

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

RO0000370

June 20, 2003

Mr. Manmohan Chopra  
4216 Warbler Loop  
Fremont, CA 94555

RE: Groundwater Sampling at 1401 Grand Ave, San Leandro, CA

Dear Mr. Chopra:

I have completed review of P&D Environmental's (P&D) March 2003 *Groundwater Monitoring and Sampling Report* prepared for the above referenced site. Presently, groundwater at the site exhibits up to 48,000ppb TPHg, 2,900ppb benzene and 3,800ppb MTBE. P&D recommends that future groundwater samples be analyzed for MTBE using EPA Method 8020.

This office does not concur with P&D's recommendation. Rather, groundwater samples should continue to be analyzed for oxygenates, including ethanol, using Method 8260. In addition, please have your consultant tabulate historic groundwater data for each monitoring well on the same page. Thank you for your cooperation in this matter.

If you have any questions, I can be reached at (510) 567-6762 or by email at [echu@co.alameda.ca.us](mailto:echu@co.alameda.ca.us).

A handwritten signature in black ink, appearing to read 'Eva Chu', with a long horizontal flourish extending to the right.

eva chu  
Hazardous Materials Specialist

c: Donna Drogos  
email: Paul King, P&D

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT 4-4-2000  
incl cc's

20390

April 4, 2000

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

STID 4536

Mr. Manmohan Chopra  
4216 Warbler Court  
Fremont, CA 94555

RE: Environmental assessment reports – 1401 Grand Avenue, San Leandro

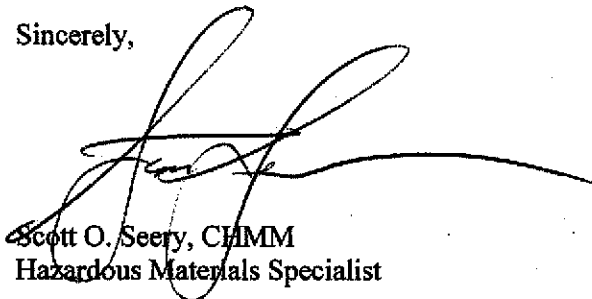
Dear Mr. Chopra:

It has come to my attention that regular sampling and monitoring reports appear not to have been submitted to this office since our receipt of the P&D report dated March 29, 1999. Reports beyond that date are not in the case file for this project. The missing reports (i.e., remainder of 1999) are to be submitted.

The missing reports are to be submitted within 15 days of the date of this letter.

Please contact me at (510) 567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB  
Paul King, P&D Environmental, 4020 Panama Ct., Oakland, CA 94611

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#370

March 11, 1998

STID 4536

Mr. Manmoham Chopra  
4216 Warbler Loop  
Fremont, CA 94555

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

RE: 1401 GRAND AVENUE, SAN LEANDRO - REQUEST FOR RISK-BASED  
CORRECTIVE ACTION EVALUATION

Dear Mr. Chopra:

I have completed review of the case file for the referenced site. This review included, among others, the following entries:

- o *Quarterly Groundwater Monitoring and Sampling Report* - February 26, 1998, P & D Environmental
- o *Tank Closure Report* - July 9, 1997, Bernabe & Brinker, Inc.

The referenced P & D Environmental (P&D) report documents the results of well sampling and monitoring which occurred at the site on January 25, 1998. The referenced Bernabe & Brinker report documents the underground storage tank (UST) closure activities which occurred at the site during May 1997. Associated activities included the disposal of a reported 800 yds<sup>3</sup> of gasoline-impacted soil excavated from the fuel UST pit.

Current regulatory guidance for corrective action at leaking UST sites requires the application of risk-based criteria. The American Society of Testing and Materials (ASTM) has produced a standard for risk-based corrective action (RBCA): ASTM E1739-95. This standard provides a framework and methodology to perform risk analysis at petroleum release sites, incorporating U.S. EPA risk assessment practices to determine clean up levels which are protective of public health and the environment. The 1739-95 standard provides "lookup" tables of generic risk-based screening levels (RBSLs) for several exposure pathways. The SSTLs provide an easy way to qualitatively evaluate whether a site should be further assessed using a "tiered" approach. Each tier employs more site-specific information to better define potential risks.

Comparison of applicable RBSLs with latent concentrations of particular gasoline compounds (e.g., benzene, etc.) found in ground water and soil at your site indicate RBSL values have been exceeded for several potential exposure pathways (e.g., vapor intrusion from soil to commercial buildings, etc.). Consequently, a Tier 2 RBCA evaluation is required for this site.

Mr. Chopra  
RE: 1401 Grand Ave., San Leandro  
March 11, 1998  
Page 2 of 2

Please contact me at your earliest opportunity so that we may meet along with your consultant to discuss how the Tier 2 RBCA evaluation may best be completed. The ultimate outcome of this evaluation will be a determination whether or not further corrective action will be required to protect public health and the environment.

I may be reached at (510) 567-6783.

Sincerely,



Scott O. Seery, CHMM  
Hazardous Materials Specialist

cc: Mee Ling Tung, Director  
Stephen Hill, RWQCB  
Mike Bakaldin, San Leandro Hazardous Materials Program  
Linda Sanborn, SWRCB (UST Fund)  
Paul King, P & D Environmental

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO# 370

May 8, 1997

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6777

STID 4536

Mr. Manmoham Chopra  
4216 Warbler Loop  
Fremont, CA 94555

RE: 1401 GRAND AVENUE, SAN LEANDRO

Dear Mr. Chopra:

Four (4) underground storage tanks (UST) were removed from the site on Tuesday, May 6, 1997 under San Leandro Hazardous Materials Program oversight. Three (3) USTs formerly stored gasoline, and the fourth, waste oil. I was informed by representatives of your environmental consultant, P & D Environmental, that areas of apparent "hot" soil and backfill were encountered in the fuel UST pit and the north end of the dispenser island during closure activities.

As we discussed today and yesterday, a reasonable attempt to remove contaminated backfill and native material should ensue prior to setting the new tanks. This task was discussed previously in correspondence from this office dated October 19, 1995 (attached) in which such "source" removal was anticipated as one component of your final Corrective Action Plan (CAP) for the site.

I hope that this letter clarifies this issue. Please call me at 510/567-6783 should you have any further questions.

Sincerely,

Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

attachment

cc: Mee Ling Tung, Director  
Kevin Graves, RWQCB  
Mike Bakaldin, San Leandro Hazardous Materials Program  
Bernabe and Brinker, Inc., 2240 Wood St., Oakland, CA 94607

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0370

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

STID 4536

October 19, 1995

Mr. Manmohan S. Chopra  
4216 Warbler Loop  
Fremont, CA 94555

RE: 1401 GRAND AVENUE, SAN LEANDRO

Dear Mr. Chopra:

This office is in receipt of the August 23, 1995 P & D Environmental (P&D) *Monitoring Well Installation Report*, as submitted under your cover of the same date. This report documents the June 1995 installation of off-site wells MW-6, -7, and -8, and the sampling and monitoring of the entire well network.

At this time please maintain a quarterly schedule of monitoring, sampling and reporting for all wells within the network, effective immediately.

As you were informed previously, a revised Corrective Action Plan (CAP), consistent with provisions of Article 11 of Title 23, *Corrective Action Requirements*, must be developed. This revised CAP is to be based on the data acquired to date, and that which will be generated during the next couple of sampling/monitoring events. Free-phase product and other source removal, and plume control should be minimum objectives of such a CAP.

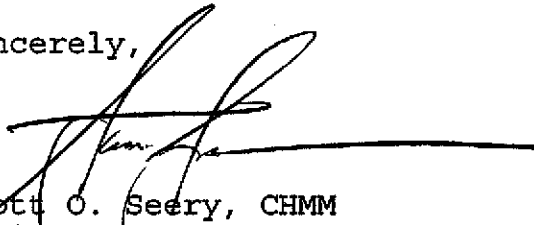
The revised CAP is expected to be submitted during the 2nd quarter of 1996.

I understand that you are planning to upgrade the existing tanks in the very near future. This tank project will afford an excellent opportunity to observe and remove contaminated subsurface materials from the site which may act as long-term sources of pollutants to ground water. You are encouraged, therefore, to integrate elements of the revised CAP with those of the tank project to make your corrective action efforts more cost-effective.

Mr. Chopra  
RE: 1401 Grand Ave., San Leandro  
October 19, 1995  
Page 2 of 2

Please contact this office at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Jun Makishima, Acting Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Kevin Graves, RWQCB  
Mike Bakaldin, San Leandro Hazardous Materials Program  
Paul King, P&D Environmental

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

R0370

May 4, 1995

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

Ms. Florence L. Bevilacqua  
Coast Realty, Inc.  
P.O. Box 307  
San Leandro, CA 94577

RE: ENVIRONMENTAL INVESTIGATION AT 1401 GRAND AVENUE, SAN  
LEANDRO - SITE ACCESS PERMISSION

Dear Ms. Bevilacqua:

As you have been made aware recently, the referenced site has been the subject of an environmental investigation mandated by this office. The subject investigation is a requirement of both the California Underground Storage Tank Regulations (Title 23, Division 3, Chapter 16, California Code of Regulations) and the Porter-Cologne Water Quality Control Act ("Water Code") when a release from an underground storage tank (UST) has impacted, or threatens to impact, ground water resources of the state. A release of this sort has occurred at the subject site.

The designated responsible party (RP) in this case is in the process of fulfilling a basic requirement to determine the extent of the fuel release associated with this site. After completion of the initial phase of the investigation, it has clearly become necessary to perform additional work to adequately define the limits of contamination.

The approved scope of work for this next phase of the investigation includes the installation of three (3) new monitoring wells, one of which is slated to be constructed on or proximal to the property located at 1405 Grand Avenue (ASN 77-502-8-7). We have been informed that Alameda County Assessor's Office records indicate the noted parcel is owned by Coast Realty, Inc.

This office has been informed that the RP's agent, P & D Environmental (P&D), requested access to your property in correspondence dated April 10, 1995, and that this request was denied. Upon receipt of this access denial, P&D attempted to receive encroachment approval from the City of San Leandro, as the city-owned property extends approximately 12 feet back from the curb line on Grand Avenue. Although the noted well could clearly be constructed on public property directly proximal to your parcel, the city nonetheless requires access permission from the private property owner, in this case, Coast Realty, Inc., before issuing a permit for the required work.



Ms. Florence L. Bevilacqua  
RE: 1401 Grand Ave., San Leandro  
May 4, 1995  
Page 2 of 2

Please be informed that the subject investigation has been mandated under authority of California law and regulation. The RP is attempting to comply with provisions of these laws and regulations. Access to properties on the west side of Grand Avenue is necessary to expand the subject investigation. Access to such potentially-affected property in the course of investigations of this sort is common.

We encourage you to enter into a fair and reasonable contract with the RP to facilitate the requisite investigation. This office is willing to provide you whatever technical information you should need to become better informed of this project, and to assist you in your decision to allow access. Please be advised, however, that should such access not be allowed to facilitate this investigation, provisions of the California Water Code provide authority to the California Regional Water Quality Control Board (RWQCB) to issue an Executive Order directing you to perform the pending work at your cost.

Please call me at 510/567-6783 should you have questions regarding the content of this letter.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Kevin Graves, RWQCB  
Mike Bakaldin, San Leandro Fire Department  
Paul King, P&D Environmental  
Manmohan S. Chopra, 4216 Warbler Loop, Fremont, CA 94555

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0370

RAFAT A. SHAHID, Assistant Agency Director

STID 4536

March 23, 1995

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

Mr. Manmohan S. Chopra  
4216 Warbler Loop  
Fremont, CA 94555

RE: 1401 GRAND AVENUE, SAN LEANDRO

Dear Mr. Chopra:

This office is in receipt of the February 28, 1995 P & D Environmental (P&D) *Soil and Groundwater Quality Investigation Work Plan*, as submitted under your cover dated March 6, 1995. Following a telephone conversation with P&D's Paul King, an addendum to the cited work plan, dated March 13, 1995, was submitted under your cover dated March 20, 1995.

The cited P&D work plan, as amended, has been accepted. Please be advised that upon review of the data produced at the conclusion of this phase of the investigation, a revised Corrective Action Plan (CAP), consistent with provisions of Article 11 of Title 23, *Corrective Action Requirements*, is to be submitted, and implemented when approved.

Please contact this office at 510/567-6783 to inform me when field work is slated to begin or should you have any questions.

Sincerely

  
Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Mike Bakaldin, San Leandro Fire Department  
Paul King, P&D Environmental

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0370

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

STID 4536

April 7, 1994

Mr. Manmohan S. Chopra  
4216 Warbler Loop  
Fremont, CA 94555

RE: 1401 GRAND AVENUE, SAN LEANDRO

Dear Mr. Chopra:

This office recently completed a review of the underground storage tank (UST) leak file for the referenced site. This case review revealed that several technical documents appear missing from the case file, limiting our ability to fully understand the current status of this project. Therefore, you are requested at this time to submit, within 30 days, all technical reports, work plans, progress reports, etc., that may be missing from this file.

Specifically, this collection of documents must include, among others, the following:

- o Report documenting the implementation of the August 24, 1992 Aegis Environmental, Inc. (AEI) *Work plan for Hydrogeologic Assessment*
- o Report documenting the implementation of the June 8, 1993 BK & Associates *Remedial Action Plan*
- o All mandated quarterly monitoring and remediation progress reports from 1992 up to the present
- o A completed *Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report* (Note: a copy of a blank form is enclosed for your use if one was not previously completed.)

Please be advised that Section 2652(d) of Title 23, California Code of Regulations (CCR) requires technical reports to be submitted quarterly through completion of any UST leak investigation and/or cleanup project. Hence, such reports are to be submitted from this time forward on a quarterly schedule (every 3 months).

Mr. Manmohan Chopra  
RE: 1401 Grand Avenue, San Leandro  
April 7, 1994  
Page 2 of 2

Each report is to present the following information, as applicable:

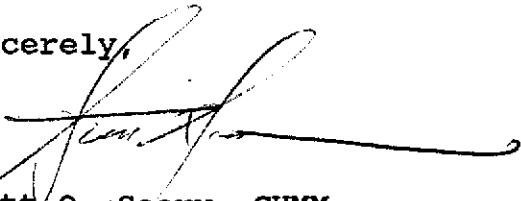
- o Details and results of all work performed during the designated reporting period: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory reports for all samples analyzed (incl. QA/QC data), tabulations of all current and historic FP thicknesses and dissolved fractions recorded for each sampling point, etc.
- o Status of ground water and soil contamination characterization, remediation system performance, etc.
- o Interpretation of results: water level contour maps showing flow direction and gradient, FP and dissolved product plume definition maps for **each** target compound, discussion of effectiveness of remediation to date, geologic cross sections, etc.
- o Recommendations for additional work

Target compounds for sampled ground water shall continue to be total petroleum hydrocarbons as gasoline (TPH-G) and benzene, toluene, ethylbenzene, and total xylene isomers (BTEX).

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b).

Please call me at 510/271-4530 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

enclosure

cc: Rafat A. Shahid, Assistant Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Mike Bakaldin, San Leandro Fire Department  
Brian Garber, Aegis Environmental Inc.  
Brian Krogseng, BK & Associates

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0370

RAFAT A. SHAHID, Assistant Agency Director

July 22, 1993

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

Mr. Manmohan S. Chopra  
4216 Warbler Loop  
Fremont, CA 94555

Subject: Haber Oil Company (1401 Grand Ave. San Leandro : STID 4536)

Dear Mr. Copra:

This Department has received and reviewed the remedial action plan prepared by BK & Associates to perform vapor extraction at the subject site. This Department concurs with the technical merits of this approach.

Contingent on approval of the remedial action plan is the notification of the City of San Leandro, Fire Department, Hazardous Materials Coordinator Mike Bakaldin. Additionally, Bay Area Air Quality Management District (BAAQMD) will be notified and permits acquired prior to commencement of work.

Reports detailing the progress of the remediation and other data gathered during the course of the work should be sent to the letterhead address.

If you have any further questions regarding this matter please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Robert Weston".

Robert Weston  
Hazardous Materials Specialist

cc: Mike Bakaldin, San Leandro Fire Department  
Beth Farmer, BAAQMD