date <b>6.7.3.20</b>	2. Page <b>1</b>	3. Location in the shaded area is not required by Federal law.
3. Generator's Name and Mailing Address <b>RAVI SETHI 6650 Foothill Blvd Oakland, CA 94612</b>					
4. Generator's Phone (310) <b>568-2444</b>		5. Transporter 1 Company Name <b>DILLARD TRUCKING, INC.</b>			
		6. US EPA ID Number <b>CAD981692809</b>			
7. Transporter 2 Company Name		8. US EPA ID Number			
9. Designated Facility Name and Site Address <b>ERICKSON INC. 255 PARK BLVD. RICHMOND, CA 94801</b>		10. US EPA ID Number <b>CAD09466392</b>			
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)			12. Containers No. Type	13. Total Quantity	14. Unit wt/vol
WASTE EMPTY STORAGE TANK NON RCRA HAZARDOUS WASTE SOLID			011 T	070100	P
15. Special Handling Instructions and Additional Information 15a. Special Handling Instructions and Additional Information: Wear appropriate protective clothing when handling. 24-Hour Emergency Telephone Number: <b>707-838-1867</b> 24-Hour Emergency Contact: <b>Gary Whitehead</b> SITE LOCATION: <b>BEACON 6600 FOOTHILL BLVD OAKLAND, CA</b> ERG# <b>171</b>					
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment. Or, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.					
Printed/Typed Name <b>Dennis Lampke</b>		Signature <i>[Signature]</i>		Month Day Year <b>12/16/98</b>	
17. Transporter 1 Acknowledgment of Receipt of Materials Printed/Typed Name <b>LARRY P. GUNAWAN</b>		Signature <i>[Signature]</i>		Month Day Year <b>12/16/98</b>	
18. Transporter 2 Acknowledgment of Receipt of Materials Printed/Typed Name		Signature		Month Day Year	
19. Discrepancy Indication Space					
20. Facility Owner's Operator Certification of Receipt of Materials Printed/Typed Name <b>DAVID SATO</b>		Signature <i>[Signature]</i>		Month Day Year <b>12/16/98</b>	

RECEIVED FROM THE TOTAL DESIGN WITH INTERIOR 6900-FOOTHILL BLVD OAKLAND, CA 94612 NOVEMBER 18 1998

DO NOT WRITE BELOW THIS LINE.

DAY OR NIGHT  
TELEPHONE  
(510) 235-1393

# CERTIFICATE CERTIFIED SERVICES COMPANY

255 Parr Boulevard • Richmond, California 94801

NO. 30751

CUSTOMER  
JOB NO. 874976  
WHITEMAN PETRO.

FOR ERICKSON, INC. TANK NO. 25174

LOCATION: RICHMOND, CA DATE: 12/29/68 TIME: 2:08 04 PM

TEST METHOD VISUAL GASTECH/1314 SMPN LAST PRODUCT UG

This is to certify that I have personally determined that this tank is in accordance with American Petroleum Institute and have found the condition to be in accordance with its assigned designation. This certificate is based on conditions existing at the time the inspection herein set forth was completed and is issued subject to compliance with all qualifications and instructions.

TANK SIZE 6000 GALLON TANK CONDITION SAFE FOR FIRE

REMARKS: OXYGEN 20.9% LOWER EXPLOSIVE LIMIT LESS THAN 0.1% ERICKSON, INC. HERBY CERTIFIES THAT THE ABOVE NUMBERED TANK HAS BEEN CUT OPEN, PROCESSED, AND THEREFORE DESTROYED AT OUR PERMITTED HAZARDOUS WASTE FACILITY.  
ERICKSON, INC. HAS THE APPROPRIATE PERMITS FOR, AND HAS ACCEPTED THE TANK SHIPPED TO US FOR PROCESSING.

In the event of any physical or atmospheric changes affecting the gas-free conditions of the above tanks, or if in any doubt, immediately stop all hot work and contact the undersigned. This permit is valid for 24 hours if no physical or atmospheric changes occur.

### STANDARD SAFETY DESIGNATION

**SAFE FOR MEN:** Means that in the compartment or space so designated (a) The oxygen content of the atmosphere is at least 19.5 percent by volume; and that (b) Toxic materials in the atmosphere are within permissible concentrations; and (c) In the judgment of the inspector, the residues are not capable of producing toxic materials under existing atmospheric conditions while maintained as directed on the Inspector's certificate.

**SAFE FOR FIRE:** Means that in the compartment or space so designated (a) The concentration of flammable materials in the atmosphere is below 10 percent of the lower explosive limit; and that (b) In the judgment of the inspector, the residues are not capable of producing a high explosive atmosphere under existing atmospheric conditions in the instance of fire or explosion; and further, (c) All flammable residues have either been cleaned thoroughly or, in the case of residues which cannot be cleaned, are to be treated as deemed necessary by the inspector.

The undersigned representative acknowledges receipt of this certificate and understands all instructions under which it was issued.  
[Signature]  
REPRESENTATIVE

Receipt of this certificate and understanding all instructions under which it was issued.  
[Signature]  
INSPECTOR

TITLE



5710 3985 AC  
**State Water Resources Control Board**



**Winston H. Hickox**  
Secretary for  
Environmental  
Protection

**Division of Clean Water Programs**  
2014 T Street • Sacramento, California 95814 • (916) 227-4539  
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120  
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcf>

**Gray Davis**  
Governor

April 28, 1999

Ravi Tej Singh  
Sekhon Gas Station  
6600 Foothill Blvd  
Oakland, CA 94605

5710 3985  
UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NOTICE OF ELIGIBILITY DETERMINATION: CLAIM NUMBER 014095; FOR SITE ADDRESS: 6600 FOOTHILL BLVD, OAKLAND 94605

Your claim has been accepted for placement on the Priority List in Priority Class "B" with a deductible of \$5,000.

**Compliance Review:** After adoption of the Priority List, staff will review, verify, and process applications based on their priority and rank within a priority class. During this Compliance Review, staff may request additional information needed to verify eligibility. Once review of the application is complete and the claim is determined to be valid, a Letter of Commitment will be issued obligating funds toward the cleanup. After the compliance review, your claim may be rejected if Division staff determine that you have not complied with regulations governing site cleanup, you have not supplied necessary information or documentation, or your claim application contains a material error. In such event, you will be issued a Notice of Intended Removal from the Priority List, informed of the basis for the proposed removal of your claim, and provided an opportunity to correct the condition that is the basis for the proposed removal. Your claim will be barred from further participation in the Fund, however, if the claim application contains a material error resulting from fraud or intentional or negligent misrepresentation.

**Record keeping:** During your cleanup project you should keep complete and well organized records of all corrective action activity and payment transactions. If you are eventually issued a Letter of Commitment, you will be required to submit: (1) copies of detailed invoices for all corrective action activity performed (including subcontractor invoices), (2) copies of canceled checks used to pay for work shown on the invoices, (3) copies of technical documents (bids, narrative work description, reports), and (4) evidence that the claimant paid for the work performed (not paid by another party). These documents are necessary for reimbursement and failure to submit them could impact the amount of reimbursement made by the Fund. *It is not necessary to submit these documents at this time; however, they will definitely be required prior to reimbursement.*

**Compliance with Corrective Action Requirements:** In order to be reimbursed for your eligible costs of cleanup incurred after December 2, 1991, you must have complied with corrective action requirements of Article 11, Chapter 16, Division 3, Title 23, California Code of Regulations. Article 11 categorized the corrective action process into *phases*. In addition, Article 11 requires the responsible party to submit an *investigative workplan/Corrective Action Plan* (CAP) before performing any work. This phasing process and the workplan/CAP requirements were intended to:

**California Environmental Protection Agency**



April 28, 1999

- 99 APR 29 PM 1:23
1. help the responsible party undertake the necessary corrective action in a cost-effective, efficient and timely manner;
  2. enable the regulatory agency to review and approve the proposed cost-effective corrective action alternative before any corrective action work was performed; and
  3. ensure the Fund will only reimburse the most cost-effective corrective action alternative required by the regulatory agency to achieve the minimum cleanup necessary to protect human health, safety and the environment.

In some limited situations *interim cleanup* will be necessary to mitigate a demonstrated immediate hazard to public health, or the environment. Program regulations allow the responsible party to undertake interim remedial action after: (1) notifying the regulatory agency of the proposed action, and; (2) complying with any requirements that the regulatory agency may set. Interim remedial action should only be proposed when necessary to mitigate an immediate demonstrated hazard. ***Implementing interim remedial action does not eliminate the requirement for a CAP and an evaluation of the most cost-effective corrective action alternative.***

**Three bids and Cost Preapproval:** Only corrective action costs required by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. You must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work. ***If you do not obtain three bids and cost preapproval, reimbursement is not assured and costs may be rejected as ineligible.***

If you have any questions, please contact me at (916) 227-4539.

Sincerely,



Cheryl Gordon  
Claims Review Unit  
Underground Storage Tank Cleanup Fund

cc: Mr. Steve Morse  
RWQCB, Region 2  
1515 Clay Street, Ste. 1400  
Oakland, CA 94612

Mr. Thomas Peacock  
Alameda County EHD  
1131 Harbor Bay Pkway, 2nd Fl.  
Alameda, CA 94502-6577



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



1

Stid 3985

April 16, 1999

Ravi Sekhon  
Beacon Station  
6600 Foothill Blvd. Oakland, CA

Javad Farrokhtala  
Javad Enterprises  
3300 Powell Street No 209  
Emeryville, CA 94608

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

**Re: the Beacon Station, located at 6600 Foothill Blvd., Oakland, CA**

Dear Mr. Sekhon and Mr. Farrokhtala:

As you are aware, I sent you a letter on March 11, 1999. In that letter several items were indicated in response to the Preliminary Site Assessment (PSA) work plan submitted by Mr. Paul King of P & D Environmental. As indicated previously, this office concurs with the proposed plan to proceed further with the investigation of the subject site. However, this office inquired the following issues:

- Explain how you concluded that the ground water flow gradient was to be south-south easterly direction. This information is necessary for proper placement of the monitoring wells MW-1, MW-2, and MW-3 on the subject site.
- According to Cal /EPA's guidelines and Regional Water Quality Control Board (RWQCB) you need to test for the presence of other oxygenated contaminants such as those of TAME, DIPE, ETBE, TBA, EDB, and EDC at least once to ensure absence of the indicated constituents.
- This office has not received a tank closure report with all pertinent information such as, the tank manifest, field observations, locations of samples, etc. Please submit this document.

Per my discussion and request by Mr. Paul King the following schedule has been agreed upon:

1. Submittal of the "UST closure report" shall be postponed to April 30<sup>th</sup>, 1999.
2. Testing for the presence of "other Oxygenates" (such as TAME, DIPE, ETBE, TBA, EDB, and EDC) shall be accomplished on the 2<sup>nd</sup> quarterly monitoring analysis.
3. Prior to monitoring wells placement, the groundwater flow gradient shall be researched properly.

This is a formal request for a work plan pursuant to Section 2722(c)(d) of Title 23 California Code of Regulations. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

If you have any questions or comments, please contact me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS  
Hazardous Materials Specialist

CC: Paul King, P&D Environmental, 4020 Panama Court, Oakland, CA 94611  
files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



1

Stid 3985

March 11, 1999

Ravi Sekhon  
Beacon Station  
6600 Foothill Blvd. Oakland, CA

Javad Farrokhtala  
Javad Enterprises  
3300 Powell Street No 209  
Emeryville, CA 94608

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

**Re: Submitted work plan dated 3/10/99 by P& D regarding the Beacon Station, located at 6600 Foothill Blvd., Oakland, CA**

Dear Mr. Sekhon and Mr. Farrokhtala:

I have received and reviewed the work plan dated 3/10/99 submitted by P& D Environmental. This work plan was submitted as requested by this office regarding the PSA, Preliminary Site Assessment, on January 12, 1999. This office concurs with the proposed plan to proceed further with the investigation of the subject site. However, please address the following:

- Explain how you concluded that the ground water flow gradient was to be south-south easterly direction. This information is necessary for proper placement of the monitoring wells MW-1, MW-2, and MW-3 on the subject site.
- According to Cal /EPA's guidelines and Regional Water Quality Control Board (RWQCB) you need to test for the presence of other oxygenated contaminants such as those of TAME, DIPE, ETBE, TBA, EDB, and EDC at least once to ensure absence of the indicated constituents.
- This office has not received a tank closure report with all pertinent information such as, the tank manifest, field observations, locations of samples, etc. Please submit this document.

Please respond to the above within 30 days from the receipt of this letter. The plan implementation is to commence within 60 days once the above issues are addressed. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this office approves a change in sampling frequency or the site qualifies for closure. Such quarterly reports are due the first day of the second month of each subsequent quarter.

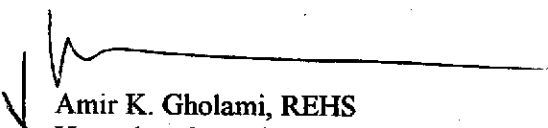
In my letter dated January 12, 1999 you were informed that any work relating to the 1998 UST upgrade requirements will be overseen by the City of Oakland but any contaminated soil or

groundwater that is generated from this work will be overseen by this office. In addition, You were also advised to contact Cheryl Gordon at (916)-227-4539 with any questions regarding State Trust fund.

This is a formal request for a work plan pursuant to Section 2722(c)(d) of Title 23 California Code of Regulations. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

If you have any questions or comments, please contact me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS  
Hazardous Materials Specialist

CC: Paul King, P&D Environmental, 4020 Panama Court, Oakland, CA 94611  
files

Stid 3985

January 12, 1999

Ravi Sekhon  
Beacon Station  
6600 Foothill Blvd.  
Oakland, CA

Javad Farrokhtala  
Javad Enterprises  
3300 Powell Street No 209  
Emeryville, CA 94608

Re: Required investigations at the Beacon Station, located at 6600 Foothill Blvd., Oakland, CA

Dear Mr. Sekhon and Mr. Farrokhtala:

As you are aware on December 16, 1998, one 8,000-gallon Gasoline Underground Storage Tank (UST) was removed from the above site. Five soil samples were collected from the site two from the tank pit and three from the island areas. Groundwater was observed in the tank pit at 8-feet below ground surface (bgs). The groundwater and soil samples were analyzed for Total Petroleum Hydrocarbons as Gasoline (TPHG), Methyl Tertiary Butyle Ether (MTBE), benzene, toluene, ethylbenzene, and total xylenes (BTEX). Analysis results of the groundwater samples identified 21,000 parts per billion (ppb) TPHG, 420ppb benzene, 72ppb ethylbenzene, 530ppb toluene, 7400ppb total xylenes, and 220,000ppb MTBE. Analysis results of the soil samples identified up to 12 ppm MTBE and non-detect levels of BTEX.

Per Article 11, Division 3, Chapter 16, Title 23 of the California Code of Regulations, you are required to conduct a Preliminary Site Assessment (PSA) to determine the lateral and vertical extent and severity of soil and groundwater contamination which has resulted from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The major elements of such an investigation, include, but are not limited to, the following:

- At least one groundwater monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to groundwater flow. In the absence of data identifying the local confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.
- Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark (mean sea level, MSL), with an accuracy of 0.01 foot. Groundwater samples are to be collected and analyzed quarterly.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. All reports and proposals must be submitted under a seal of a California -Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

**The PSA proposal is due within 60 days of date of this letter by March 9, 1999. Once the proposal is approved, field work should commence within 60 days. A report must be submitted**

within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this office approves a change in sampling frequency or the site qualifies for closure. Such quarterly reports are due the first day of the second month of each subsequent quarter.

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

- Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- Status of groundwater contamination characterization
- Interpretations of results: water level contour maps showing gradients, free and dissolved product, plume definition maps for each target component, geologic cross sections, etc.
- Recommendations or plans for additional investigative work or remediation

**Additionally, per our discussion, you are required to submit a tank closure report which includes all pertinent data such as the tank manifest, field observations, locations of samples, etc.**

Per our conversation, any work relating to the 1998 UST upgrade requirements will be overseen by the City of Oakland. However, any contaminated soil or groundwater that is generated from this work will be overseen by this office.

The State Water Resources Control Board manages an Underground Storage Tank Cleanup Fund (Fund) to help eligible Responsible Parties to obtain reimbursement for costs of investigating and remediating releases from petroleum underground storage tanks. You are encouraged to apply. To obtain an Application Package, contact the Fund at the following:

State Water Resources Control Board  
Division of Clean Water Programs  
UST Cleanup Fund  
P.O. Box 944212  
Sacramento, CA 944212  
Telephone: (916)227-4307

You are also advised to contact Cheryl Gordon at (916)-227-4539 with any questions regarding State Trust fund.

Please be advised that this is a formal request for a work plan pursuant to Section 2722(c)(d) of Title 23 California Code of Regulations. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

If you have any questions or comments, please contact me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

CC: Paul King, P&D Environmental, 4020 Panama Court, Oakland, CA 94611  
Files



1999.01-12 17:01  
510 337 9335  
ALAMEDA CO EHS HAZ-OPS

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
954	5684913	01-12 16:59	01' 32	03/03	OK		

7499402046

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Post-It™ brand fax transmittal memo 7871 # of pages 2

To	From
Co.	AMIR
Dept.	ALAMEDA COUNTY
Fax #	Phone # 567-6876
	Fax #

ENVIRONMENTAL HEALTH SERVICES  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 587-6700  
(510) 337-9335 (FAX)

Stid 3985

January 12, 1999

Ravi Sekhon  
Beacon Station  
6600 Foothill Blvd.  
Oakland, CA

Javad Farrokhtala  
Javad Enterprises  
3300 Powell Street No 209  
Emeryville, CA 94608

Re: Required investigations at the Beacon Station, located at 6600 Foothill Blvd., Oakland, CA

Dear Mr. Sekhon and Mr. Farrokhtala:

As you are aware on December 16, 1998, one 8,000-gallon Gasoline Underground Storage Tank (UST) was removed from the above site. Five soil samples were collected from the site two from the tank pit and three from the island areas. Groundwater was observed in the tank pit at 8-feet below ground surface (bgs). The groundwater and soil samples were analyzed for Total Petroleum Hydrocarbons as Gasoline (TPHG), Methyl Tertiary Butyle Ether (MTBE), benzene, toluene, ethylbenzene, and total xylenes (BTEX). Analysis results of the groundwater samples identified 21,000 parts per billion (ppb) TPHG, 420ppb benzene, 72ppb ethylbenzene, 530ppb toluene, 7400ppb total xylenes, and 220,000ppb MTBE. Analysis results of the soil samples identified up to 12 ppm MTBE and non-detect levels of BTEX.

Per Article 11, Division 3, Chapter 16, Title 23 of the California Code of Regulations, you are required to conduct a Preliminary Site Assessment (PSA) to determine the lateral and vertical extent and severity of soil and groundwater contamination which has resulted from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The major elements of such an investigation, include, but are not limited to, the following:

- At least one groundwater monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to groundwater flow. In the absence of data identifying the local confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the installation of these wells, soil samples are to be collected at five-foot-depth intervals

1999.01-12 14:53  
510 337 9335  
ALAMEDA CO EHS HAZ-OPS

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
949	5684913	01-12 14:51	00:57	02/02	OK		

7499402045

ALAMEDA COUNTY  
**HEALTH CARE SERVICES**  
AGENCY  
DAVID J. KEARS, Agency Director



Post-It™ brand fax transmittal memo 7871 of pages 12

To	From
Co.	AMIR
Dept.	Phone # 567-637
Fax #	Fax #

Certified Mail #  
01/12/99

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

**Notice of Responsibility**

StID#: 3985  
Foothill Mini Mart  
6600 Foothill Blvd  
Oakland, CA 94605

SITE Date First Reported 01/04/99  
Substance: Gasoline  
Funding (Federal or State): F  
Multiple RPs?: Y

Ravi Sekhon  
2417 Farrol Ct.  
Union City, Ca 94587

Responsible Party (RP)  
Property Owner

You are hereby notified that pursuant to Section 25297.1 of the Health and Safety Code, the above site has been placed in the Local Oversight Program. The above individual(s) or entity(ies) has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 227-4349 or telephone (916) 227-4408.

Pursuant to Section 25299.37(c)(7) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information.

January 11, 1999  
Letter 0201.L1

Mr. Amir Gholami  
Alameda County  
Department of Environmental Health  
1131 Harbor Parkway  
Alameda, CA 94502

SUBJECT: STATUS REPORT  
Beacon Station  
6600 Foothill Blvd.  
Oakland, CA

Dear Mr. Gholami:

P&D Environmental, a division of Paul H. King, Inc. (P&D) has been retained by the property owner, Mr. Ravi Sekhon, to provide regulatory agency liaison services following the removal of one steel Underground Storage Tank (UST) from the subject site. As we discussed on the telephone today, this letter will provide a summary to date of site conditions and activities related to removal of one UST. P&D's understanding of site conditions is based upon telephone conversations with Mr. Sekhon, a telephone conversation on January 11, 1999 with inspector Steve Crawford of the City of Oakland Fire Department, and a site visit on January 9, 1999. A site plan showing the site property line, building, former dispensers, and UST pit is attached with this letter. The site map is based upon a scaled Beacon site plan obtained from Mr. Sekhon during the January 9, 1999 site visit. w/201.0

It is P&D's understanding that the site was purchased by Mr. Sekhon several months ago. The UST system consisted of two single wall fiberglass USTs and one single wall steel UST, two dispenser islands, and two dispensers on each dispenser island.

As part of the UST system upgrade effort, Mr. Sekhon arranged to have the steel UST removed. The two fiberglass USTs are to remain at the site as part of the UST system upgrade. New dispensers with dispenser pans and sensors, double walled piping, overflow and overspill protection, a sump with a sensor for each UST, and an Automatic Tank Gaging system are scheduled to be installed.

On December 16, 1998 the steel UST and dispensers were removed. Mr. Steve Crawford of the Oakland Fire Department was on site to observe site conditions and to direct the collection of samples. Based on a telephone conversation with Mr. Crawford today, Mr. Crawford stated that a copy of his inspection report will be forwarded to you on January 12, 1999. He stated that there was nothing remarkable about the site, and no evidence of contamination other than MTBE which was reported in the laboratory reports. He stated that soil samples were collected from the UST pit sidewalls at his direction, and from beneath the dispenser islands. He stated that because the pipe trench between the dispensers and UST pit was less than 20 feet, he did not require that pipe trench samples be collected. He also stated that there will not be any other useful information in his report, as it simply documents procedures.

During P&D's site visit on January 9, 1999 approximately 6 inches of groundwater was observed in the bottom of the UST pit. The measured depth to groundwater was 8.0 feet below the ground surface. Sheen was observed on the water in the UST pit. No petroleum hydrocarbon odors were detected in any of the soil at the site.

As we discussed, copies of the soil sample results for samples collected from beneath the dispenser islands and from the UST pit sidewalls on December 16, 1999 have been sent to you. In addition, on December 31, 1998, one groundwater grab sample was collected by Edd Clark & Associates. A copy of

January 11, 1999  
Letter 0201.L1

2

the sample results have been faxed to you.

Review of the laboratory reports shows that the only detected compound has been MTBE (with the exception of 25 ppb of toluene in the east dispenser island soil sample). Review of the groundwater sample from the pit shows that TPH-G, BTEX and MTBE were detected in the groundwater.

Based on the sample results, P&D recommends that the UST pit be backfilled, the upgrade of the remaining UST system be completed, and that a groundwater investigation be performed to determine the extent and origin of petroleum hydrocarbons in groundwater.

Should you have any questions, please do not hesitate to contact me at (510) 658-6916.

Sincerely,

P&D Environmental

Paul H. King  
California Registered Geologist

Attachment: Site Plan

cc: Mr. Ravi Sekhon, property owner

PHK  
10201.L1

Stid

January 11, 1999

Ravi Sekhon  
Beacon Station  
6600 Foothill Blvd.  
Oakland, CA

Re: Required investigations at the Beacon Station, located at 6600 Foothill Blvd., Oakland, CA

Dear Mr. Sekhon:

As you are aware on December 16, 1998, one 8,000-gallon Gasoline Underground Storage Tanks (USTs) was removed from the above site. Five soil samples were collected from the site two from the tank pit and 3 from the island areas. Groundwater was observed in the tank pit at 8-feet bgs. The groundwater and soil samples were analyzed for Total Petroleum Hydrocarbons as Diesel (TPHD), and benzene, toluene, ethylbenzene, and total xylenes (BTEX). Analysis results of the groundwater sample identified 21,000 parts per billion (ppb) TPHG, 420ppb benzene, 72ppb ethylbenzene, 530ppb toluene, 7400ppb total xylenes, and 220,000ppb MTBE. Analysis results of the soil samples identified up to 12,000 ppb of MTBE with no concentration of BTEX.

Per Article 11, Division 3, Chapter 16, Title 23 of the California Code of Regulations, you are required to conduct a Preliminary Site Assessment (PSA) to determine the lateral and vertical extent and severity of soil and groundwater contamination which has resulted from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. **The major elements of such an investigation, include, but are not limited to, the following:**

- At least one groundwater monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to groundwater flow. In the absence of data identifying the local confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.
- Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark (mean sea level, MSL), with an accuracy of 0.01 foot. Groundwater samples are to be collected and analyzed quarterly, and water level measurements are to be collected monthly for the first three months, and then quarterly thereafter. If the initial groundwater elevation contours indicate that groundwater flow directions vary greatly, than you will be required to continue monthly water level measurements until the groundwater gradient behavior is know.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate

investigative approaches and monitoring schedules. All reports and proposals must be submitted under a seal of a California –Registered Geologist, -Certified Engineering Geologist, or – Registered Civil Engineer.

**The PSA proposal is due within 60 days of the receipt of this letter.** Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB “sign-off”. Such quarterly reports are due the first day of the second month of each subsequent quarter.

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

- Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- Status of groundwater contamination characterization
- Interpretations of results: water level contour maps showing gradients, free and dissolved product, plume definition maps for each target component, geologic cross sections, etc.
- Recommendations or plans for additional investigative work or remediation

**In addition, you are required to submit a tank closure report which includes all pertinent data such as the tank manifest, field observations, location of the taken samples, etc.**

As discussed over the phone, you should consult the City of Oakland for 1998 UST upgrade requirements. This office will only handle the clean up issues for your site. You are also advised to contact Cheryl Gordon at State Trust fund for financial assistance. Cheryl Gordon can be reached at (916)-227-4539.

Please be advised that this is a formal request for a work plan pursuant to Section 2722(c)(d) of Title 23 California Code of Regulations. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

If you have any questions or comments, please contact me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

CC: Paul King, P&D Environmental, 4020 Panama Court, Oakland, CA 94611  
Files

Date: \_\_\_\_\_

To: \_\_\_\_\_

Company: \_\_\_\_\_

From: \_\_\_\_\_

P&D ENVIRONMENTAL

Number of pages: \_\_\_\_\_

SUBJECT: \_\_\_\_\_

MESSAGE: \_\_\_\_\_

*our people  
if you have any questions.*

*- Paul H. King*

cc: Ravi Sekhon      Fax      570 568-~~4664~~ 4913  
Gary Whitman      Fax      707 838-3708

If transmittal is incomplete, please call (510) 658-6916.  
P&D Environmental fax number: (510) 658-9074.

DESTINATION FAX NUMBER: 337-9335

FAX04.94

**P & D ENVIRONMENTAL**

A Division of Paul H. King, Inc.  
4020 Panama Court  
Oakland, CA 94611  
(510) 658-6916

January 11, 1999  
Letter 0201.L2

Mr. Amir Gholami  
Alameda County  
Department of Environmental Health  
1131 Harbor Parkway  
Alameda, CA 94502

**SUBJECT: TELEPHONE DISCUSSION SUMMARY**  
Beacon Station  
6600 Foothill Blvd.  
Oakland, CA

Dear Mr. Gholami:

This letter is written to summarize our discussion today concerning the subject site. Following review of Letter 0201.L1 dated January 11, 1998 prepared by P&D Environmental, a division of Paul H. King, Inc. (P&D), the following items were discussed.

- o The UST pit can be backfilled with clean imported fill material, effective immediately.
- o The soil stockpile which was generated during UST excavation will be sampled and copies of the sample results will be forwarded to your office.
- o If the stockpiled soil is to be used for backfilling the UST pit, soil samples will be collected at a frequency of one discrete sample per 20 cubic yards of soil stockpile and analyzed for TPH-G, BTEX and MTBE. Following regulatory agency review and approval of the sample results, the stockpiled soil will be permitted to be used to backfill the UST pit.
- o Documentation of the disposition of the soil, whether on site or offsite, will be provided to your office.
- o A work plan to evaluate the extent of petroleum hydrocarbons in groundwater will be provided to your office.

Should you have any questions, please do not hesitate to contact me at (510) 658-6916.

Sincerely,

P&D Environmental

  
Paul H. King  
California Registered Geologist.

cc: Mr. Ravi Sekhon, property owner

PHK  
10201.L2



RDD CLARK & ASSOCIATES, INC.  
P.O. BOX 3019 TEL: (707) 792-9500 FAX: (707) 792-9504  
WHEATFIELD PARK, CALIFORNIA 94927 (909) 474-1448

CHAIN OF CUSTODY REPORT 13527 AEC376

Attn Amin gholami From Ravi Sekhon

Proj. No.	Project Name & Location						No. of Containers	Analysis				REMARKS	
C325019K	PACIFIC STATION WLD WASHILL BLVD, CAWMA							TYPICAL INTER.					
Suppliers: (Signature)													
A. COLES CHRISTMAN						12/31/98							
Sta. No.	Date	Time	Comp.	Equip	Notes	Station Inc.							
TP1	12/31	9:40		✓	W	TANK (1) 1	3	X				24 HOUR TURNAROUND	
<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> KEEP  <input checked="" type="checkbox"/> SUBSTANTIATION  <input checked="" type="checkbox"/> HEADSPACE TEST         </div> <div> <input checked="" type="checkbox"/> RESEARCH  <input checked="" type="checkbox"/> APPROPRIATE  <input checked="" type="checkbox"/> COMMENTS         </div> <div> <input checked="" type="checkbox"/> VOUCHER  <input checked="" type="checkbox"/> MONITOR         </div> </div>													
Relinquished by: (Signature)			Date	Time	Received by:			Relinquished by:			Date	Time	Received by:
A. COLES CHRISTMAN			12/31	2:32	A. COLES CHRISTMAN			A. COLES CHRISTMAN			12/31	3:40	Uma A. Balle
Relinquished by: (Signature)			Date	Time	Received by:			Relinquished by:			Date	Time	Received by:
Relinquished by: (Signature)			Date	Time	Received for Lab by:			Date	Time	Remarks			

JAN-04-99 01:55P ECAA / FOPCO 928 708 1022;  
Sent by: MacCannell Analytical;

707-792-9504  
Jan-3-99 23:35;

# P & D ENVIRONMENTAL

A Division of Paul H. King, Inc.  
4020 Panama Court  
Oakland, CA 94611  
(510) 658-6916

## FAX TRANSMITTAL COVER SHEET

Date: 1/11/99 Job #: \_\_\_\_\_

To: Anir Gholami

Company: Alameda Co Envir. Health

From: Paul H. King  
P&D ENVIRONMENTAL

Number of pages in this transmittal, including this cover sheet: 6

SUBJECT: 6600 Foothill Blvd

MESSAGE: Dear Mr. Gholami,

You will find attached the following:

- Status Report (2 pages)
- Site Plan (1 page)
- Water Sample Lab Report (1 page)
- Chain of Custody (1 page)

cc Ravi Sekhon Fax  
Phone 510 568-4864

If transmittal is incomplete, please call (510) 658-6916.  
P&D Environmental fax number: (510) 658-9074.

DESTINATION FAX NUMBER: 337-9335

**P & D ENVIRONMENTAL**

A Division of Paul H. King, Inc.  
4020 Panama Court  
Oakland, CA 94611  
(510) 658-6916

January 11, 1999  
Letter 0201.11

Mr. Amir Gholami  
Alameda County  
Department of Environmental Health  
1131 Harbor Parkway  
Alameda, CA 94502

**SUBJECT: STATUS REPORT**  
Beacon Station  
6600 Foothill Blvd.  
Oakland, CA

Dear Mr. Gholami:

P&D Environmental, a division of Paul H. King, Inc. (P&D) has been retained by the property owner, Mr. Ravi Sekhon, to provide regulatory agency liaison services following the removal of one steel Underground Storage Tank (UST) from the subject site. As we discussed on the telephone today, this letter will provide a summary to date of site conditions and activities related to removal of one UST. P&D's understanding of site conditions is based upon telephone conversations with Mr. Sekhon, a telephone conversation on January 11, 1999 with inspector Steve Crawford of the City of Oakland Fire Department, and a site visit on January 9, 1999. A site plan showing the site property line, building, former dispensers, and UST pit is attached with this letter. The site map is based upon a scaled Beacon site plan obtained from Mr. Sekhon during the January 9, 1999 site visit.

It is P&D's understanding that the site was purchased by Mr. Sekhon several months ago. The UST system consisted of two single wall fiberglass USTs and one single wall steel UST, two dispenser islands, and two dispensers on each dispenser island.

As part of the UST system upgrade effort, Mr. Sekhon arranged to have the steel UST removed. The two fiberglass USTs are to remain at the site as part of the UST system upgrade. New dispensers with dispenser pans and sensors, double walled piping, overflow and overspill protection, a sump with a sensor for each UST, and an Automatic Tank Gaging system are scheduled to be installed.

On December 16, 1998 the steel UST and dispensers were removed. Mr. Steve Crawford of the Oakland Fire Department was on site to observe site conditions and to direct the collection of samples. Based on a telephone conversation with Mr. Crawford today, Mr. Crawford stated that a copy of his inspection report will be forwarded to you on January 12, 1999. He stated that there was nothing remarkable about the site, and no evidence of contamination other than MTBE which was reported in the laboratory reports. He stated that soil samples were collected from the UST pit sidewalls at his direction, and from beneath the dispenser islands. He stated that because the pipe trench between the dispensers and UST pit was less than 20 feet, he did not require that pipe trench samples be collected. He also stated that there will not be any other useful information in his report, as it simply documents procedures.

During P&D's site visit on January 9, 1999 approximately 6 inches of groundwater was observed in the bottom of the UST pit. The measured depth to groundwater was 8.0 feet below the ground surface. Sheen was observed on the water in the UST pit. No petroleum hydrocarbon odors were detected in any of the soil at the site.

As we discussed, copies of the soil sample results for samples collected from beneath the dispenser islands and from the UST pit sidewalls on December 16, 1999 have been sent to you. In addition, on December 31, 1998, one groundwater grab sample was collected by Edd Clark & Associates. A copy of the sample results have been faxed to you.

2

January 11, 1999  
Letter 0201.L1

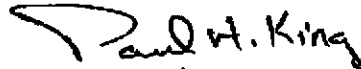
Review of the laboratory reports shows that the only detected compound has been MTBE (with the exception of 25 ppb of toluene in the east dispenser island soil sample). Review of the groundwater sample from the pit shows that TPH-G, BTEX and MTBE were detected in the groundwater.

Based on the sample results, P&D recommends that the UST pit be backfilled, the upgrade of the remaining UST system be completed, and that a groundwater investigation be performed to determine the extent and origin of petroleum hydrocarbons in groundwater.

Should you have any questions, please do not hesitate to contact me at (510) 658-6916

Sincerely,

P&D Environmental



Paul H. King  
California Registered Geologist

Attachment: Site Plan

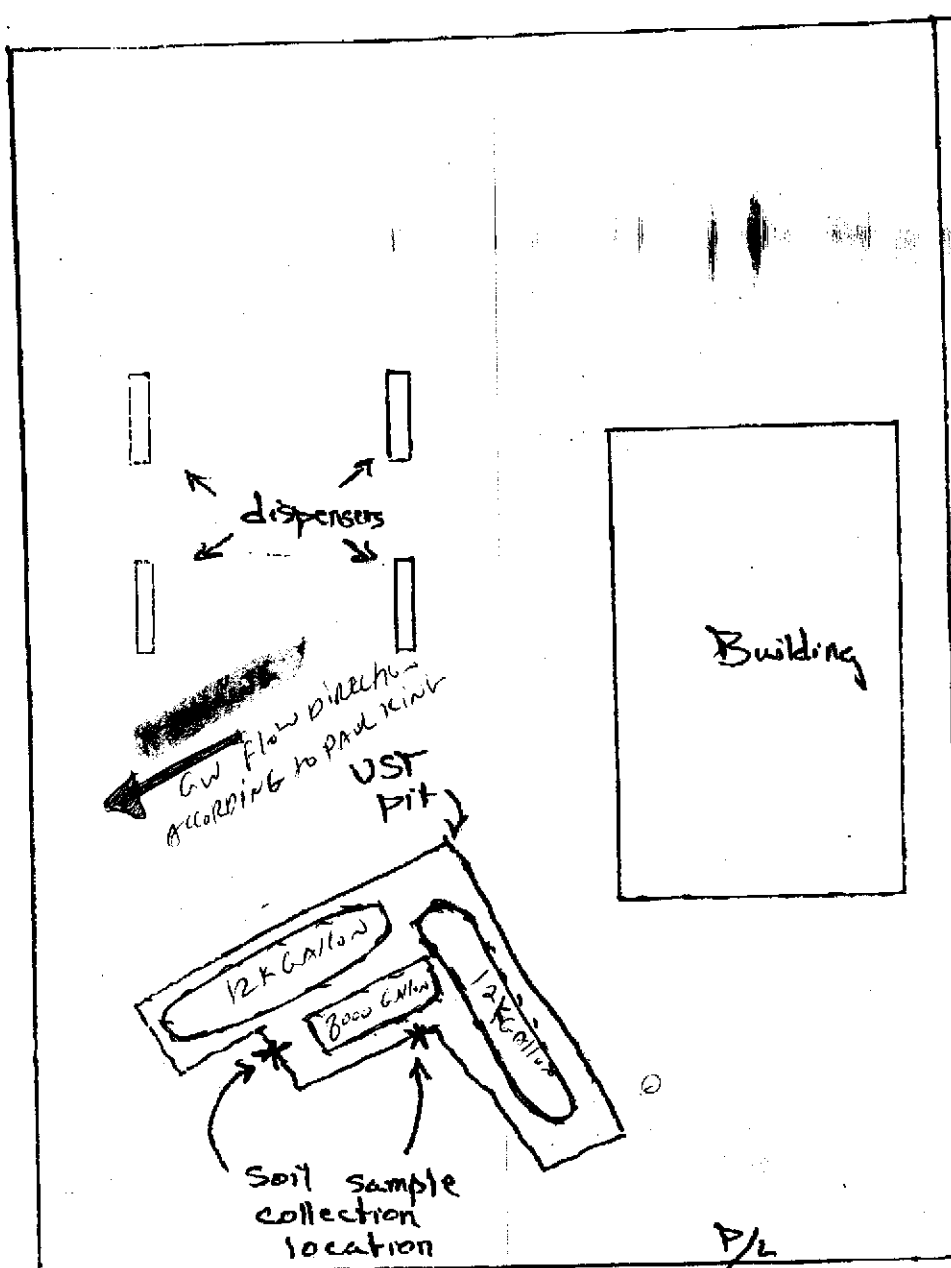
cc: Mr. Ravi Sekhon, property owner

PHK  
10201.L1

# P & D ENVIRONMENTAL

A Division of Paul H. King, Inc.  
4020 Panama Court  
Oakland, CA 94611  
(510) 658-6916

Foothill Ave



North



Scale  
1" = 20'

Site Plan  
6600 Foothill Blvd  
Oakland, CA





ENVIRONMENTAL  
PROTECTION  
1998 7 PM 3:05

**OAKLAND FIRE SERVICES AGENCY**  
**Transfer of Eligible Local Oversight Case**

STID 3985 Date of input/By: 1/12/99 *[Signature]*

Date: 1/4/99 From: STEPHEN CRAWFORD OAKLAND FIRE DEPT.  
238-7758

Site Name: FOOTHILL MEVE MART

Address: 6600 FOOTHILL BLVD City: OAKLAND Zip: 94605

---

**To be eligible for LOP, case must meet 3 qualifications:**

1. <sup>1</sup>  <sup>2</sup>  WELL 3 2 STILL IN GROUND  
Tanks Removed? # removed? 1 Date removed: 12/16/98

2.   N Samples received? Contamination level: 12 ppm SOIL  
Type of test MTBE

Contamination should be over 100 ppm TPH to qualify for LOP

3.   N Petroleum? Circle Type (s): GASOLINE

Avgas leaded fuel oil jet  
diesel waste oil kerosene solvents

ALCO ENVIRONMENTAL HEALTH  
TO: TOM PEACOCK 567.6782  
1131 HARBOR BAY PKWY  
ALAMEDA CA 94502