ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Director

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

June 26, 2014

Mr. Mike Karvelot (sent by e-mail to mike.karvelot@quikstop.com)
Quik Stop Markets, Inc.
4567 Enterprise Street
Fremont, CA 94538

Subject: Case Closure for Fuel Leak Case No. RO0000353 and GeoTracker Global ID T06019705699, Quik Stop #88, 20757 Lake Chabot Road, Castro Valley, CA 94546

Dear Mr. Karvelot:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25296.10[g]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health (ACEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (http://geotracker.waterboards.ca.gov) and the Alameda County Environmental Health website (http://www.acgov.org/aceh/index.htm).

Due to residual contamination, the site was closed with Site Management Requirements that limit future land use to the current commercial land use as an active fueling station. Site Management Requirements are further described in section IV of the attached Case Closure Summary.

If you have any questions, please call Karel Detterman at (510) 567-6708. Thank you.

Sincerely,

Dilan Roe

Dilan Roe, P.E.
LOP and SCP Program Manager

Enclosures: 1. Remedial Action Completion Certification
2. Case Closure Summary

cc with enclosures:

Alameda County Planning Department, Community Development Agency, Sandra Rivera, Assistant Planning Director, 224 West Winton Ave. Rm. 111, Hayward, CA 94544-1215 (sent via electronic mail to:sandra.rivera@acgov.org

Gary Mulkey, Compliance & Closure, Inc. (Sent via e-mail to: gary@cci-envr.com)

Karel Detterman (sent via electronic mail to: karel.detterman@acgov.org
eFile, GeoTracker

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6777
FAX (510) 337-9135

REMEDIAL ACTION COMPLETION CERTIFICATION

June 26, 2014

Mr. Mike Karvelot (sent by e-mail to mike.karvelot@quikstop.com)
Quik Stop Markets, Inc.
4567 Enterprise Street
Fremont, CA 94538

Subject: Case Closure for Fuel Leak Case No. RO0000353 and GeoTracker Global ID T06019705699, Quik Stop #88, 20757 Lake Chabot Road, Castro Valley, CA 94546

Dear Mr. Karvelot:

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

Please be aware that claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,

Ariu Levi
Director

CASE CLOSURE SUMMARY
LEAKING UNDERGROUND FUEL STORAGE TANK - LOCAL OVERSIGHT PROGRAM

I. AGENCY INFORMATION

Date: June 26, 2014

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6708
Responsible Staff Person: Karel Detterman	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Quik Stop #88		
Site Facility Address: 20757 Lake Chabot Road, Castro Valley, CA		
RB Case No.: ----	Previous Case STiD No.: 4091	LOP Case No.: RO0000353
GeoTracker ID: T06019705699		APN: 84A-161-56-2
Current Land Use: Active Fueling Station		

Responsible Parties	Addresses	Phone Numbers
Mr. Mike Karvelot Quik Stop Markets, Inc.	4567 Enterprise Street Fremont, CA 94538	----

This Case Closure Summary along with the Case Closure Transmittal letter and the Remedial Action Completion Certification provides documentation of the case closure. This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions. Additional information on the case can be viewed in the online case file. The entire case file can be viewed over the Internet on the Alameda County Environmental Health (ACEH) website (http://www.acgov.org/aceh/lop/ust.htm) or the State of California Water Resources Control Board GeoTracker website (http://geotracker.waterboards.ca.gov). Not all historic documents for the fuel leak case may be available on GeoTracker. A more complete historic case file for this site is located on the ACEH website.

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Release from underground storage tank (UST) system.		
Number of monitoring wells installed: ----	Number of monitoring wells destroyed: ----	Number of monitoring wells remaining: ----
Highest Groundwater Depth Below Ground Surface: ----	Lowest Depth: ----	Flow Direction: Estimated to be to the south-southwest based on data from Fuel Leak Case No. RO0000665 located across Lake Chabot Boulevard at 2724 Castro Valley Boulevard
Most Sensitive Current Groundwater Use: Potential drinking water source		

Summary of Production Wells in Vicinity: The groundwater gradient direction appears to be to the south-southwest; There were no water supply wells found to be located within a radius of 2,000 feet downgradient of the site. There are a number of domestic wells located upgradient of the site and the closest domestic well appears to be located at Tyee Court, Castro Valley, and a distance of approximately 1000 feet southeast of the site. Based on the location of the well with respect to the site, the well is not expected to be a receptor for the site.	
Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest Surface Water Name: A culvertized channel of Chabot Creek is located at the site's western boundary (cross gradient)

LTCP GROUNDWATER SPECIFIC CRITERIA						
LTCP Groundwater Specific Scenario under which case was closed: Scenario 5						
Site Data			LTCP Scenario 1 Criteria (ppb)	LTCP Scenario 2 Criteria (ppb)	LTCP Scenario 3 Criteria (ppb)	LTCP Scenario 4 Criteria (ppb)
Plume Length	----		<100 feet	<250 feet	<250 feet	<1,000 feet
Free Product	----		No free product	No free product	Removed to maximum extent practicable	No free product
Plume Stable or Decreasing	----		Stable or decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 Years	Stable or decreasing
Distance to Nearest Water Supply Well	> 2,000 feet		>250 feet	>1,000 feet	>1,000 feet	>1,000 feet
Distance to Nearest Surface Water and Direction	Culvertized creek at the western boundary of site		>250 feet	>1,000 feet	>1,000 feet	>1,000 feet
Property Owner Willing to Accept a Land Use Restriction?	----		Not applicable	Not applicable	Yes	Not applicable
GROUNDWATER CONCENTRATIONS						
Constituent	Historic Site Maximum (ppb)	Current Site Maximum (ppb)	LTCP Scenario 1 Criteria (ppb)	LTCP Scenario 2 Criteria (ppb)	LTCP Scenario 3 Criteria (ppb)	LTCP Scenario 4 Criteria (ppb)
Benzene	----	----	No criteria	<3,000	No criteria	<1,000
MTBE	----	----	No criteria	<1,000	No criteria	<1,000
List other chemicals of specific concern						
Scenario 5: If the site does not meet scenarios 1 through 4, has a determination been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame?				Yes		

LTCP VAPOR SPECIFIC CRITERIA							
LTCP Vapor Specific Scenario under which case was closed: Active fueling station exempt from vapor specific criteria							
Active Fueling Station	Active as of 06/26/2014						
Site Data		LTCP Scenario 1 Criteria	LTCP Scenario 2 Criteria	LTCP Scenario 3A Criteria	LTCP Scenario 3B Criteria	LTCP Scenario 3C Criteria	LTCP Scenario 4 Criteria
Unweathered NAPL	No NAPL	LNAPL in groundwater	LNAPL in soil	No NAPL	No NAPL	No NAPL	No criteria
Thickness of Bioattenuation Zone Beneath Foundation	14 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	≥5 feet
Total TPH in Bioattenuation Zone	3.4 ppm	<100 ppm	<100 ppm	<100 ppm	<100 ppm	<100 ppm	<100 ppm
Maximum Current Benzene Concentration in Groundwater	4.6 ppm	No criteria	No criteria	<100 ppb	≥100 and <1,000 ppb	<1,000 ppb	No criteria
Oxygen Data within Bioattenuation Zone	No oxygen data	No criteria	No criteria	No oxygen data or <4%	No oxygen data or <4%	≥4% at lower end of zone	≥4% at lower end of zone
Depth of soil vapor measurement beneath foundation	----	No criteria	No criteria	No criteria	No criteria	No criteria	≥5 feet

SCENARIO 4 DIRECT MEASUREMENT OF SOIL VAPOR CONCENTRATIONS						
Site Soil Vapor Data			No Bioattenuation Zone		Bioattenuation Zone	
Constituent	Historic Maximum ($\mu g/m^3$)	Current Maximum ($\mu g/m^3$)	Residential	Commercial	Residential	Commercial
Benzene	----	----	<85	<280	<85,000	<280,000
Ethylbenzene	----	----	<1,100	<3,600	<1,100,000	<3,600,000
Naphthalene	----	----	<93	<310	<93,000	<310,000
If the site does not meet scenarios 1 through 4, does a site-specific risk assessment for the vapor intrusion pathway demonstrate that human health is protected?			----			
If the site does not meet scenarios 1 through 4, has a determination been made that petroleum vapors from soil or groundwater will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls?			----			

LTCP DIRECT CONTACT AND OUTDOOR AIR EXPOSURE CRITERIA						
LTCP Direct Contact and Outdoor Air Exposure Specific Scenario under which case was closed: A determination been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health.						
Are maximum concentrations less than those in Table 1 below?				Yes		
Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (ppm)	Volatilization to outdoor air (5 to 10 feet bgs) ppm	0 to 5 feet bgs (ppm)	Volatilization to outdoor air (5 to 10 feet bgs) ppm	0 to 10 feet bgs (ppm)
Site Maximum	Benzene	<0.005	<0.005	<0.005	<0.005	<0.005
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	<0.005	0.013	<0.005	0.013	0.013
LTCP Criteria	Ethylbenzene	≤21	≤32	≤89	≤134	≤314
Site Maximum	Naphthalene	----	----	----	----	----
LTCP Criteria	Naphthalene	≤9.7	≤9.7	≤45	≤45	≤219
Site Maximum	Polycyclic Aromatic Hydrocarbon (PAHs)	----	----	----	----	----
LTCP Criteria	PAHs	≤0.063	NA	≤0.68	NA	≤4.5
If maximum concentrations are greater than those in Table 1, are they less than levels from a site-specific risk assessment?				----		
If maximum concentrations are greater than those in Table 1, has a determination been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls?				----		

IV. CLOSURE

Does corrective action protect public health for current land use? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, closure of this site appears to be consistent with the policies established by the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy which became effective on August 17, 2012.

Site Management Requirements:

This fuel leak case has been evaluated for closure consistent with the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). Under the current land use as an active fueling station, the site is not required to meet media-specific criteria for vapor intrusion to indoor air. Additionally, naphthalene was not an analyte in shallow soil samples. However, since the release at the site consisted primarily of gasoline and benzene and ethylbenzene concentrations in shallow soil do not exceed media-specific criteria for direct contact, naphthalene concentrations in shallow soil are not likely to exceed the LTCP media-specific criteria. Therefore, case closure is granted for the current commercial land use as an active fueling station.

If a change in land use to any residential, commercial other than as a commercial fueling station, or conservative land use, or if any redevelopment occurs, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

Should corrective action be reviewed if land use changes? Yes

Was a deed restriction or deed notification filed? No	Date Recorded: ----

V. ADDITIONAL COMMENTS AND CONCLUSION

Additional Comments:

Naphthalene was not an analyte in shallow soil samples. However, since the release at the site consisted primarily of gasoline and benzene and ethylbenzene concentrations in shallow soil do not exceed media-specific criteria for direct contact, naphthalene concentrations in shallow soil are not likely to exceed the LTCP media-specific criteria. Additionally, PAHs were not analytes in soil samples; however, since there was no waste oil UST, PAHs in shallow soil are not likely to be present or exceed the LTCP media-specific criteria.

Based on data from downgradient monitoring wells associated with nearby fuel leak cases, the age of the release, the lack of downgradient sensitive receptors, and concentrations in the grab water samples, groundwater contamination appeared to be localized in the tank pit, and therefore posses a low risk.

Conclusion:

Alameda County Environmental Health staff believe that the site meets the conditions for case closure under the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy. Based upon the information available in our files to date, no further investigation or cleanup for the fuel leak case is necessary at this time. However, as specified in the Site Management Requirements, re-evaluation of this case is required if land uses changes to any residential or other conservative land use, or any redevelopment occurs.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Karel Detterman, PG	Title: Hazardous Materials Specialist
Signature: Karel Detter	Date: 6/26/2014
Approved by: Dilan Roe, PE	Title: LOP and SCP Program Manager
Signature: Dilan Roe	Date: 6/26/2014

VII. REGIONAL BOARD AND PUBLIC NOTIFICATION

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
Regional Board Notification Date: 12/30/2013	
Public Notification Date: 2/27/2014	

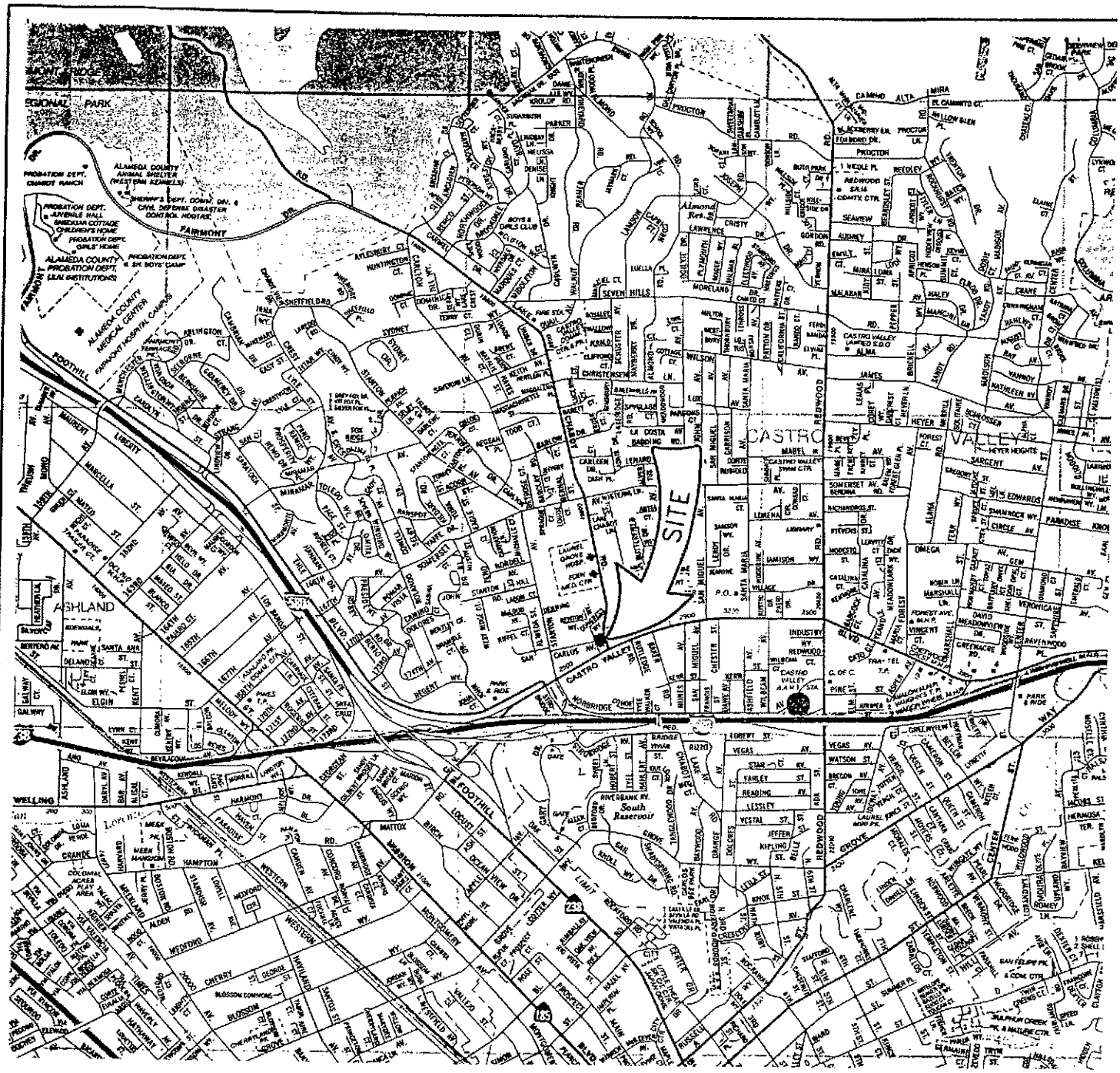
VIII. MONITORING WELL DESTRUCTION

Date Requested by ACEH: ----	Date of Well Destruction Report: ----	
All Monitoring Wells Destroyed: ----	Number Destroyed: ----	Number Retained: ----
Reason Wells Retained: ----		
Additional requirements for submittal of groundwater data from retained wells: ----		
ACEH Concurrence - Signature: ----		Date: ----

Attachments:

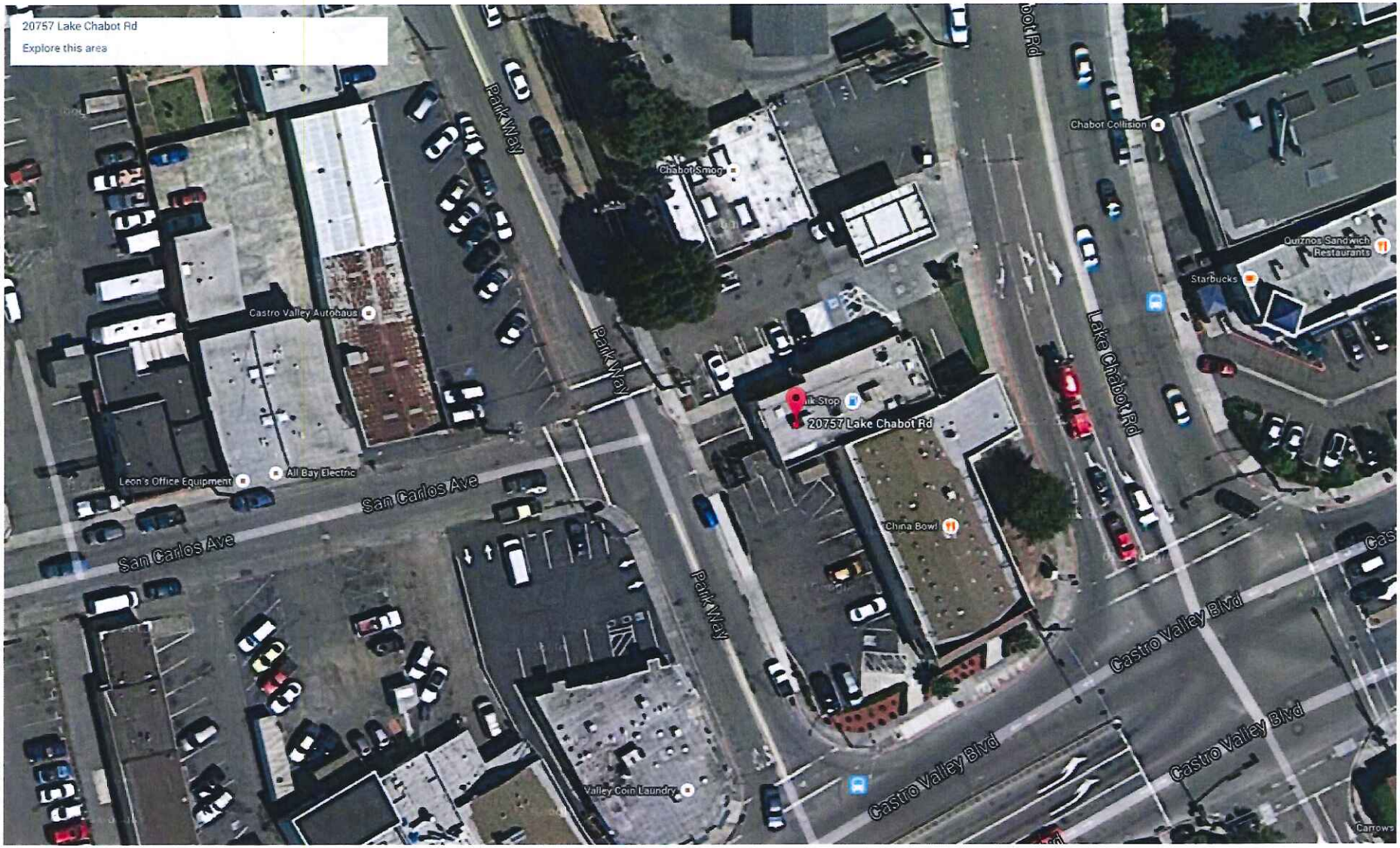
1. Site Vicinity Map and Aerial Photo (2 pp)
2. Site Plan (1 p)
3. Soil Analytical Data (2 pp)
4. Groundwater Analytical Data (1 pp)
5. Cross Sections (2 pp)

ATTACHMENT 1

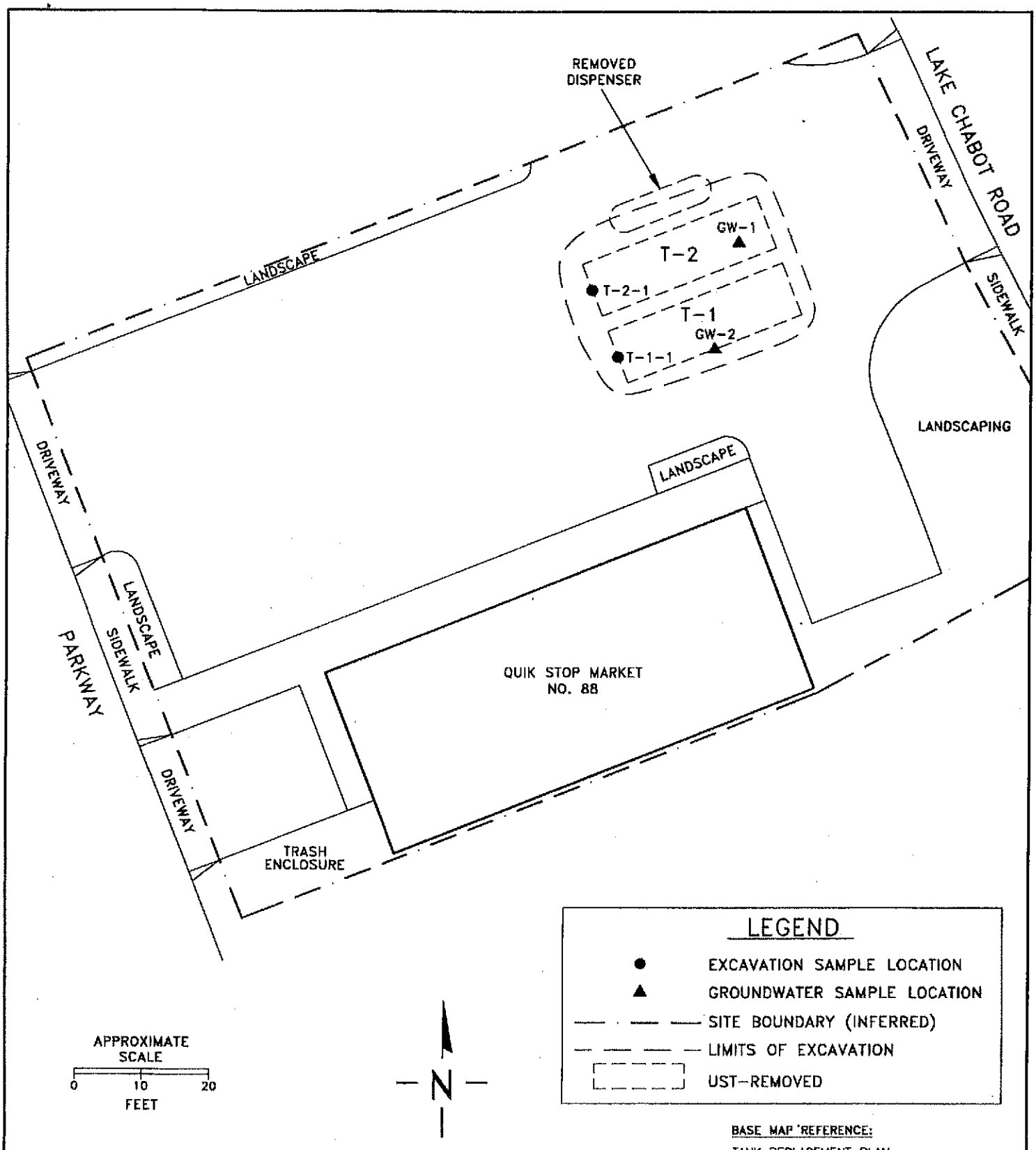


QUIK-88V

reviewed by: RG	LOCATION MAP	Compliance & Closure, Inc.	
approved by: RG	Quik Stop No. 88		
drawn by: EC	20757 Lake Chabot Road		
job no.: Quik Stop No. 88	Castro Valley, California	date: 03/11/99	drawing no.: Figure 1


20757 Lake Chabot Rd
Explore this area
Park Way
Chabot Smog
Chabot Collision
Quiznos Sandwich Restaurants
Starbucks
Castro Valley Autohaus
Lake Chabot Rd
20757 Lake Chabot Rd
Leon's Office Equipment
All Bay Electric
San Carlos Ave
China Bowl
Castro Valley Blvd
Valley Coin Laundry
Map data ©2014 Google
20 ft

ATTACHMENT 2



BASE MAP REFERENCE:

TANK REPLACEMENT PLAN
QUIK STOP MARKET NO. 88

QUIK-88S

reviewed by: RG	SITE MAP	Compliance & Closure, Inc.	
approved by: RG	Quik Stop No. 88		
drawn by: EC	20757 Lake Chabot Road		
job no.: Quik Stop No. 88	Castro Valley, California	date: 03/17/99	drawing no.: Figure 2

ATTACHMENT 3

TABLE 1
UST EXCAVATION SOIL ANALYTICAL RESULTS
Quik Stop Market No. 88
Castro Valley, California

Sample Number	Sample Date	Sample Depth (feet)	TPH-g (ppm)	Benzene (ppm)	Toluene (ppm)	Ethyl-benzene (ppm)	Total Xylenes (ppm)	MTBE (ppm)
T-1-1	12/22/98	~13-14	1.20	<0.005	<0.005	0.0070	0.073	0.81
T-2-1	12/22/98	~13-14	1.40	<0.005	<0.005	0.012	0.022	0.70

TPH-g	Total petroleum hydrocarbons as gasoline
MTBE	Methyl tert-butyl ether
ppm	Parts per million (mg/kg)
<	Less than the listed method detection limit

Compliance & Closure, Inc.

Quik Stop No. 88
CCI Project No. 12139-2

28-Feb-00

TABLE 1

SOIL SAMPLE ANALYSIS

Quik Stop No. 88 - 20757 Lake Chabot Road, Castro Valley, CA

Sample Number	Sample Depth (feet)	Date Sampled	TPHG (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl Benzene (mg/kg)	Total Xylenes (mg/kg)	MTBE (mg/kg)
MW-1-5	5	2/15/00	<1.0	<0.005	<0.005	<0.005	<0.005	<5
MW-1-10	10	2/15/00	<1.0	<0.005	0.019	0.013	0.028	<10[1]
MW-1-15	15	2/15/00	3.4	<0.005	<0.005	<0.005	0.021	<5
MW-1-20	20	2/15/00	<1.0	<0.005	<0.005	<0.005	<0.005	<5
MW-1-25	25	2/15/00	<1.0	<0.005	0.007	<0.005	<0.005	<5
MW-2-5	5	2/15/00	<1.0	<0.005	<0.005	<0.005	<0.005	<5
MW-2-10	10	2/15/00	<1.0	<0.005	<0.005	<0.005	<0.005	<5
MW-2-15	15	2/15/00	<1.0	<0.005	<0.005	<0.005	<0.005	<5
MW-2-20	20	2/15/00	<1.0	<0.005	<0.005	<0.005	<0.005	<5
MW-2-25	25	2/15/00	<1.0	<0.005	0.009	<0.005	<0.005	<5
MW-3-5	5	2/15/00	<1.0	<0.005	<0.005	<0.005	<0.005	<5
MW-3-10	10	2/15/00	<1.0	<0.005	<0.005	<0.005	<0.005	<5
MW-3-15	15	2/15/00	<1.0	<0.005	<0.005	<0.005	<0.005	<5
MW-3-20	20	2/15/00	<1.0	<0.005	<0.005	<0.005	<0.005	<5
MW-3-25	25	2/15/00	<1.0	<0.005	<0.005	<0.005	<0.005	<5

TPHg	Total Petroleum Hydrocarbons as Gasoline
mg/kg	Milligrams per kilogram
ug/kg	Micrograms per kilogram
<	Below laboratory Detection Limit
N.R.	Note Requested
MTBE	Methyl-t-Butyl Ether
1	Sample diluted due to high concentrations of non-target hydrocarbons

Compliance & Closure, Inc.

ATTACHMENT 4

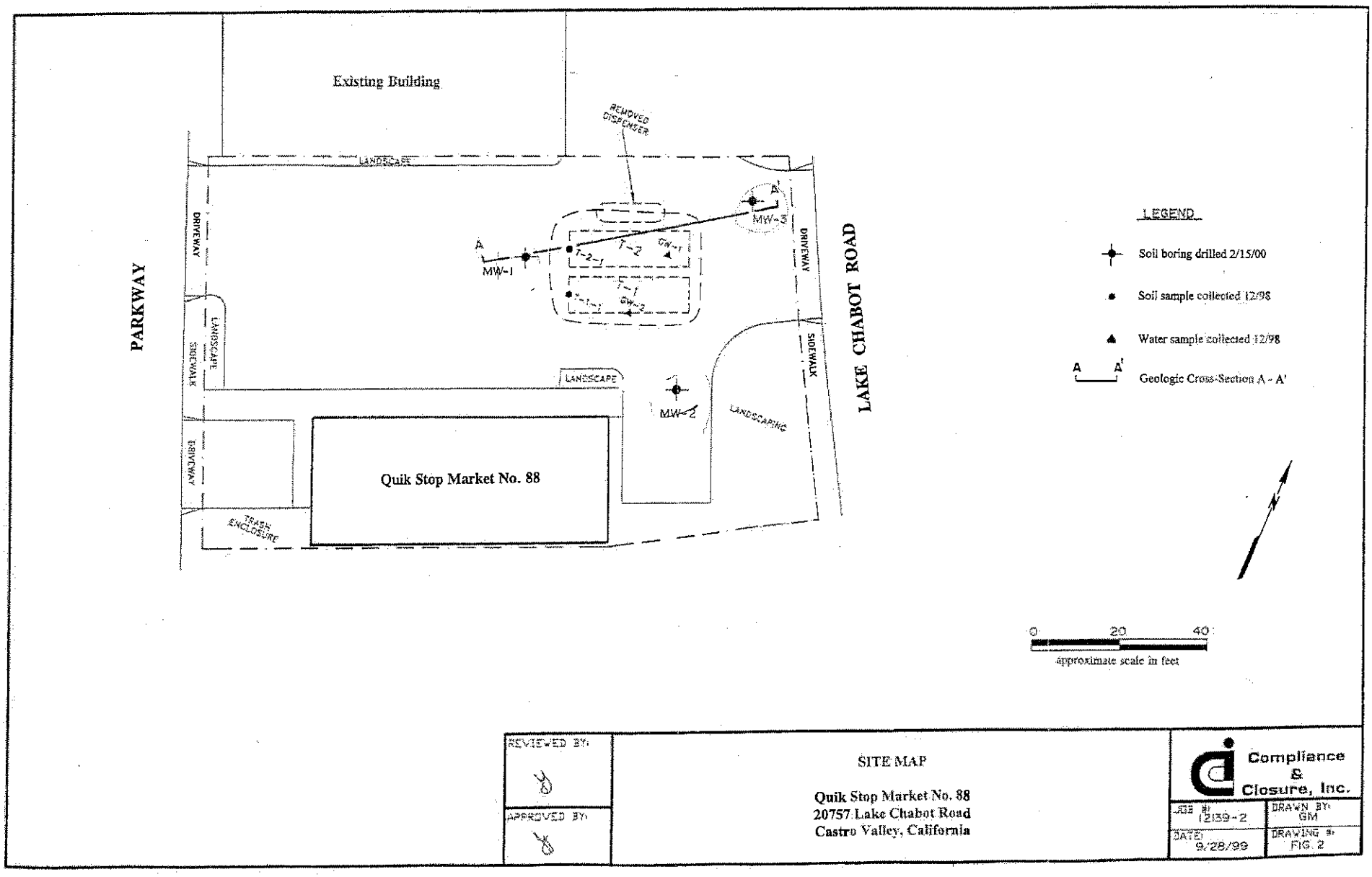
TABLE 2
UST EXCAVATION WATER - ANALYTICAL RESULTS
Quik Stop Market No. 88
Castro Valley, California

Sample Number	Sample Date	Sample Depth (feet)	TPH-g (ppb)	Benzene (ppb)	Toluene (ppb)	Ethyl-benzene (ppb)	Total Xylenes (ppb)	MTBE (ppb)
GW-1	12/22/98	~20-21	16,000	4.6	12	250	1,400	20,000
GW-2	12/29/98	~12-13	400	<0.50	<0.50	0.54	4.5	6,700

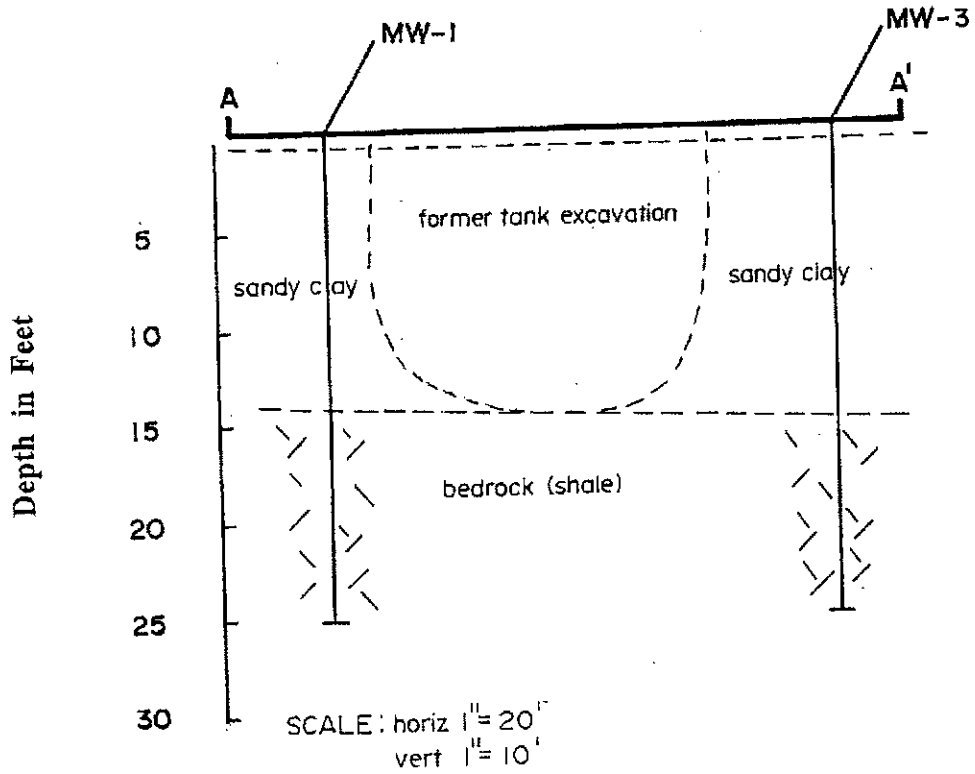
TPH-g	Total petroleum hydrocarbons as gasoline
MTBE	Methyl tert-butyl ether
ppb	Parts per billion (ug/l)
<	Less than the listed method detection limit

Compliance & Closure, Inc.

ATTACHMENT 5


Existing Building
REMOVED DISPENSER
LANDSCAPE
DRIVEWAY
LANDSCAPE SIDEWALK
PARKWAY
A
MW-1
T-2-1
T-2
GW-1
A'
MW-3
T-1-1
T-1
GW-2
LANDSCAPE
MW-2
LANDSCAPING
SIDEWALK
DRIVEWAY
LAKE CHABOT ROAD
Quik Stop Market No. 88
TRASH ENCLOSURE
LEGEND
Soil boring drilled 2/15/00
Soil sample collected 12/98
Water sample collected 12/98
A A'
Geologic Cross-Section A - A'
0 20 40
approximate scale in feet
REVIEWED BY:
APPROVED BY:
SITE MAP
Quik Stop Market No. 88
20757 Lake Chabot Road
Castro Valley, California
Compliance & Closure, Inc.
JOB #: 2139-2
DRAWN BY: GM
DATE: 9/28/99
DRAWING #: FIG. 2

SOUTHWEST TO NORTHEAST CROSS-SECTION



LEGEND

Soil boring

reviewed by:	**GEOLOGIC CROSS-SECTION A-A'**	Compliance & Closure, Inc.
approved by:	**Quik Stop Market No. 88** **20757 Lake Chabot Road** **Castro Valley, California**	
drawn by: GM		date: 2/24/00 — drawing no. FIG. 3
job no. 12139-2		