

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).

eva chu  
Hazardous Materials Specialist

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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



**Cal/EPA**

June 30, 1998

ENVIRONMENTAL  
PROTECTION

98 JUL -1 PM 3: 02



Pete Wilson  
Governor

**State Water  
Resources  
Control Board**

Division of  
Clean Water  
Programs

Mr. Manmohan Chopra  
4216 Warbler Loop  
Fremont, California 94555

Mailing Address:  
P.O. Box 944212  
Sacramento, CA  
94244-2120

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 8114. SITE  
ADDRESS 1401 GRAND AVENUE, SAN LEANDRO.**

2014 T Street,  
Suite 130  
Sacramento, CA  
95814  
(916) 227-0151  
FAX (916) 227-4530

This letter is in response to the Cost Pre-Approval request submitted to the State Water Resources Control Board's (SWRCB) Underground Storage Tank Cleanup Fund (Fund), which was received in this office on June 18, 1998. This request, including the proposed scope of work and fee estimate provided by P&D Environmental, dated May 29, 1998, has been reviewed by Fund staff (your submittal consisted of three separate proposals from P&D, all dated May 29, 1998, however, they are being considered as one proposal for the purposes of cost pre-approval review). The Fund has pre-approved the costs shown in the table below.

World Wide Web  
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>

TASK	AMOUNT (\$)	COMMENTS
Soil Boring, Groundwater Grab Sample.	2,865	This task includes: <ul style="list-style-type: none"> <li>• Project coordination costs</li> <li>• Drilling permits</li> <li>• H&amp;S, Traffic Plan preparation</li> <li>• Drilling oversight</li> <li>• Drilling subcontractor costs</li> <li>• Sampling and analyses for TPH-g, BTEX</li> <li>• Report preparation.</li> </ul>
Case Closure Evaluation	3,000	This task includes: <ul style="list-style-type: none"> <li>• Review historical site actions</li> <li>• Conduct Tier II RBCA</li> <li>• Prepare closure evaluation report.</li> </ul>
MTBE Analysis	144	Method 8260
<b>TOTAL AMOUNT PREAPPROVED</b>	<b>\$6,009</b>	

Be aware that this pre-approval does not constitute a decision on reimbursement: **all reasonable and necessary** corrective action costs for work **directed and approved by the**

**Alameda County Health Care Services Agency (ACHCSA)** will be eligible for reimbursement per the terms of your Letter of Commitment at costs consistent with those pre-approved in this letter.

- The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid.
- The work products must be acceptable to the ACHCSA.
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract or use any specific contractor. This letter **pre-approves the costs** as presented in P&D's cost proposals dated May 29, 1998.
- A licensed professional must be in responsible charge of all site activities as well as direct the design and implementation of any remedial action. Valid professional registrations **are**: Registered Civil Engineer (RCE, PE), Registered Geologist (RG), Certified Engineering Geologist (CEG), Certified Hydrogeologist (CH), and Registered Petroleum Engineer (RPE, PE). A Registered Environmental Assessor (REA) is **not** a valid registration for these activities.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Fund's Reimbursement Request Instructions document to confirm that the costs are consistent with this pre-approval before you will be reimbursed. To make this easier, please ensure that your consultant prepares their invoices to match the format of the original estimate, and provides reasonable explanations for any changes made in the scope of work or increases in the costs. Excessive costs for activities, equipment, consultant labor charges, subcontractors, etc. will not be fully reimbursed. Invoices submitted for reimbursement must be broken down by task and present an adequate breakdown of unit costs per activity. When the invoices are submitted you must include copies of all:

- subcontractor invoices,
- technical reports documenting the work for which reimbursement is sought, and
- applicable correspondence from the ACHCSA.

Please call if you have any questions; I can be reached at (916) 227-0151.

Sincerely,



Eric Nichol, P.E.  
Technical Review Unit  
Underground Storage Tank Cleanup Fund

cc: Mr. Scott Seery  
Alameda County Health Care Services Agency  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502-6577



Ca/EPA

State Water Resources Control Board

Division of Clean Water Programs

Mailing Address: P.O. Box 944212 Sacramento, CA 94244-2120

2014 T Street, Suite 130 Sacramento, CA 95814 (916) 227-0743 FAX (916) 227-4530

World Wide Web http://www.swrcb.ca.gov/~cwphome/fundhome.htm

ENVIRONMENTAL PROTECTION

98 MAY 28 AM 10:19

#4536 SOS



Pete Wilson Governor

May 20, 1998

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

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 8114, SITE ADDRESS: 1401 GRAND AVE, SAN LEANDRO, CA 94577

I have reviewed your request, received on May 5, 1998, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective actions costs.

With the following provisions, the actual costs of carrying out the scope of work, as presented in the April 13, 1998 North American Dirt Solutions and April 14, 1998 P & D Environmental estimates, will be eligible for reimbursement.

- The actual costs and scope of work performed must be consistent with the above mentioned April 13 and 14, 1998 cost estimates.
The work products must be acceptable to the local regulatory agency.
If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. When the invoices are submitted you must include copies of all subcontractor invoices, technical reports, and applicable correspondence from the County.

Please call if you have any questions; I can be reached at (916) 227-0743.

Sincerely,

Sherry King (handwritten signature)

Sherry King, Technical Review Unit Underground Storage Tank Cleanup Fund

Enclosure



Recycled Paper

Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.

Mohan Chopra  
Manmohan S. Chopra

-2-

cc:

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



Recycled Paper

*Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.*

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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 RBSLs 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.

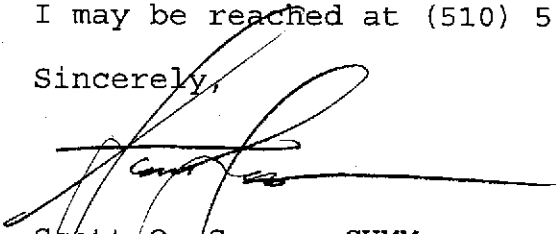


Mr. Chopra  
RE: 1401 Grand Ave., San Leandro  
March 11, 1998  
Page 2 of 2

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

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

white -env.health  
yellow -facility  
pink -files

ALAMEDA COUNTY, DEPARTMENT OF  
ENVIRONMENTAL HEALTH  
Hazardous Materials Inspection Form

1131 Harbor Bay Pkwy  
Alameda CA 94502  
510/567-6700

II, III

Site ID # \_\_\_\_\_ Site Name "Haber Oil" Today's Date 5/6/97

Site Address 1401 Grand Ave

City S. Leandro Zip 94578 Phone \_\_\_\_\_

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

Inspection Categories:

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

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

Comments:

On-site to observe condition of UST excavation following closure of 3 fuel and one waste oil UST. Because of delays associated with UST inerting, I was absent from the site during actual removal of USTs. However, I was informed that soil encountered below the northern-most dispenser was saturated with fuel, and the sample collected from the west end of the western-most tank (closest to dispenser island) was significantly contaminated.

I will be in contact w/ SLFD to encourage the removal of as much impacted soil as possible before installing the new USTs.

Contact \_\_\_\_\_  
Title \_\_\_\_\_  
Signature \_\_\_\_\_

Inspector S. SEERY  
Signature \_\_\_\_\_

II, III



**Ca/EPA**

February 6, 1997



Pete Wilson  
Governor

State Water  
Resources  
Control Board

Division of  
Clean Water  
Programs

Mailing Address:  
P.O. Box 944212  
Sacramento, CA  
94244-2120

2014 T Street,  
Suite 130  
Sacramento, CA  
95814  
(916) [Phone #]  
FAX (916) 227-4530

World Wide Web:  
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>

Manmohan S. Chopra  
4216 Warbler Loop  
Fremont, CA 94555

Dear Mr. Chopra:

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS, Claim No. 8114, 1401 Grand Avenue, San Leandro, CA**

I have reviewed your request, received on January 28, 1997, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

The total cost pre-approved as eligible for reimbursement for one quarterly monitoring and sampling event as directed by the Alameda County Health Care Services Agency (County) is **\$2,438**. The actual costs of conducting the work as proposed by P & D Environmental in their January 7, 1997 estimate appear reasonable. However, the actual invoices must have a breakdown by task/hour/rate and include all subcontractor invoices.

*Be aware that this pre-approval does not constitute a decision on reimbursement: all reasonable and necessary corrective action costs for work directed and approved by the County will be eligible for reimbursement per the terms of your Letter of Commitment at costs consistent with those pre-approved in this letter.*

- The actual costs and scope of work performed must be consistent with this pre-approval for it to remain valid.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.
- If a different scope of work becomes necessary, then you must obtain three bids and request pre-approval of costs.
- Although I have referred to the P & D Environmental proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract.

Please remember that it is still necessary to submit the actual cost of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. *To make this easier, insure that your consultant prepares his invoices to match the format of the original estimate, and provides*



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*Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.*

*reasonable explanations for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:*

- *subcontractor invoices,*
- *technical reports, and*
- *applicable correspondence from the County.*

Please call me at (916) 227-0747 if you have any questions.

Sincerely,



Linda Sanborn, Technical Review Analyst  
Underground Storage Tank Cleanup Fund Program

Enclosure

cc: Mr. Scott Seery ✓  
Alameda County Department  
of Environmental Health  
1131 Harbor Bay Pkwy, 2nd Floor  
Alameda, CA 94502-6577



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ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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.

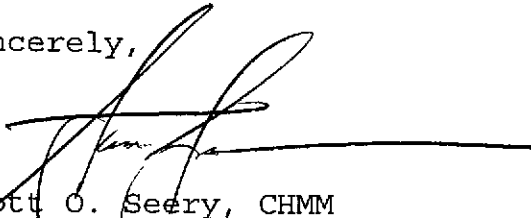
The revised CAP is expected to be submitted during the 2nd quarter of 1996.

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,

A handwritten signature in black ink, appearing to read "Scott O. Seery", with a long horizontal line extending to the right.

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

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.



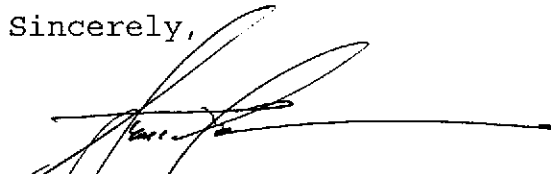
Ms. Florence L. Bevilacqua  
RE: 1401 Grand Ave., San Leandro  
May 4, 1995  
Page 2 of 2

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

# P & D ENVIRONMENTAL

4020 Panama Court  
Oakland, CA 94611  
Telephone (510) 658-6916

## FAX TRANSMITTAL COVER SHEET

Date: 5/3/95 Job #: 0055

To: Scott Seery

Company: Alameda County Health

From: Paul H. King  
P&D ENVIRONMENTAL

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

SUBJECT: 1401 Grand Ave, San Leandro Offsite wells

MESSAGE: Scott,

Per your request, attached are letters to  
2 from Coast Realty

We may find that MW6 is in the  
public right of way if pushed close enough  
to the sidewalk, which would solve  
difficulties with the property owner.

Paul

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

DESTINATION FAX NUMBER: 337-9335

COAST REALTY, INC.

REAL ESTATE • CONSTRUCTION • DEVELOPMENT • INVESTMENT

PO BOX 307

SAN LEANDRO, CA 94577

(415) 278-3961

*reid  
4/28/95*

April 24, 1995

P & D Environmental  
4020 Panama Court  
Oakland, CA 94611

In reference to your 4-10-95 letter our company denies your request to access our property to install a monitoring well.

Sincerely,

COAST REALTY, INC.

*Florence L. Bevilacqua*  
Florence L. Bevilacqua

**P & D ENVIRONMENTAL**

4020 Panama Court  
Oakland, CA 94611  
Telephone (510) 658-6916

April 10, 1995  
Letter 0055.L16

Coast Realty, Inc.  
P.O. Box 307  
San Leandro, CA 94577

**SUBJECT: REQUEST FOR PROPERTY ACCESS PERMISSION**  
1405 Grand Avenue  
San Leandro, California

Dear Sirs:

This letter is written to request permission for access to the property at 1405 Grand Avenue, San Leandro, California (Assessor Parcel Number 77-502-8-7) for the purpose of installation of one groundwater monitoring well. The location of the proposed groundwater monitoring well, designated as MW6, is shown on the attached site vicinity map.

The installation of the groundwater monitoring well has been requested by Mr. Scott Seery of the Alameda County Department of Environmental Health [(510) 567-6700]. P&D Environmental (P&D) is an environmental consulting firm which has been retained by the owner of the property at 1401 Grand Avenue to install wells requested by Mr. Seery. The purpose of well MW6 is to evaluate the extent of gasoline which has been detected in groundwater monitoring wells at the 1401 Grand Avenue property.

The well will consist of a two-inch diameter PVC pipe which will be installed in a 10-inch diameter hole to a depth of approximately 50 feet. The hole will be drilled using a truck-mounted hollow stem auger drilling rig. The top of the well will be at the existing ground surface, and will be covered with a traffic-rated 12 or 14-inch diameter steel plate lid. The steel plate will be a bolt-down type of lid to prevent it from being removed.

Additional subsequent access to the property will be requested for periodic collection of groundwater samples from the well, as requested by Mr. Seery. Soil and water generated during the construction of the well and during subsequent sampling of the well will be stored at the 1401 Grand Avenue property pending disposal.

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

Sincerely,

P&D Environmental

  
Paul H. King  
Hydrogeologist

Attachment

PHK  
0055.L16

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

STID 4536

March 23, 1995

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

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

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

Post-It™ brand fax transmittal memo 7671 # of pages ▶ 1

To	Eric Watkins	From	SCOTT SEERY
Co.		Co.	ACDEH
Dept.		Phone #	510/567-6783
Fax #	916-322-5084	Fax #	



DETAILED REVIEW CHECKLIST

PAGE 3

Claimant: Manmohan S. Chopra

STID # 4536

Claim #: 8114

Address: 1401 Grand Ave., San Leandro

<u>Date</u>	<u>Action Required/Response</u>
6/11/91	Aegis Environmental Soil Boring Results Report.
4/8/92	Aegis Environmental WP for Limited Site Investigation.
6/23/92	Aegis Environmental Initial Subsurface Investigation Results Report.
8/24/92	Aegis Environmental WP for Hydrogeologic Assmt.
9/30/92	Aegis Environmental Vapor Extraction Pilot Test letter.
12/16/92	Aegis Environmental Problem Assessment Report.
6/8/93	BK & Assoc. (White Bear, MN) Remedial Action Plan.
7/22/93	Co. ltr: BK Remedial Action Plan OK.
4/7/94	Co. ltr: Submit all tech docs w/in 30 days. Tech. reports to be submitted quarterly.
5/25/94	P&D Environmental ltr re reports already submitted.

# P & D ENVIRONMENTAL

4020 Panama Court  
Oakland, CA 94611  
Telephone (510) 658-6916

ALCO  
HAZMAT

94 JUN -7 AM 11:28

May 25, 1994  
Letter 0055.L2

Mr. Scott Seery  
Alameda County Dept. of Environmental Health  
80 Swan Way, Room 200  
Oakland, CA 94621

SUBJECT: Former ARCO Service Station  
1401 Grand Avenue  
San Leandro, California

Dear Mr. Seery:

P&D Environmental (P&D) is pleased to present the enclosed information in response to your letter dated April 7, 1994 addressed to Mr. Manmohan Chopra and concerning the subject site.

In your letter, you requested copies of the following documents.

- o Report documenting the implementation of the August 24, 1992 Aegis Environmental, Inc. (AEI) Work plan for Hydrologic 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.

You will find enclosed a copy of the AEI Problem Assessment Report dated December 16, 1992 for the subject site, which was the implementation of the August 24, 1992 Work Plan.

A copy of the Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report which was filed with the City of San Leandro Fire Department on December 10, 1993 was forwarded to your office by Mr. Chopra on May 6, 1994. The Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report was forwarded to you in response to your letter request for information dated April 7, 1994.

Based upon conversations with Mr. Chopra concerning the subject site, it is P&D's understanding that a copies of these reports were forwarded to the City of San Leandro Fire Department by AEI, but that a copy of the AEI report has not yet been forwarded to the Alameda County Department of Environmental Health (ACDEH). It is also P&D's understanding that during conversations with AEI, Mr. Chopra was not aware that it was appropriate or necessary to forward copies of these documents to any other regulatory agencies.

It is P&D's understanding that the BK & Associates remedial action plan has not been implemented because the extent of groundwater contamination at the site has not yet been fully defined. For this reason, a report documenting implementation of the Remedial Action Plan and quarterly remediation progress reports are not available for submittal to your office. Similarly, quarterly monitoring and sampling has not been performed at the site, and for this reason quarterly monitoring reports are not available for submittal to your office. Based upon conversations with Mr. Chopra, it is P&D's understanding that Mr. Chopra was not aware that the submittal of quarterly reports was required.



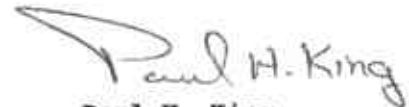
On February 18, 1994 P&D personnel monitored the five groundwater monitoring wells at the site for the depth to water and the presence of free product or sheen. The depth to water was measured using an electric water level indicator. The presence of free product and sheen was evaluated using a transparent bailer. The measured depth to water in wells MW1, MW2, MW3, MW4 and MW5 was 41.02, 39.81, 43.09, 39.36 and 42.88 feet, respectively. Depth to water was measured from the top of the PVC well casing. [REDACTED] or sheen was detected in any of the wells.

In accordance with your letter, a quarterly groundwater monitoring and sampling program will be implemented, and reports submitted to your office on a quarterly basis. Following collection of groundwater flow direction and groundwater quality data for one full hydrologic cycle, the data will be evaluated to determine how best to fully define the extent of groundwater contamination. Following delineation of the extent of groundwater contamination, remedial alternatives will be evaluated.

Should you have any questions, please do not hesitate to contact me at (510) 658-6916, or Mr. Chopra at 510-790-9252.

Sincerely,

P&D Environmental



Paul H. King  
Hydrogeologist

Enclosures

cc: Mr. Manmohan Chopra

PHK  
0055.L2

ALCO  
HAZMAT

Manmohan S. Chopra  
4216 Warbler Loop  
FREMONT, CA 94555

94 MAY -9 PM 5: 07

May 6, 1994

Mr. Scott O. Seery  
Senior Hazardous Materials Specialist  
Alameda County Health Care Services  
Department Of Enviromental Health  
80 Swan Way, Room 200  
OAKLAND, CA 94621

REF: Your letter dated April 7, 1994  
File # STID 4536  
1401 Grand Ave. San Leandro, CA

Dear Mr Seery,

Attached please find a copy of Underground Storage Tank Unauthorized release (Leak)/ Contamination Site report submitted to city of San Leandro on 12-10-93.

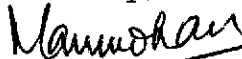
I have noted the requirements you have listed in your letter and will make every effort to meet those in a timely manner. However, due to some delay in getting response to rest of the items, from my consultants, I will appreciate if I could be granted some additional time respond.

As you are aware, all the investigation effopt at the site was started by me voluntarily. I want to assure you that all future efforts will also be in the best interest of enviroment within my financial capacity.

As soon as a response is received from my consultants, it will be forwarded to you for your review. I promise to keep you posted with the progress.

If I could be of any assistance, please call me at <sup>510</sup>790-9252 or write.

Sincerely,



Manmohan S. Chopra

Manmohan S. Chopra  
4216 Warbler loop  
Fremont, CA 94555

Mr. Scott Seery  
Senior Hazardous Material Specialist  
Alameda County Health Care services  
Department Of Enviromental Health  
80 Swan way Room 200  
OAKLAND, CA 94621

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

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

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.
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REPORT DATE 12/16/92	CASE # 11/1/92
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REPORTED BY	NAME OF INDIVIDUAL FILING REPORT MANISHAN S. CHOPRA	PHONE (510) 790-7252	SIGNATURE [Signature]	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME CHINA'S ARCO		
	ADDRESS 4216 WARBLE LOOP FREMONT CA 94555			

RESPONSIBLE PARTY	NAME MANISHAN S. CHOPRA <input checked="" type="checkbox"/> UNKNOWN	CONTACT PERSON	PHONE (510) 790-7252
	ADDRESS 4216 WARBLE LOOP FREMONT CA 94555		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) GAS STATION	OPERATOR	PHONE (510) 357-7330	
	ADDRESS 1401 GRAND AVE SAN LEANDRO ALAMEDA 94577			
	CROSS STREET JARQUIN			

IMPLEMENTING AGENCIES	LOCAL AGENCY ALAMEDA COUNTY ENVIRONMENTAL HEALTH	AGENCY NAME	CONTACT PERSON	PHONE ( )
	REGIONAL BOARD S.F. BAY REGION			

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

DISCOVERY/ABATEMENT	DATE DISCOVERED 12/16/92	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> OTHER TEST DRILLING	
	DATE DISCHARGE BEGAN UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> OTHER N/A	
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE		

SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input checked="" type="checkbox"/> CORROSION <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
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CASE TYPE	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
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CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY
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REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input checked="" type="checkbox"/> OTHER (OT) TO BE DETERMINED
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COMMENTS	[Blank space for handwritten comments]
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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

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