

20123



Customer-Focused Solutions

2006 OCT 31 PM 2:43

October 27, 2006

Project 41-0236-10

Mr. Steven Plunkett
Alameda County Health Care Services Agency
Department of Environmental Health
Hazardous Materials Program
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Alameda County
NOV 01 2006
Environmental Health

SITE: QUIK STOP MARKET NO. 56
3132 BEAUMONT AVENUE
OAKLAND, CALIFORNIA

RE: QUARTERLY GROUNDWATER MONITORING REPORT, THIRD QUARTER 2006

Dear Mr. Plunkett:

Enclosed is a copy of the *Third Quarter 2006 Quarterly Groundwater Monitoring Report* for the property located at 3132 Beaumont Avenue in Oakland, California. This report is submitted on behalf of our client, Quik Stop Markets, Inc.

Please direct all questions and correspondence to:

Mr. Mike Karvelot
Quik Stop Markets, Inc.
4567 Enterprise Street
Fremont, California 94538
Phone: (510) 657-8500

Sincerely,

Jonathan Scheiner
Associate

cc: Mr. Mike Karvelot, Quik Stop Markets, Inc.



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7

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

June 1, 2006

Mr. Mike Karvelot
Quik Stop Markets, Inc.
4567 Enterprise Street
Fremont, CA 94538

Subject: Fuel Leak Case No. [REDACTED] Quik Stop # 56, 3132 Beaumont Avenue, Oakland, CA

Dear Mr. Karvelot:

Alameda County Environmental Health (ACEH) staff has reviewed the recently submitted report entitled, "Revised Amended Site Assessment Work Plan", dated November 10, 2005 and prepared on your behalf by TRC. ACEH agrees with the proposed scope of work presented in the Work Plan report. Please see the technical comments below regarding the proposed work plan implementation.

We request that you perform the proposed work address the following technical comments and send us the reports described below. Please provide 72-hour advance written notification to this office (e-mail preferred to steven.plunkett@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. **Proposed Soil Boring Installation and Sampling.** At present, no data has been collected off site to determine the lateral or vertical extent of hydrocarbon impacted soil and groundwater. During the soil boring installation, soil samples should be screened with a PID and examined for visible staining and hydrocarbon odor. If any interval where staining, odor, or elevated PID readings occur a soil sample is to be collected and submitted for laboratory analysis. If no staining, odor, or elevated PID readings are observed, soil sample are to be collected from each boring at the capillary fringe, where groundwater is first encountered, changes in lithology, and at five foot intervals until total depth of the boring is reached. Additionally, groundwater samples are to be collected at the capillary fringe and at depth discrete intervals as determined by the soil boring data.

However, considering site hydrogeology and the direction of groundwater flow toward the west-southwest as proposed by TRC, ACEH believe additional soil borings may be needed to more accurately define potential off site hydrocarbon contamination and migration issues. Due to lack of data on the eastern side of the site, combined with analytical results of 240 mg/kg TPHg for SW-1 in the former UST tank pit, ACEH requests that two additional soil borings be installed in the south-eastern sidewalk downgradient of the former UST location. Lastly, given the linear distance between the Medical Center soil boring location and the parking lot soil boring location, we recommend one additional soil boring be installed in the vicinity of the south-west corner of East 31st Street and 14th Avenue. Please present your results in the Soil and Water Investigation Report requested below.

2. **Hydropunch Groundwater Sampling.** ACEH agrees with need for depth discrete groundwater sampling. Please use the soil boring data to target discrete groundwater zones and direct groundwater sampling.
3. **Chemical Analysis.** ACEH concurs with the proposed chemical analyses for all soil and groundwater samples. We also request that EtOH be added to the list of constituents for laboratory analysis for both soil and groundwater.
4. **Monitoring Well Construction.** Currently, all three monitoring wells at the site have screen intervals that are at least 20 feet in length. Please explain the rationale to define the vertical extent of groundwater contamination and to assess, based on site-specific conditions, whether the long screen wells provide accurate groundwater monitoring results. The proposed well construction recommended in the general field procedures (Appendix B) specify between 20 to 30 feet screen intervals, which may not be consistent with the collection of depth discrete groundwater samples due to various conditions that can occur within the well bore. ACEH suggests the use of monitoring wells designed with screen intervals of 10 feet or less, as these wells will likely be representative of depth discrete groundwater conditions. Please present your conclusions for monitoring well construction in the SWI report requested below.
5. **Project Approach and Investigation Reporting – Site Conceptual Model**

We anticipate that characterization and remediation work in addition to what is requested in this letter will be necessary at and downgradient from your site. Considerable cost savings can be realized if your consultant focuses on developing and refining a viable Site Conceptual Model (SCM) for the project. A SCM is a set of working hypotheses pertaining to all aspects of the contaminant release, including site geology, hydrogeology, release history, residual and dissolved contamination, attenuation mechanisms, pathways to nearby receptors, and likely magnitude of potential impacts to receptors. The SCM is used to identify data gaps that are subsequently filled as the investigation proceeds. As the data gaps are filled, the working hypotheses are modified, and the overall SCM is refined and strengthened. Subsurface investigations continue until the SCM no longer changes as new data are collected. At this point, the SCM is said to be "validated." The validated SCM then forms the foundation for developing the most cost-effective corrective action plan to protect existing and potential receptors.

When performed properly, the process of developing, refining and ultimately validating the SCM effectively guides the scope of the entire site investigation. We have identified, based on our review of existing data, some initial key data gaps in this letter and have described several tasks that we believe will provide important new data to refine the SCM. **We request that your consultant develop a SCM for this site, identify data gaps, and propose specific supplemental tasks for future investigations.** There may need to be additional phases of investigations, each building on the results of the prior work, to validate the SCM. Characterizing the site in this way will improve the efficiency of the work and limit its overall cost.

The SCM approach is endorsed by both industry and the regulatory community. Technical guidance for developing SCMs is presented in API's Publication No. 4699 and EPA's Publication No. EPA 510-B-97-001 both referenced above; and "Guidelines for Investigation

and Cleanup of MTBE and Other Ether-Based Oxygenates, Appendix C," prepared by the State Water Resources Control Board, dated March 27, 2000.

The SCM for this project shall incorporate, but not be limited to, the following:

- a) A concise narrative discussion of the regional geologic and hydrogeologic setting obtained from your background study. Include a list of technical references you reviewed, and copies (photocopies are sufficient) of regional geologic maps, groundwater contours, cross-sections, etc.
- b) A concise discussion of the on-site and off-site geology, hydrogeology, release history, source zone, plume development and migration, attenuation mechanisms, preferential pathways, and potential threat to downgradient and above-ground receptors. Be sure to include the vapor pathway in your analysis. Maximize the use of large-scale graphics (e.g., maps, cross-sections, contour maps, etc.) and conceptual diagrams to illustrate key points. Include structural contour maps (top of unit) and isopach maps to describe the geology at your site. Geologic cross-sections, which include an interpretive drawing of the vertical extent of soil and groundwater contamination (i.e., an interpretive drawing—not a plot of laboratory results). The SCM report requested below is to include one cross section parallel and one cross section perpendicular to the contaminant plume axis. Each cross section should include, but not be restricted to, the following:
 1. Subsurface geologic features, depth to groundwater and man-made conduits.
 2. Surface topography. The cross sections should be extended off-site where necessary to show significant breaks in slope.
 3. Soil descriptions for all borings and wells along the line of section.
 4. Screen and filter pack intervals for each monitoring well.
 5. Sampling locations and results for soil and grab groundwater samples.
 6. Site features such as the tank pit, dispensers, buildings etc. Where appropriate, monitoring well location and soil boring locations will be projected back to the strike of the cross section line
- c) Identification and listing of specific data gaps that require further investigation during subsequent phases of work.
- d) Proposed activities to investigate and fill data gaps identified above.
- e) The SCM shall include an analysis of the hydraulic flow system at and downgradient from the site. Include rose diagrams for groundwater gradients. The rose diagram shall be plotted on groundwater contour maps and updated in all future reports submitted for your site. Include an analysis of vertical hydraulic gradients. Note that these likely change due to seasonal precipitation and pumping.
- f) Temporal changes in the plume location and concentrations are also a key element of the SCM. In addition to providing a measure of the magnitude of the problem, these data are often useful to confirm details of the flow system inferred from the hydraulic head measurements. Include plots of the contaminant plumes on your maps, cross-sections, and diagrams.
- g) Several other contaminant release sites exist in the vicinity of your site. Hydrogeologic and contaminant data from those sites may prove helpful in testing certain hypotheses for your

SCM. Include a summary of work and technical findings from nearby release sites and incorporate the findings from nearby site investigations into your SCM.

- h) Plots of chemical concentrations vs. time and vs. distance from the source. Plots should be shown for each monitoring well, which has had detectable levels of contaminants
- i) Summary tables of chemical concentrations in each historically sampled media (including soil, groundwater and soil vapor).
- j) Boring and well logs (including construction/screening), and a summary table indicating construction specifications for each monitoring and extraction well.

Report the information discussed above in your initial SCM and include it in the Work Plan requested below. Include updates to your SCM in the Soil and Water Investigation (Results of Expedited Site Assessment) Report requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Steven Plunkett), according to the following schedule:

- **July 15, 2006 – Soil and Water Investigation Report with Initial Site Conceptual Model**

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

ELECTRONIC SUBMITTAL OF REPORTS

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

Mr. Mike Karvelot
May 22, 2006
Page 5

required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

UNDERGROUND STORAGE TANK CLEANUP FUND

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

AGENCY OVERSIGHT

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

If you have any questions, please call me at (510) 383-1767.

Sincerely,



Steven Plunkett
Hazardous Materials Specialist

Mr. Mike Karvelot
May 22, 2006
Page 6

cc: Mr. Jonathan Scheiner
TRC Solutions, Inc.
1590 Solano Way, Suite A
Concord, CA 94520

Mr. Steven Kemnitz
TRC Solutions, Inc.
1590 Solano Way, Suite A
Concord, CA 94520

Donna Drogos, ACEH
Steven Plunkett, ACEH
File

Hwang, Don, Env. Health

From: Trevor, Mark [mtrevor@TRCSOLUTIONS.com]
Sent: Thursday, March 11, 2004 3:12 PM
To: don.hwang@acgov.org
Subject: Quikstop 56



QS 56 Boring
locs.pdf

Mr. Hwang, Per our discussion on the phone, I am sending this email to request a directive to proceed with the revisions to the Amended Site Assessment Workplan for Quikstop 56 located at 3132 Beaumont Ave in Oakland, Ca dated March 10, 2003. The general scope of work has been defined in the course of telephone discussions over the past several months. Our understanding of your request for borings and one monitoring well is shown in the attached PDF file. If you are in agreement with these locations and require that we proceed with the Revised Amended Site Assessment Workplan, please verify in a response email. Thank you. <<QS 56 Boring locs.pdf>>

Mark Trevor
TRC
p. 925.688.2467
f. 925.688.0388
c. 925.260.6389

The information contained in this e-mail message may be privileged, confidential and protected from disclosure. If you are not the intended recipient, any further disclosure or use, dissemination, distribution or copying of this message or any attachment is strictly prohibited. If you think that you have received this e-mail message in error, please e-mail the sender at the above address, and delete the e-mail. Thank you.

FAX**TRC**5052 Commercial Circle
Concord, California 94520Date: 28 October, 2003Number of pages including cover sheet 2**To: Don Hwang**

Co:	Alameda County HCS
RE:	Quikstop 56
Phone	(510) 567-6700
Fax Phone	(510) 337-9335

From: Mark Trevor

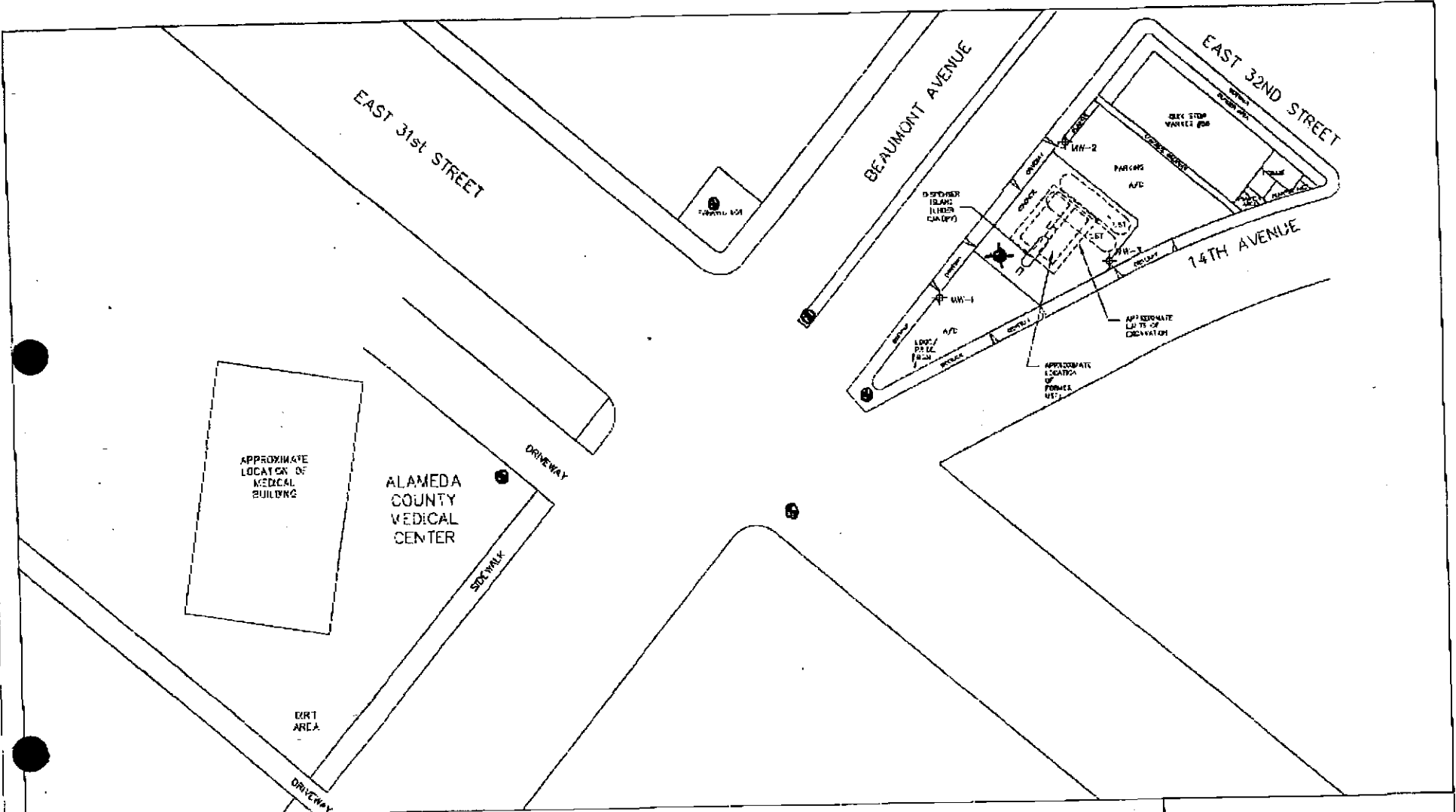
Phone	(925) 688-2467
Cell	(925) 260-6389
Fax	(925) 688-0388
Email	mtrevor@trcsolutions.com

REMARKS:
 Urgent For your review Reply ASAP Please comment

Mr. Hwang,

Please review the boring locations and well location. These will be single borings into the upper aquifer only. If you approve, we will immediately move forward with a Revised Amended Workplan to submit for your formal approval. Thanks a bunch.

-Mark

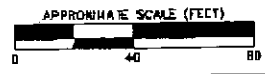


LEGEND

MW-1 Monitoring Well

Proposed Boring Location

SOURCE: Client-provided drawings and Garton, 1988. Site plan updated per 11/27/01 well survey by Doble Thomas Associates.



SITE PLAN SHOWING PROPOSED BORING LOCATIONS

Quik Stop No. 66
3132 Beaumont Avenue
Oakland, California

TRC **FIGURE 2**

- Proposed Monitoring Well
- Proposed Boring Location



State Water Resources Control Board



Gray Davis
Governor

Winston H. Hickox
Secretary for
Environmental
Protection

Division of Financial Assistance

1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5757 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.

February 25, 2003

Quik Stop Markets, Inc.
Michael Karvelot
4567 Enterprise St
Fremont, CA 94538-7605

Alameda County
MAR 07 2003
Environmental Health

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS,
CLAIM NO. 015072, PA # 3
SITE ADDRESS: 3132 BEAUMONT AVE, OAKLAND, CA 94602**

I have reviewed your request, received on February 7, 2003, for pre-approval of corrective action costs. 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.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the February 5, 2002, TRC workplan approved by the Alameda County EHD (County) in their November 26, 2002 letter, is \$ 31,500; see the table below for a breakdown of costs.

Be aware that this pre-approval does not constitute a decision on reimbursement: **necessary** (as determined by the Fund) corrective action costs for action work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary.

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.

All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.

California Environmental Protection Agency



COST PRE-APPROVAL BREAKDOWN

#	Task*	Amount Pre-Approved	Comments
1	QMR of 3 MWs for 4 Events	\$2,960	This cost includes all time and materials associated with this task.
2	Waste Disposal for 4 Events	\$ 800	This cost includes all time and materials associated with this task. Copies of disposal manifests must be submitted to the Fund.
3	Laboratory Analysis for 4 Events	\$1,100	This cost includes all time and materials associated with this task.
4	Reports (4)	\$2,560	Copies of all reports must be submitted to the Fund.
5	Work Plan	\$1,495	Per Agency's request.
6	Pre-Drilling Activities	\$1,680	This cost includes all time and materials associated with this task.
7	Permits	\$2,380	Copies of all reports must be submitted to the Fund.
8	Install 5-60' Borings	\$12,830	This cost includes all time and materials associated with this task.
9	Waste Disposal, Analytical, Well Survey	\$3,450	Copies of all sub-invoices and disposal manifests must be submitted to the Fund.
10	Site Investigation Report	\$2,245	Copies of all reports must be submitted to the Fund.
	TOTAL PRE-APPROVED	\$ 31,500	

* Task descriptions are the same as those identified in TRC's January 27, 2003 cost estimate.

- Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.
- 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 request pre-approval of costs on the new scope of work.

Quik Stop Markets, Inc.
Claim No. 015072, PA # 3

-3-

Alameda County February 25, 2003

MAR 07 2003

Environmental Health

- Although I have referred to the TRC 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. This letter **pre-approves the costs** as presented in the proposal dated January 27, 2003 by TRC for conducting the work approved by the County.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

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. *Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided 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, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 341-5757.

Sincerely,

Sunil Ramdass

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

Enclosure

cc: Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



Customer-Focused Solutions

Alameda County

JAN 30 2003

January 27, 2003

Environmental Health

Mr. Don Hwang
Alameda County Health Care Services Agency
Department of Environmental Health
Hazardous Materials Program
1131 Harbor Bay Parkway
Alameda, California 94502-6577

41-0236

SITE: QUIK STOP MARKET NO. 56
3132 BEAUMONT AVENUE
OAKLAND, CALIFORNIA

SUBJECT: Request for Extension for Workplan Addendum

Dear Mr. Hwang

On behalf of Quik Stop Markets, Inc., TRC requests an extension for submitting the Workplan Addendum as requested in your letter dated November 26, 2002. Based on your verbal approval, the new submittal date is proposed to be March 10, 2003. If you have any questions regarding this request, please call me at (925) 688-2476.

Sincerely,
TRC

Tracy L. Walker
Associate

Cc: Mr. Mike Karvelot, Quik Stop Markets, Inc.

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

November 26, 2002

Mike Karvelot, Director of Environmental Affairs
Quik Stop Markets, Inc.
4567 Enterprise St.
Fremont, CA 94538-7605

Dear Mr. Karvelot:

Subject: Fuel Leak Case No. RO0000123, Quik Stop Market #56, 3132 Beaumont Ave.,
Oakland, CA 94602;

Alameda County Environmental Health (ACEH) staff has reviewed "Site Assessment Work Plan" dated February 2002 and "Quarterly Groundwater Monitoring Report, 3rd Quarter 2002" by TRC. The quarterly monitoring reports indicate that the historical trends continue. MW-1 continues to exhibit high concentrations of Total Petroleum Hydrocarbon (Gasoline) [TPHG] and Methyl Tertiary-Butyl Ether (MTBE), while MW-2 and MW-3 continues to show nondetectable concentrations of TPHG and benzene, toluene, ethylbenzene, xylene (BTEX), and very low concentrations of MTBE. The highest concentrations of TPHG and MTBE were found on February 5, 2002, 28,000 ug/l and 44,000 ug/l, respectively. The work plan proposed installation of an additional monitoring well downgradient and offsite. We feel that it would be premature to install an additional monitoring well at this time. Only MW-1 has significant groundwater contaminant concentrations. Also, the proposed well location is approximately 240 feet away from the location of the removed tanks. Thus, the well location proposed may miss the plume. We request that you address the following technical comments and send us the technical reports requested below.

TECHNICAL COMMENTS

- 1) Lateral and vertical delineation of the plume required - To site additional monitoring wells, propose locations for borings. To monitor the vertical range of the plume, we request that your monitoring network include depth discrete monitoring for onsite and offsite locations. Generally, the screened intervals should be 3 to 5 feet in length. Depth to water for onsite monitoring well MW-2 has been as shallow as 4.95 feet. Include how the screen interval will be determined if the depth to water for the proposed well is shallow. Include your proposal for plume delineation in the amended workplan requested below.
- 2) Conduit Survey required - Determine if the plume is being intercepted.
- 3) Well Survey required - List wells within a quarter mile radius of the site. Indicate which of these may be potential receptors.

Mr. Karvelot
November 26, 2002
Page 2 of 2

- 4) Historical Gradient – Please show using a rose diagram and also include magnitude and direction.
- 5) Source Evaluation - None of the onsite monitoring wells were within 10 feet of the former fuel tanks and dispensers, and in the downgradient direction. To locate a well to meet these requirements and to delineate the contamination from the former fuel tanks and dispensers, propose locations for borings.

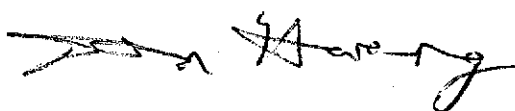
TECHNICAL REPORT REQUEST

Please submit the following technical reports to the Alameda County Environmental Health (Attention: Don Hwang), Amended Workplan by January 31, 2003 and Quarterly Groundwater Monitoring Reports within 30 days of the end of the quarter:

- 1) Amended Workplan including:
 - Proposed locations for borings to delineate the groundwater contaminant plume.
 - Monitoring network screened intervals.
 - Conduit Survey.
 - Well Survey.
 - Historical Gradient.
 - Proposed locations for borings to delineate the contamination from the former fuel tank and dispensers.
- 2) Quarterly Groundwater Monitoring Report, 4th Quarter 2002
- 3) Quarterly Groundwater Monitoring Report, 1st Quarter 2003
- 4) Quarterly Groundwater Monitoring Report, 2nd Quarter 2003
- 5) Quarterly Groundwater Monitoring Report, 3rd Quarter 2003

If you have any questions, you may call me at 510/567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: Tracy Walker, TRC, 5052 Commercial Circle, Concord, CA 94520

✓ File



Winston H. Hickox
Secretary for
Environmental
Protection

State Water Resources Control Board

Division of Clean Water Programs

1001 J Street • Sacramento, California 95814
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(916) 341-5757 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf



Gray Davis
Governor

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.

May 2, 2002

Quik Stop Markets, Inc.
Michael Karvelot
4567 Enterprise St
Fremont, CA 94538-7605

MAY 14 2002

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS,
CLAIM NO. 015072, PA # 2
SITE ADDRESS: 3132 BEAUMONT AVE, OAKLAND, CA 94602**

I have reviewed your request, received on April 25, 2002; for pre-approval of corrective action costs. 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.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the August 15, 2001, TRC workplan approved by the Alameda County EHD (County) in their December 5, 2001 letter, is \$ **8,360**; see the table below for a breakdown of costs.

Be aware that this pre-approval does not constitute a decision on reimbursement: **necessary** (as determined by the Fund) corrective action costs for action work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary.

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.

All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.

California Environmental Protection Agency

COST PRE-APPROVAL BREAKDOWN

#	Task*	Amount Pre-Approved	Comments
1	Site Assessment Workplan	\$ 500	This cost includes all time and materials associated with the preparation and submittal of Site Assessment Workplan
2	QMRs of 3 MWs for 4 Events.	\$6,660	This cost includes all time and materials associated with this task. (QMRs of 3 MWs for 4 Events, GW disposal, Analytical, & Reports.) Note Copies of all reports and disposal manifests must be submitted to the Fund.
3	Well Survey (GPS) and EDF	\$1,200	This cost includes all time and materials associated with this task.
TOTAL PRE-APPROVED		\$ 8,360	

* Task descriptions are the same as those identified in TRC's December 20, 2002 cost estimate.

- Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.
- 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 request pre-approval of costs on the new scope of work.
- Although I have referred to the TRC 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. This letter **pre-approves the costs** as presented in the proposal dated December 20, 2002 by TRC for conducting the work approved by the County.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

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. *Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided 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, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 341-5757.

Sincerely,

Sunil Ramdass

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

Enclosure

cc: Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

Claimant Sheet

Claimant: QUIK STOP MARKETS, INC.
 Claim No: 15072
 Request No:
 Region: 2

Pre-Approval Specific Reimbursement Request

Pre-Approval No. 2
 Pre-Approval Date 05/02/02

Payment Verification

Pre-Approved Costs

Pre-Approved Task Amounts from Pre-Approval No. 2 dated 05/02/02

Task no. 1	Task no. 2	Task no. 3		
\$500.00	\$6,660.00	\$1,200.00		

#	Payee	Invoice	Invoice	Invoice	Amount Requested	Payment Verification			Site Assessment Workplan	QMRs of 3 MWs for 4 Events.	Well Survey (GPS) and EDF			
		No.	Date	Amount		Check No.	Check Date	Check Amount						
Previous Total (Last Reimbursement)														
1														
2														
3														
4														
5														
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
Subtotal Sheet 1														
Total Pre-Approved Costs remaining on each Task														

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



12-2-01

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

December 5, 2001

Mike Karvelot, Director of Environmental Affairs
Quik Stop Markets, Inc.
4567 Enterprise St.
Fremont, CA 94538

Dear Mr. Karvelot:

Subject: Quik Stop Market #56, 3132 Beaumont Ave., Oakland, CA 94602;
RO0000123

The reports for the 2nd and 3rd quarters dated June 19, 2001 and August 15, 2001, respectively, by TRC were reviewed. Monitoring wells MW-1, MW-2, and MW-3, were sampled and analyzed for total petroleum hydrocarbons as gasoline (TPH-G), benzene, toluene, ethyl benzene, xylene (BTEX), and methyl tertiary-butyl ether (MTBE). Monitoring well MW-1 located downgradient from the former and present underground tank locations has been the only well with high MTBE and TPH-G groundwater concentrations. The concentrations for samples collected on April 25, 2001 were 17,000 ug/l MTBE and 12,000 ug/l TPH-G, for July 24, 2001 were 14,000 ug/l MTBE and 8,800 ug/l TPH-G. These MTBE concentrations were similar to prior samples with the exception of the initial sample. The TPH-G concentration on April 25, 2001 doubled from the prior quarter. MTBE concentrations have increased significantly from the initial sample collected on March 2, 2000 and TPH-G groundwater have increased significantly when compared to the first two quarters. The only other well with detectable contaminant concentrations during the 2nd and 3rd quarters 2001 was MW-3, which had a MTBE concentrations of 25 ug/l on April 25, 2001 and 5.2 ug/l on July 24, 2001.

Delineation of MTBE and TPH-G concentrations from the site is needed. Provide a workplan to delineate MTBE and TPH-G concentrations from the site and continue quarterly groundwater monitoring. If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: Tracy Walker, TRC, 5052 Commercial Circle, Concord, CA 94520
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

December 5, 2001

Mike Karvelot, Director of Environmental Affairs
Quik Stop Markets, Inc.
4567 Enterprise St.
Fremont, CA 94538

Dear Mr. Karvelot:

Subject: Quik Stop Market #56, 3132 Beaumont Ave., Oakland, CA 94602;
RO0000123

The reports for the 2nd and 3rd quarters dated June 19, 2001 and August 15, 2001, respectively, by TRC were reviewed. Monitoring wells MW-1, MW-2, and MW-3, were sampled and analyzed for total petroleum hydrocarbons as gasoline (TPH-G), benzene, toluene, ethyl benzene, xylene (BTEX), and methyl tertiary-butyl ether (MTBE). Monitoring well MW-1 located downgradient from the former and present underground tank locations has been the only well with high MTBE and TPH-G groundwater concentrations. The concentrations for samples collected on April 25, 2001 were 17,000 ug/l MTBE and 12,000 ug/l TPH-G, for July 24, 2001 were 14,000 ug/l MTBE and 8,800 ug/l TPH-G. These MTBE concentrations were similar to prior samples with the exception of the initial sample. The TPH-G concentration on April 25, 2001 doubled from the prior quarter. MTBE concentrations have increased significantly from the initial sample collected on March 2, 2000 and TPH-G groundwater have increased significantly when compared to the first two quarters. The only other well with detectable contaminant concentrations during the 2nd and 3rd quarters 2001 was MW-3, which had a MTBE concentrations of 25 ug/l on April 25, 2001 and 5.2 ug/l on July 24, 2001.

Delineation of MTBE and TPH-G concentrations from the site is needed. Provide a workplan to delineate MTBE and TPH-G concentrations from the site and continue quarterly groundwater monitoring. If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

ec
C: Tracy Walker, TRC, 5052 Commercial Circle, Concord, CA 94520
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

June 12, 2001

Mike Karvelot, Director of Environmental Affairs
Quik Stop Markets, Inc.
4567 Enterprise St.
Fremont, CA 94538

Dear Mr. Karvelot:

Subject: Quik Stop Market #56, 3132 Beaumont Ave., Oakland, CA 94602;
RO0000123

"Quarterly Progress Report, 4th Quarter 2000" dated January 10, 2001 and "Quarterly Progress Report, 1st Quarter 2001" dated March 15, 2001 by TRC, were reviewed. Monitoring wells MW-1, MW-2, and MW-3, were analyzed for total petroleum hydrocarbons as gasoline (TPH-G), benzene, toluene, ethyl benzene, xylene (BTEX), and methyl tertiary-butyl ether (MTBE). Monitoring well MW-1 located downgradient from the former and present underground tank locations has been the only well with high MTBE groundwater concentrations. The MTBE concentrations were 21,000 ug/l and 18,000 ug/l for samples collected 4th Quarter 2000 on November 16, 2000 and 1st Quarter 2001 on January 23, 2001. These are significant increases from the 2,200 ug/l for the initial sample collected on March 2, 2000. TPH-G also increased significantly on January 23, 2001, 6,400 ug/l, compared to <500 ug/l on November 16, 2000 and 670 ug/l on March 2, 2000. The only other well with detectable contaminant concentrations was MW-3 which had MTBE concentrations of 72 ug/l, 24 ug/l, and 0.96 ug/l, on January 23, 2001, November 16, 2000, and March 2, 2000, respectively. MW-3 is located crossgradient from the tank locations. Delineation of MTBE concentrations from the site is needed.

Provide a workplan to delineate MTBE concentrations from the site and continue quarterly groundwater monitoring. If you have any questions, please call me at (510) 567-6746.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hwang".

Don Hwang
Hazardous Materials Specialist

C: Christopher Dennis, TRC, 5052 Commercial Circle, Concord, CA 94520

✓ file

STATE OF CALIFORNIA - THE RESOURCES AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF WATER RESOURCES

CENTRAL DISTRICT
3251 S Street
Sacramento, CA 95816
(916) 227-7832
(916) 227-7600(Fax)

NORTHERN DISTRICT
2440 Main Street
Red Bluff, CA 96080
(530) 529-7300
(530) 529-7322 (Fax)

SAN JOAQUIN DISTRICT
3374 East Shields Avenue
Fresno, CA 93726
(559) 230-3300
(559) 230-3301 (Fax)

SOUTHERN DISTRICT
770 Fairmont Avenue
Glendale, CA 91203
(818) 543-4600
(818) 543-4604 (Fax)

WELL COMPLETION REPORT RELEASE AGREEMENT--AGENCY
(Government and Regulatory Agencies and their Authorized Agents)

Project/Contract No. 41023607County AlamedaTownship, Range, and Section T1S R3W S31Radius 2,000

(Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

Make a study, or,

Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped **CONFIDENTIAL** and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

TRC

Authorized Agent

5052 Commercial Circle

Address

Concord, Ca 94520

City, State, and Zip Code

Signature *Mark Trevor*Title Staff GeologistTelephone (925) 688-2467Fax (925) 688-0388Date 2/4/03E-mail mtrevor@trcsolutions.com

ALAMEDA COUNTY
ENVIRONMENTAL HEALTH
Government or Regulatory Agency

1131 HARBOR BAY PARKWAY #250
Address

ALAMEDA, CA 94502-6577
City, State, and Zip Code

Signature *Don Hwang*Title HAZARDOUS MATERIALS
SPECIALISTTelephone (510) 567-6746Fax (510) 337-9335Date 2/4/03E-mail dhwang@co.alameda.ca.us

6 June 2001

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
534	19256880388	02-04 16:05	00' 32	01/01	OK		

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STATE OF CALIFORNIA - THE RESOURCES AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF WATER RESOURCES

CENTRAL DISTRICT
 3251 S Street
 Sacramento, CA 95818
 (916) 227-7822
 (916) 227-7600(Fax)

NORTHERN DISTRICT
 2440 Main Street
 Red Bluff, CA 96080
 (530) 529-7300
 (530) 529-7322 (Fax)

SAN JOAQUIN DISTRICT
 3274 East Shields Avenue
 Fresno, CA 93725
 (558) 230-3300
 (558) 230-3301 (Fax)

SOUTHERN DISTRICT
 770 Fairmont Avenue
 Glendale, CA 91203
 (818) 543-4600
 (818) 542-4604 (Fax)

WELL COMPLETION REPORT RELEASE AGREEMENT-AGENCY
 (Government and Regulatory Agencies and their Authorized Agents)

Project/Contract No. 41023607

County Alameda

Township, Range, and Section T1S R3W S31

Radius 2,000

(Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

Make a study, or,

Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

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TRC

Authorized Agent

5052 Commercial Circle

Address

Concord, Ca 94520

City, State, and Zip Code

ALAMEDA COUNTY
ENVIRONMENTAL HEALTH
 Government or Regulatory Agency

1131 HARBOR BAY PARKWAY #250

Address

ALAMEDA, CA 94502-6577

City, State, and Zip Code

FAX**TRC**5052 Commercial Circle
Concord, California 94520Date: 4 February, 2003Number of pages including cover sheet 2

Alameda County

FEB 04 2003

Environmental Health

To: Don Hwang

Co:	Alameda County HCS
RE:	Quikstop 56
Phone	(510) 567-6700
Fax Phone	(510) 337-9335

From: Mark Trevor

Phone	(925) 688-2467
Cell	(925) 260-6389
Fax	(925) 688-0388
Email	mtrevor@trcsolutions.com

REMARKS:
 Urgent
 For your review
 Reply ASAP
 Please comment

Mr. Hwang, Attached is a DWR Well Reports Release Agreement required by DWR for the release of well information. This agreement is for a Well Survey for Quikstop 56 at 3132 Beaumont Ave in Oakland. TRC intends to submit this form to the DWR as soon as completed by the regulatory agency. Please fax back to mc or call if you have any questions. Thank you.

-Mark



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental
Protection

Division of Clean Water Programs
1001 I Street • Sacramento, California 95814 • (916) 341-5757
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 341-5806 • Internet Address: <http://www.swrcb.ca.gov/cwpp/home/ustcf>

Gray Davis
Governor

November 20, 2000

Michael Karvelot
Quik Stop Markets, Inc.
4567 Enterprise St
Fremont, CA 94538

out
DEC 01 2000
70-0123
DH

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 015072,
SITE ADDRESS: 3132 BEAUMONT AVE, OAKLAND, CA 94602**

I have reviewed your request, received on November 8, 2000, for pre-approval of corrective action costs. 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.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the March 28, 2000, TRC recommendations approved by the Alameda County EHD (County) in their August 24, 2000 letter, is \$ 6,720; see the table below for a breakdown of costs.

Be aware that this pre-approval does not constitute a decision on reimbursement: **necessary** (as determined by the Fund) corrective action costs for action work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary.

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.

All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.

COST PRE-APPROVAL BREAKDOWN

#	Task*	Amount Pre-Approved	Comments
1	Quarterly Monitoring and Sampling	\$2,750	This cost is for 5 events, 4QM2000, 1- 4QM2001. The cost per event is \$550.
2	Laboratory Analysis	\$ 780	This cost is for 5 events. 3 samples will be analyzed for TPHg/BTEX/MtBE. The cost per event is \$138.
3	Ground Water Disposal	\$ 690	This cost is for 5 events. Cost per event is \$138. Disposal manifest and subcontractor's transportation invoice must be provided at the time of reimbursement.
4	Quarterly Monitoring Report	\$2,500	This cost is for 5 events. Cost per event is \$500. QMR's must include a sampling summary of TPHg/BTEX/MtBE, isoconcentration maps, ground water contour maps, conclusion and recommendations based on findings.
TOTAL PRE-APPROVED		\$ 6,720	

* Task descriptions are the same as those identified in TRC's October 24, 2000 cost estimate.

- Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.
- 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 request pre-approval of costs on the new scope of work.
- Although I have referred to the TRC 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. This letter **pre-approves the costs** as presented in the proposal dated October 24, 2000 by TRC for conducting the work approved by the County.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

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. ***Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided 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, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 341-5757.

Sincerely,

Sunil Ramdass.

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

Enclosure

cc: Don Hwang
Alameda County EHD
✓ 1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

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

August 24, 2000

Mike Karvelot, Director of Environmental Affairs
Quik Stop Markets, Inc.
4567 Enterprise St.
Fremont, CA 94538

Dear Mr. Karvelot:

Subject: Quik Stop Market #56, 3132 Beaumont Ave., Oakland, CA 94602;
Stid 3964

"Site Assessment Report, Project No. 41-0236-01" dated March 28, 2000 by TRC-Alton Geoscience, Inc., was reviewed. We concur with the recommendation for quarterly monitoring and sampling.

If you have any questions, please call me at (510) 567-6746.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hwang". The signature is fluid and cursive, written over a light background.

Don Hwang
Hazardous Materials Specialist

C: Christopher Dennis, TRC- Alton Geoscience, Inc., 5052 Commercial Circle,
Concord, CA 94520

file

LS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

December 17, 1999

Mike Karvelot, Director of Environmental Affairs
Quik Stop Markets, Inc.
4567 Enterprise St.
Fremont, CA 94538

Re: Quik Stop Market #56, 3132 Beaumont Ave., Oakland, CA 94602;
Stid 3964

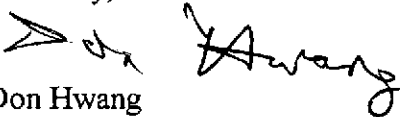
Dear Mr. Karvelot:

The addendum to the site assessment workplan, dated December 15, 1999, by Alton Geoscience, Inc., Alton Project No. 41-00236-01, proposing to analyze for organic lead at the aforementioned site is acceptable. Additionally, if lead is found in the soil sample then analysis for dissolved lead in groundwater will be required.

A report of your site assessment activities will be expected within 45 days following completion of field activities.

If you have any questions, please call me at (510) 567-6746.

Sincerely,


Don Hwang
Hazardous Materials Specialist

C: Christopher Dennis, TRC- Alton Geoscience, Inc., 5052 Commercial Circle,
Concord, CA 94520

file

99 DEC 16 PM 2: 23

December 15, 1999

Alameda County Health Care Services Agency
Department of Environmental Health
Hazardous Materials Program
1131 Harbor Bay Parkway
Alameda, California 94502-6577

41-0236-01

ATTN: MR. DON HWANG

SITE: QUIK STOP MARKET NO. 56
3132 BEAUMONT AVENUE
OAKLAND, CALIFORNIA

SUBJECT: ADDENDUM TO THE NOVEMBER 19, 1999 SITE ASSESSMENT
WORKPLAN (STID #3964)

Dear Mr. Hwang:

We are in receipt of your letter, dated December 2, 1999, regarding the workplan submitted to you for the above-referenced property. In response to the two items noted in you letter, we are submitting this addendum:

- (1) Before beginning field activities, a well installation permit will be obtained from the Alameda County Department of Public Works.
- (2) The soil sample with the greatest concentration of TPH-g, if detected, will be analyzed for organic lead. While not likely a significant issue, we believe that analyses of organic lead is more specific as to the type of lead of concern (i.e., leaded gasoline). Therefore, we propose the analyses of organic lead instead of total lead.

This addendum is submitted on behalf of Quik Stop Markets, Inc. If you have any questions regarding this addendum, please call me at (925) 688-2463.

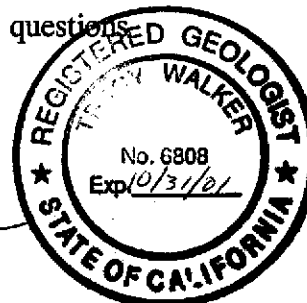
Sincerely,

C.B. Dennis

Christopher B. Dennis
Senior Geologist

Tracy L. Walker

Tracy L. Walker, RG
Associate, Northern California Operations



cc: Mr. Mike Karvelot, Quik Stop Markets, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

December 2, 1999

Mike Karvelot, Director of Environmental Affairs
Quik Stop Markets, Inc.
4567 Enterprise St.
Fremont, CA 94538

Re: Quik Stop Market #56, 3132 Beaumont Ave., Oakland, CA 94602;
Stid 3964

Dear Mr. Karvelot:

"Site Assessment Workplan" dated November 29, 1999 by Alton Geoscience, Inc., Alton Project No. 41-00236-01, for the aforementioned site was reviewed. Please take note of the following:

- 1) The well permit is issued by Alameda County Public Works, Cindy Hutcheson 510/670-5248.
- 2) Soil and groundwater samples also need to be tested for total lead if the underground tanks may have stored leaded gasoline.

Submit revisions to the workplan within 30 days to this office.

If you have any questions, please call me at (510) 567-6746.

Sincerely,


Don Hwang
Hazardous Materials Specialist

C: Christopher Dennis, TRC- Alton Geoscience, Inc., 5052 Commercial Circle,
Concord, CA 94520

file
cd,

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

December 2, 1999

Mike Karvelot, Director of Environmental Affairs
Quik Stop Markets, Inc.
4567 Enterprise St.
Fremont, CA 94538

Re: Quik Stop Market #56, 3132 Beaumont Ave., Oakland, CA 94602;
Stid 3964

Dear Mr. Karvelot:

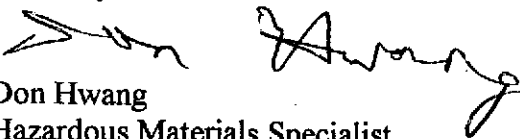
"Site Assessment Workplan" dated November 29, 1999 by Alton Geoscience, Inc., Alton Project No. 41-00236-01, for the aforementioned site was reviewed. Please take note of the following:

- 1) The well permit is issued by Alameda County Public Works, Cindy Hutcheson 510/670-5248.
- 2) Soil and groundwater samples also need to be tested for total lead if the underground tanks may have stored leaded gasoline.

Submit revisions to the workplan within 30 days to this office.

If you have any questions, please call me at (510) 567-6746.

Sincerely,


Don Hwang
Hazardous Materials Specialist

C: Christopher Dennis, TRC- Alton Geoscience, Inc., 5052 Commercial Circle,
Concord, CA 94520

file
Lal,

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

September 16, 1999

Mike Karvelot, Director of Environmental Affairs
Quik Stop Markets, Inc.
4567 Enterprise St.
Fremont, CA 94538

Re: Quik Stop Market #56, 3132 Beaumont Ave., Oakland, CA 94602;
Stid 3964

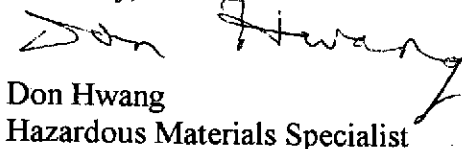
Dear Mr. Karvelot:

There is evidence that surface water or groundwater has been or may be affected by the unauthorized release at the aforementioned site; or that contaminated soils are or may be in contact with surface water or groundwater. On September 17, 1998, two 10,000 gal. underground storage tanks and piping were removed. One of the tanks, T-2, had a small hole near the bottom of the south end. One of the soil samples collected, SW-2, had 240 ppm Total Petroleum Hydrocarbons as Gasoline (TPH-G). The two water samples collected, PW-1 and GW-1, each had detectable concentrations of contaminants. PW-1 had 1,800 ppb TPH-G, 3.8 ppb benzene, 50 ppb toluene, 32 ppb ethyl benzene, and 160 ppb xylene, and 5,500 ppb Methyl Tertiary-Butyl Ether (MTBE). GW-1 had 64 ppb TPH-G and 2,700 ppb MTBE.

A soil and groundwater investigation is required. This needs to include the collection and analysis of data necessary to assess the nature and vertical and lateral extent of the release and to determine a cost-effective method of cleanup. A workplan needs to be submitted to this office.

If you have any questions, please call me at (510) 567-6746.

Sincerely,


Don Hwang
Hazardous Materials Specialist

C: City of Oakland Fire Services, 1603 Martin Luther King, Fire Station 1, Oakland CA 94612

file

ENVIRONMENTAL
PROTECTION
99 AUG 16 PM 4:20

Quik Stop Markets, Inc.

4567 Enterprise Street • Fremont, CA 94538 • (510) 657-8500 • Fax: (510) 657-1544

August 11, 1999
VIA CERTIFIED MAIL

Don Hwang
Hazardous Materials Specialist
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: Submittal of Contamination Documents
Quik Stop Market #56,
3132 Beaumont Avenue, Oakland, CA 94602

Dear Mr. Hwang:

Enclosed are the following documents related to the contamination case referenced above:

1. Corrected copy of the "Notice of Responsibility" issued by your office.
2. Certified list of Record Owners of Fee Title. This list may be amended if a title search currently being conducted indicates that our in-house records are incorrect.
3. UST Unauthorized Release Report.
4. Copy of petroleum release notification to property owner as required by H&S Code Section 25359.7(b).

If you have any questions or need additional information, please call.

Sincerely,
QUIK STOP MARKETS, INC.



Mike Karvelot
Director of Environmental Affairs

Enclosures

Quik Stop Markets, Inc.

4567 Enterprise Street • Fremont, CA 94538 • (510) 657-8500 • Fax: (510) 657-1544

August 11, 1999

Don Hwang
Hazardous Materials Specialist
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: Certified List of Record Owners of Fee Title for Quik Stop Market #56,
3132 Beaumont Avenue, Oakland, CA 94602

Dear Mr. Hwang:

In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I, Mike Karvelot, representing the Primary and Active Responsible Party, Quik Stop Markets, Inc., certify that the following is a complete list of current record owners of fee title to the above site:

James H. Graham
242 Riviera Circle
Larkspur, CA 94939

Sincerely,
QUIK STOP MARKETS, INC.



Mike Karvelot
Director of Environmental Affairs

cc: James H. Graham, Montrose Investment Co., Inc.

Quik Stop Markets, Inc.

4567 Enterprise Street • Fremont, CA 94538 • (510) 657-8500 • Fax: (510) 657-1544

August 10, 1999
VIA CERTIFIED MAIL

James H. Graham
242 Riviera Circle
Larkspur, CA 94939

Re: Quik Stop Market #56, 3132 Beaumont Avenue, Oakland, CA 94602

Dear Mr. Graham:

As you know, Quik Stop Markets, Inc., leases the above-referenced property from you pursuant to a written lease. This letter serves to notify you, in compliance with California Health & Safety Code Section 25359.7, that a release of petroleum product has occurred on the property. Please be assured that Quik Stop intends to perform all corrective action reasonably required by the responsible state or local government agency.

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

Sincerely,
QUIK STOP MARKETS, INC.



Mike Karvelot
Director of Environmental Affairs

cc: Don Hwang, Alameda County Env. Health Services

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 AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.
REPORT DATE 01/08/09	CASE #	SIGNED _____ DATE _____

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT MIKE KARVELOT	PHONE (510) 445-2285	SIGNATURE <i>M. Karvelot</i>
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME Quik Stop Markets, Inc.	
	ADDRESS 4567 ENTERPRISE STREET FREMONT CA 94538		

RESPONSIBLE PARTY	NAME Quik Stop Markets, Inc. <input type="checkbox"/> UNKNOWN	CONTACT PERSON MIKE KARVELOT	PHONE (510) 445-2285
	ADDRESS 4567 ENTERPRISE STREET FREMONT CA 94538		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) Quik Stop Market #56	OPERATOR Quik Stop Markets, Inc.	PHONE (510) 535-1420
	ADDRESS 3132 BEAUMONT AVE. OAKLAND ALAMEDA 94602		
	CROSS STREET 32nd STREET	TYPE OF AREA <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> OTHER Mixed Comm - Res.	TYPE OF BUSINESS <input type="checkbox"/> FARM <input checked="" type="checkbox"/> RETAIL FUEL STATION <input type="checkbox"/> OTHER

IMPLEMENTING AGENCIES	LOCAL AGENCY ALAMEDA Co. ENVIRONMENTAL HEALTH SERVICES	AGENCY NAME	CONTACT PERSON Don Huang	PHONE (510) 567-6700
	REGIONAL BOARD SAN FRANCISCO BAY REGION			PHONE (510) 622-2300

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

DISCOVERY/ABATEMENT	DATE DISCOVERED 01/09/08	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER
	DATE DISCHARGE BEGAN ____/____/____ <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> REPLACE TANK <input type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 01/09/08	

SOURCE/CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	TANKS ONLY/CAPACITY (2) 10,000 GAL.	MATERIAL <input type="checkbox"/> FIBERGLASS <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input checked="" type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER
		AGE 26 YRS <input type="checkbox"/> UNKNOWN		

CASE TYPE	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
-----------	--

CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input checked="" type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES
----------------	--

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <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"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT)
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COMMENTS
The water noted in the tank basin could have been groundwater or ponded water from water line breaks, and tank rinsing activities. All tank backfill material and native soil suspected of being contaminated was excavated, to the limit considered practical. Approximately 1,080 tons transported to Forward, Inc. for aeration and reuse.

LOP RECORD CHANGE REQUEST FORM

printed:
07/21/1999

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp: RB

AGENCY # : 10000 SOURCE OF FUNDS: SUBSTANCE: -0-
 StID : 3964 LOC: -0- 2006619
 SITE NAME: Quik Stop Market No 56 DATE REPORTED : -0-
 ADDRESS : 3132 -0 Beaumont Avenue DATE CONFIRMED: -0-
 CITY/ZIP : Oakland 94602 MULTIPLE RPs : - N

SITE STATUS

 CASE TYPE: - CONTRACT STATUS: PRIOR CODE: -0- EMERGENCY RESP: -0-
 RP SEARCH: - DATE COMPLETED: -0- 7/2/99
 PRELIMINARY ASMNT: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
 REM INVESTIGATION: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
 REMEDIAL ACTION: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
 POST REMED ACT MON: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
 ENFORCEMENT ACTION TYPE: - NA DATE ENFORCEMENT ACTION TAKEN: -0- NA
 LUFT FIELD MANUAL CONSID: -0- DATE CASE CLOSED: -0-
 CASE CLOSED: - REMEDIAL ACTIONS TAKEN: -0-
 DATE EXCAVATION STARTED : -0-

RESPONSIBLE PARTY INFORMATION

 RP#1-CONTACT NAME: -0- ~~MOTORS ATLAS~~ QUIK STOP MARKETS INC.
 COMPANY NAME: -0- MOTORS ATLAS
 ADDRESS: -0- POB 5745
 CITY/STATE: -0- FREMONT 94537

INSPECTOR VERIFICATION:					
NAME	SIGNATURE		DATE		
DATA ENTRY INPUT:					
Name/Address Changes Only			Case Progress Changes		
ANNPCGMS	LOP	DATE	LOP	DATE	DATE

DM - can you take over this
new case - nothing been done:

DM
Thanks

AFG

OAKLAND FIRE SERVICES AGENCY
Transfer of Eligible Local Oversight Case

Handwritten initials and signatures

STID 3964 Date of input/By: 5/7/99

Date: 5/8/99 From: H. Gomez

Site Name: Quick Stop Market No. 56

Address: 3132 Beaumont Ave. City: Oak Zip: 94602

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

- 1. Y N Tanks Removed? # removed? 2 Date removed: 9/17/98
- 2. Y N Samples received? Contamination level: >100 ppm
Type of test TPH

Contamination should be over 100 ppm TPH to qualify for LOP

- 3. Y N Petroleum? Circle Type (s):
 Avgas leaded fuel oil jet
diesel waste oil kerosene solvents