LOP - RECORD CHANGE REQUEST FORM

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

Insp: SH

AGENCY # : 10000 SOURCE OF FUNDS: F

StID : 4141 LOC:

SUBSTANCE: 8006619

SITE NAME: Quik Stop Market

DATE REPORTED : 04/22/92 DATE CONFIRMED: 04/22/92

ADDRESS : 6001 MacArthur Blvd CITY/ZIP : Oakland

94605

MULTIPLE RPs : N

SITE STATUS

CASE TYPE: S CONTRACT STATUS: 4 PRIOR CODE: 2B5 EMERGENCY RESP:

RP SEARCH: S

DATE COMPLETED: 05/04/92

PRELIMINARY ASMNT: C DATE UNDERWAY: 04/29/92 DATE COMPLETED: 05/04/92
REM INVESTIGATION: C DATE UNDERWAY: 07/14/92 DATE COMPLETED: 08/28/92
REMEDIAL ACTION: C DATE UNDERWAY: 07/14/92 DATE COMPLETED: 08/28/92
POST REMED ACT MON: C DATE UNDERWAY: 05/23/93 DATE COMPLETED: 04/04/94

DATE ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 05/04/92
LUFT FIELD MANUAL CONSID: 2HSCAWG
CASE CLOSED: Y

CASE CLOSED: Y

DATE CASE CLOSED: 09/13/95

DATE EXCAVATION STARTED: 04/14/92 REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: J C Binder

COMPANY NAME: Quick Stop Market

ADDRESS: P O Box 5745

CITY/STATE: Fremont, California 94538

	INSPECTOR VERIFICAT	ION:
NAME	SIGNATURE	DATE
Name/Address Changes Only	DATA ENTRY INPUT	: Case Progress Changes
ANNPGMSLOP	DATE	LOP DATE

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION

09/12/95

UNDERGROUND STORAGE TANK CLEANUP SITE

AGENCY#: 10000 SOURCE OF FUNDS: F-FEDERAL INSPECTOR: SH

StID: 4141 SUBSTANCE: 8006619 -Gasoline

DATE REPORTED : 04/22/92 SITE NAME: Quik Stop Market DATE CONFIRMED: 04/22/92 ADDRESS : 6001 MacArthur Blvd

CITY/ZIP : Oakland, CA 94605 MULTIPLE RP's : N

CASE TYPE: S CONTRACT STATUS: 4 PRIOR: 2B5 EMERGENCY RESPONSE:

DATE END: 05/04/92 RP SEARCH PRELIM ASSESSMENT : C DATE BEGIN: 04/29/92 REMEDIAL INVESTIG : C DATE BEGIN: 07/14/92 DATE END: 05/21/92 DATE END: 08/28/92 REMEDIAL ACTION : C DATE BEGIN: 07/14/92 DATE END: 08/28/92 POST REMED MONITOR: C DATE BEGIN: 05/23/93 DATE END: 04/04/94

TYPE ENFORCEMENT ACTION TAKEN: 1 DATE OF ENFORC. ACTION: 05/04/92

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

CASE CLOSED: Y on: 09/13/95 LUFT FIELD MANUAL CONSIDERATION: 2HSCAWG

DT EXC START: 04/14/92 REMEDIAL ACTIONS TAKEN: ED

CONTACT: J C Binder RP COST: RP #1: Ph:

RP COMPANY NAME: Quick Stop Market

ADDRESS: P O Box 5745

CITY/STATE: Fremont, California 94538

△ 1MENT:

facsimile TRANSMITTAL

to:

Susan Hugo

fax#:

(510) 337-9432

re:

Closure Activities at Quick Stop #47

7078638471

6001 MacArthur Blvd.

Oakland, CA 94538

date:

August 11, 1995

pages:

1, including this cover sheet.

Susan:

In accordance with your letter request dated July 19, 1995, Growth intends to decommision the monitor wells on this site on Wednesday, August 16. We plan to begin work at 9:00 a.m. Please let me know if this time is not acceptable. I will be out of the office the week of 8/14, but you catalk to Troy Pew in our office if you have any questions or scheduling conflicts.

Thank You.



ENVIRONMENTAL HEALTH SERVICES NORTH COUNTY

From the deak of...

Steve Long Project Mgr. Growth Environmental Services, Inc. 420 Executive Courl N. Suite G Suisun City, CA 94565

> (707) 863-4171 Fax: (707) 863-8471

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

July 19, 1995 STID# 4141

Mr. Michael Karvelot Quick Stop Market 4567 Enterprise Street Fremont, California 94538 DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

RE: Workplan for Site Closure at Quick Stop Market 6001 MacArthur Blvd., Oakland, CA 94619

Dear Mr. Karvelot:

This office has completed review of the work plan for site closure activities dated July 6, 1995, prepared and submitted by Growth Environmental Services, Inc. for the referenced site.

The work plan for site closure activities which include the decommissioning of the three monitoring wells is acceptable to this agency.

Please notify this office at least 72 hours in advance for the start up of the work plan implementation so a site visit can be arranged by a representative from this office.

A report must be submitted to this agency within 45 days after completion of the site activities and the Remedial Action Completion Certification will be issued.

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,

Susan L. Hugo

Inson I. Hugo

Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Director, Environmental Health
Thomas Peacock, Acting Chief, Environmental Protection
Division / file

Kevin Graves, San Francisco Bay RWQCB

J. Charles Binder, 22661 Cass Avenue, Woodland Hills,

California 91364

Richard Morales, Growth Environmental Services, Inc., 420 Executive Court North, Suite G, Fairfield, CA 94533

94 DEC-9 PH 2: 43

December 7, 1994

Ms. Susan L. Hugo Senior Hazardous Materials Specialist Alameda County Department of Environmental Health 1131 Harbor Bay Parkway Alameda, Ca. 94502

Subject: Quik Stop Market #47

6001 MacArthur Boulevard

Oakland, Ca. 94605

Dear Ms. Hugo:

I am the owner of the subject property. It will soon be appraised by a California Probate Referee on account of federal estate taxes to be assessed on my late sister's interest with whom I was a 50% owner of this property.

I am the administrator of my sister's estate. It is in the interest of her estate that I obtain for the probate referee any and all information and documents which impact the value of this property

I have in my possession your letter dated March 18, 1993 to Certified Environmental Consulting, Inc. requesting installation of three groundwater monitoring wells and subsequent reports and analyses they would generate.

Please forward to me as soon as possible any more recent letters to CEC or Quik Stop Markets (my tenant) concerning your department's oversight of the remediation efforts related to this property and a statement indicating whether there has been granted case closure. Thank you.

Sincerely,

J. Charles Binder 22661 Cass Avenue

Woodland Hills, Ca. 91364

818-225-7654

(818) 883-33D



SAN FRANCISCO BAY REGION 2101 WEBSTER STREET, SUITE 500 OAKLAND, CA 94612 (510) 286-1255



Mr. David Janney 910 Sunrise Avenue Suite A-1-417 Roseville, CA 95661 December 20, 1993 File No.: 2198.17 (UST) RB File No. 01-1217

Subject:

Quik Stop Market #47, 6001 MacArthur Boulevard, Oakland, Alameda.

Dear Mr. Janney:

Board Staff reviewed a statistical analysis of soil sampling data/ soil disposal proposal, dated December 2, 1993, for the above referenced site. We concur with the proposed reuse of 6400 cubic yards of soil, currently located at 991 Vasco Road, Livermore, Alameda, to backfill a quarry excavation at 580 El Charro Road, Pleasanton, Alameda. The soil sampling data appear to indicate that the concentrations of petroleum hydrocarbons in the soil pose an unlikely threat to groundwater.

Thus, the proposed reuse is exempt from the land disposal regulations as specified in Title 23, Division 3, Chapter 15, Section 2511 (h) of the California Code of Regulations. Please be aware that the above exemption does not free present or future land owners from responsibilities related to future cleanup of pollution, in the event that new information indicates a pollutant problem at or originating from the above referenced site or the site at which soil shall be disposed.

Please contact Sumadhu Arigala at (510) -286-0434, if you have any questions.

Sincerely,

Donald Dalke, Division Chief,

Toxics Cleanup Division.

CC: Susan Hugo, ACDEH Ted Klenk, PFD

83 DEC SS BH 5: 00

ALCO TAMZAH

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY

(W) b SW

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 18, 1993 STID# 4141 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

Mr. David Janney Certified Environmental Consulting, Inc. 910 Sunrise Avenue, Suite A-1-417 Roseville, California 95661

RE: Status of the Investigation/Remediation at Quick Stop Market - 6001 MacArthur Boulevard, Oakland, CA 94605

Dear Mr. Janney:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the removal of three underground storage tanks at the referenced site. We are in receipt of the following reports:

- * Analytical Results and Work Plan for Quick Stop Market dated April 22, 1992 and prepared by CEC, Inc.
- * Tank Closure Report for Quick Stop Market dated May 15, 1992 and prepared by CEC, Inc.
- * Progress Report and Site Remediation Plan for Quick Stop Market dated June 25, 1992 and prepared by CEC, Inc.
- * Progress Report and Site Remediation Plan for Quick Stop Market dated July 3, 1992 and prepared by CEC, Inc.
- * Preliminary Closure Report for Quick Stop Market dated January 13, 1993 and prepared by CEC, Inc.

Based upon the review of the reports submitted to this office for the referenced, the following issues needed clarification and must be addressed in the work plan for additional subsurface investigation:

- Please explain the rationale for the installation of the groundwater extraction sump at the site. This sump must be properly abandoned.
- oil and grease (TOG). The stockpiled soil generated from the waste oil tank must be characterized for waste oil constituents in addition to TPH as gasoline, TPH as diesel, benzene, toluene, ethyl benzene, and xylene.
 - The location of the former waste oil tank must be identified in the site map.

Loth Ryl

Mr. David Janney RE: 6001 MacArthur Blvd., Oakland 94605 March 18, 1993 Page 2 of 4

- Submit to this office the sampling plan for characterizing the aerated stockpiled soil at 991 Vasco Road in Livermore. It is my understanding that this soil will be used as a fill at the Bay Area Rapid Transit (BART) station construction site in Pittsburg, CA. Permits from other regulatory agencies must be secured for disposal and/or use of the aerated stockpiled soil.
- Please clarify if the 75 gallons of water pumped from the excavation pit of the two former tanks was included in the 700 gallons disposed and manifested on 4/27/92.
- Please clarify if the water sample was collected from boring B-2 (as shown in the boring log) or B-3 (as shown in the chain of custody).
 - It appears that the Richfield tanks may still be on site. The absence of backfill during the overexcavation is not conclusive that tanks are still present on site. Further verification whether any tank or tanks still exist on site must be conducted. And house for semond of 2 tanks in 1970.
 - Due to the potential that fuel may have contaminated the groundwater, water quality must be characterized. A minimum of three monitoring wells must be installed to determine the groundwater gradient. As per the requirements specified in the "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites", August, 1990, one monitoring well must be installed within ten feet of the former tank in the verified downgradient direction. Site map should incorporate the placement of the three monitoring wells in reference to the locations of the tanks and/or former tanks at the site.
 - Groundwater elevation readings must be performed every month for six months. Data collected after six months will be evaluated if monthly or quarterly groundwater elevation readings is necessary for establishing groundwater flow direction at the site.
 - Groundwater monitoring wells must be sampled on a quarterly basis and analyzed for the following target compounds: TPH gasoline, TPH diesel, benzene, toluene, ethylbenzene, xylene, total oil and grease. After four quarters of non-detectable levels have been achieved, the frequency of sampling events will be evaluated and/or a recommendation for signoff/case closure by RWQCB will be determined.

Mr. David Janney

RE: 6001 MacArthur Blvd., Oakland, CA 94605

March 18, 1993 Page 3 of 4

> A time schedule for all phases of the investigation and remediation activities and anticipated time when cleanup will be completed at the site must be submitted to this office.

Please incorporate your response to the items listed above in the work plan for additional subsurface investigation which must be submitted to this office within 30 days of the date of this letter or by April 18, 1993.

A report must be submitted within 30 days after completion of this investigation. Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation/cleanup activities must be included to inform this department or the RWQCB of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control / quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of reports must also be submitted to: Mr. David Janney RE: 6001 MacArthur Blvd., Oakland, CA 94605 March 18, 1993 Page 4 of 4

> Rich Hiett RWQCB, san Francisco Bay Region 2101 Webster Street, Fourth Floor Oakland, California 94612

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or RWQCB.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,

Susan L. Hugo

Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health Rich Hiett, San Francisco Bay RWQCB
Gil Jensen, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division - files
Mr. Jack Griffith, Quick Stop Markets, Inc.
4567 Enterprise St., Fremont, CA 94537

.

February 24, 1993

Ms. Susan L. Hugo Senior Hazardous Materials Specialist Alameda County Department of Environmental Health Hazardous Materials Division 80 Swan Way, Room 350 Oakland, Ca. 94621

Subject: Preliminary Closure Report for

Quik Stop Market #47 6001 MacArthur Boulevard Oakland, Ca. 94605

Dear Ms. Hugo:

I am the owner of the property on which the subject report was submitted last January 13, 1993. I have recently been advised of the report and sent a copy by Quik Stop Markets who owned the gasoline storage tanks, leased the property since 1972, and owned the property prior to that.

I am deeply concerned with the health and safety issues raised by the report and the potential liabilities of those who have owned the property. I would appreciate being kept informed of your findings and directives issued to any party by your office which would require the execution of any work on the site in order to comply with enviornmental laws of state and local authorities. Thank you for your cooperation.

Sincerely,

J. Charles Binder 22661 Cass Avenue

Woodland Hills, Ca. 91364

white -env.health yellow -facility pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200 Oakland, CA 94621 (415) 271-4320

Hazardous Materials Inspection Form

•			Site Site Name GUICK STOP MAKENDAY: 14,92
	BUSINESS PLANS (Title 19) 1. immediate Reporting 2. Bus. Pian Stats. 3. RR Can > 30 days 4. Inventory Information 5. Inventory Complete 6. Emergency Response 7. Training 8. Deficiency 9. Madification ACUTELY HAZ. MATLS	2703 25503(b) 25503.7 25504(c) 2730 25504(b) 25504(c) 25505(d) 25505(d)	Site Address (000) MacMillum Blvd. City Oakland zip 94 663 Phone MAX AMT stored > 500 lbs, 55 gal., 200 cft.? Inspection Categories: Haz. Mat/Waste GENERATOR/TRANSPORTER
	10. Registration Form Filed 11. Form Complete 12. RMPP Contents 13. Implement Sch. Regid? (Y/N 14. Offsite Conseq. Assess. 15. Probable Risk Assessment 16. Persons Responsible 17. Certification 18. Exemption Request? (Y/N) 19. Trade Secret Requested?	25533(a) 25533(b) 25534(c) 0 10 25524(c) 25534(d) 25534(g) 25534(f) 25536(b) 25538	* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C) Comments: Gruen & Cavation Administration Cavation Administration Code (CAC) and the Health & Safety Code (HS&C)
Oeneral General	UNDERGROUND TANKS (Title 1. Permit Application 2. Pipeline Leak Detection 3. Records Maintenance 4. Release Report	25284 (H&S) 25292 (H&S) 2712 2651	Dane Genous - agreed to over the aunie To 10 thm TPHs To less if
Monitoring for Existing Tanks	5. Closure Plans 6. Method 1) Monthly Test 2) Daily Vadose Semi-cranual gnotwater One time sols 3) Daily Vadose One time sols Annual tank test 4) Monthly Gnotwater One time sols 5) Daily Inventory Annual tank testing Cont pipe leak det Vadose/gnotwater mon. 6) Daily Inventory Annual tank testing Cont pipe leak det 7) Weekly Tank Gauge Annual tank timg 8) Annual Tank timg 8) Annual Tank timg 7. Precis fonk Test Date: 8. Inventory Rec. 9. Soil Testing 10. Ground Water.	2643 2644 2646 2647	Will update he: site activity geriodé calley.
New Tanks	11.Monitor Plan 12.Access. Secure 13.Plans Submit Date: 14. As Built Date:	2632 2634 2711 2635	
lev (8/88		
	Contact: _		II, III
	Title:		Inspector:
	Signature:		Signature:

white -env.health yellow -facility -files pink

ALAMEDA COUNTY, DEPARTMENT OF **ENVIRONMENTAL HEALTH**

80 Swan Way, #200 Oakland, CA 94621 (415) 271-4320

Hazardous Materials Inspection Form

		' Ha	zardous Materials Inspection Form	[
	BUSINESS PLANS (Title 19) 1. immediate Reporting 2. Bus. Plan Stds. 3. RR Cars > 30 days 4. inventory Information 5. inventory Complete 6. Emergency Response 7. Training 8. Deficiency 9. Modification ACUTELY HAZ. MATLS 10. Registration Form Filed 11. Form Complete 12. RMPP Cantents 13. implement Sch. Reqid? (Y/N) 14. OrfSite Conseq. Assess. 15. Probable Risk Assessment 16. Persons Responsible 17. Certification 18. Exemption Request? (Y/N) 19. Trade Secret Requested?	2703 25503(b) 25503,7 25504(c) 2730 25504(c) 25504(c) 25505(c) 25505(b)	Site Site Name GINICK STOP Today's 14 9. Site Address 601 Mac an Hun Blud. City Gulland Zip 94613 Phone MAX AMT stored > 500 ibs, 55 gal., 200 cft.? Inspection Categories: I. Haz. Mat/Waste GENERATOR/TRANSPORTER II Business Plans, Acute Hazardous Materials III. Underground Tanks Many May 10 10 65 Callif. Addinistration Code (CAC) or the Health & Safety Code (HS&C) Subministry pumps comments: 500 165 druice maid for musting the	
m.	UNDERGROUND TANKS (Title	a 23)	2-10,000 Gal UGT removal (gaigle	<u> </u>
General		25284 (H&S) 25292 (H&S) 2712 2651 2670	1E2- 10/1/6/k - 10%], Jank 1 02-57: 5 - 2% A RHT(Kauler) - 9Kp april 1992- H 20/192 Fire xlight; Inspector requested 18HD to overs	-) - -
Monitoring for Existing Tanks	Serrical Float growther One time soits 3) Doily Vaciose One time soits Annual tank lest 4) Montify Gnowater One time soits 5) Doily inventory Annual tank testing Contrippe leak det Vaciose/gnowater mon. 6) Doily inventory Annual tank testing Contrippe leak det 7) Weekly Tank Gauge Annual tank sting 8) Annual tank testing Doily inventory 9) Other	2643 2644 2646 2647	Aforkpiled Soil must by character ; 2rd. The folimited space & Safety (Reaustring in the parking lot) he stockpiled soil can be put back in the pit on the condition to the pit will be lined with Mis guen & if the Stockpiled soil have any detectable the of continuously soil formation of the present of prose of project the restaurable & de spose of project of the present of project of the present of project of the present of the project of the present of the present of the project o	- Latered
New Tanks	11.Monitor Plan 12.Access. Secure 13.Plans Submit Date: 14, As Built Date:	2632 2634 2711 2635	Grand water incountered, for product	-
	Contact:	Chuck V-P-	Sempo Inspector: 1 171	-
	Signature:	Cher	h Kin Signature: Just & Hugy	T) -

-env.health yellow -facility -files pink

Page 2 ALAMEDA COUNTY, DEPARTMENT OF **ENVIRONMENTAL HEALTH**

80 Swan Way, #200 Oakland, CA 94621 (415) 271-4320

Hazardous Materials Inspection Form

 Π,Π

****			Site Site Name Buck STOP MARKED av s4/4,92
	BUSINESS PLANS (Title 19) 1. Immediate Reporting 2. Bus. Plan Stds. 3. RR Cars > 30 days 4. Inventory information 5. Inventory Complete 6. Emergency Response 7. Tridning 8. Deficiency 9. Modification ACUTELY HAZ. MATLS 10. Registration Form Filed 11. Form Complete 12. RMPP Contents 13. Implement Sch. Regid? (Y/N) 14. OffSite Conseq. Assess. 15. Probable Risk Assessment 16. Persons Responsible 17. Certification 18. Exemption Request? (Y/N)	2703 25503(b) 25503.7 25504(c) 2730 25504(c) 25504(c) 25505(d) 25505(d) 25505(d) 25505(d) 25503(d) 25533(d) 25533(d) 25533(d) 25534(d) 25534(d) 25534(d) 25534(d) 25534(d) 25534(d) 25534(d) 25534(d) 25534(d) 25534(d) 25534(d) 25534(d)	Site Site Name Quick STIP MARKED 192 Site Address COVI Mac Curther Blud. City Child Zip 946/3 Phone MAX AMT stored > 500 lbs. 55 gal., 200 cft.? Inspection Categories: I. Haz. Mat/Waste GENERATOR/TRANSPORTER II. Business Plans, Acute Hazardous Materials III. Underground Tanks * Callf. Administration Code (CAC) or the Health & Safety Code (HS&C)
	19, Trade Secret Requested?	25638	Comments:
III.	UNDERGROUND TANKS (Title	25284 (H&S) 25292 (H&S) 2712 2651 2670	Thong petroleum hydrocaron ador,
Monthoring for Edding Tanks			Pung the groundwater before horefilling
	7. Precis Tank Test	2643 2644 2646 2647	
New Tanks	11. Monitor Plan 12. Access. Secure 13. Plans Submit Date: 14. As Built Date:	2632 2634 2711 2635	
lev	6/88		
) 1 (// // // // // // // // // // // // //

Contact:

Signature:

Inspector: