



June 10, 2003

Alameda County
Health Care Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Alameda County
JUN 16 2003
Environmental Health

Attention: Ms. Eva Shu

RE: Copies of Quik Stop No. 88 Reports and Correspondence

Dear Ms. Chu:

On behalf of Quik Stop Markets, Inc., Compliance & Closure, Inc. (CCI) here by forwards copies of reports and correspondences for Quik Stop Market No. 88, located at 20757 Lake Chabot Road, Castro Valley, California. If you have any questions, please call our office at (925) 648-2008.

Sincerely,
Compliance & Closure, Inc.

A handwritten signature in black ink that reads "Gary R. Mulkey". The signature is written in a cursive style with a large initial 'G'.

Gary R. Mulkey, R.G. 5842

cc: Mike Karvelot - Quik Stop Markets, Inc.



December 31, 2001

Alameda County
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Attention: Mr. Amir Gholami

RE: Response Letter to Comments
Sensitive Receptor and Preferential Pathway Review Report
Quik Stop No. 88, 20757 Lake Chabot Road, Castro Valley, California
(CCI Project No. 12139-3)

Dear Mr. Gholami:

At the request of Quik Stop Markets, Inc., Compliance & Closure, Inc. (CCI) has prepared this response letter to your September 26, 2001 comments on CCI's Sensitive Receptor and Preferential Pathway Review report, dated April 12, 2001 for Quik Stop Market No. 88, located at 20757 Lake Chabot Road in the City of Castro Valley, Alameda County, California. Our comments address your concerns in the same order presented in your letter.

1. *In your report you have not indicated "Compliance Monitoring Wells".*

As you are aware, sensitive receptors are wells which draw water for use, especially potable water. CCI did not present any plot of compliance monitoring wells discovered in our well search because the compliance wells noted are used for monitoring on-site contamination at those sites. Compliance wells are **not** considered to be sensitive receptors. CCI's Reconnaissance Soil Investigation Report, dated February 28, 2000, revealed that groundwater was not present at the site. CCI did collect soil samples at the depths of the wells we had intended to install, which also corresponded to the auger refusal depths. The laboratory data revealed that contaminants were not detected. CCI discussed the site situation with Mr. Scott Seery of your agency and it was agreed that wells would not be installed, as stated in our report.

The compliance well data discovered in our well search is fragmentary and incomplete. In our April 12, 2001 Sensitive Receptor and Preferential Pathway Review report, CCI did plot sites

with compliance wells, which were plotted as triangles in Figure 3. The well data for those sites are attached to the report.

2. *According to your discussion groundwater flow gradient, if present, is moving south. Please inform me how you arrived at this conclusion.*

The discussion of the area hydrogeology (in CCI's April 12th report) indicates that the site is a water barren area of bedrock, overlain by thin soil/colluvial cover. A review of regional hydrogeology which was based on previous site drilling and the well survey, revealed an absence of groundwater. As stated on page 3 of our report, the flow gradient is assumed based upon the surface topography. This assumption is that groundwater, if present, would collect near the colluvial/shale claystone contact and move south. Some compliance well data indicate that sites to the south and at lower elevations show groundwater moving southerly and easterly. A former Shell Oil gasoline station, located on the corner of Lake Chabot and Castro Valley Boulevard, showed limited groundwater at approximately 15 feet below the ground surface in 1990. The underlying shale bedrock was dry. The first quarter groundwater monitoring data from 1990 showed a southerly flow direction.

Given the sites existing asphalt and concrete pavements and concrete lined culvert, which borders the north perimeter of the Quik Stop site, as well as surface drainage improvements, the amount of on-site groundwater recharge would be minimal. This appears to be the case since no groundwater was present under the site, as revealed by borings. Nearby wells and test boreholes discovered in our well search also show the absence of groundwater in both soil and bedrock in the surrounding area.

3. *If we assume that the potential groundwater flow gradient is moving south, then there exists the possibility of contaminant moving to the north of sewer line prior to further dispersion. Please investigate the likelihood of such scenario.*

In CCI's opinion, the potential for possible contaminant movement to the south (toward the sewer line near the building) is highly unlikely. The depth of the underground storage tanks and associated piping are not in close proximity to the sewer line. The sewer line is at a more shallow depth than the underground fuel tanks. If the contaminants dispersed in groundwater (assuming migrating vertically to and dissolved in groundwater) it would not reach the sewer line. The contaminant would be retarded since it would have to transit through clayey soils. Boring data from our February 28, 2000 report, show that borehole MW-2, drilled on the south side of the site, approximately 15 feet from the former tank excavation, indicated that contaminants were not detected in MW-2, with the exception of 0.009 milligrams per kilogram (mg/kg) toluene at a depth of 25 feet. The toluene concentrations are just above the laboratory

Response Letter to Comments
Sensitive Receptor and Preferential Pathway Report
Quik Stop No. 88
Page 3

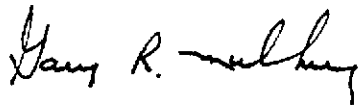
detection limit of 0.005 mg/kg and the depth of the sample is well below the base of the sewer trench (estimated to be 3 to 5 feet below the ground surface). This type of release and dissolved migration scenario for this particular site appears implausible due to the lack of detectable contaminants in the upper soil column at MW-2 and lack of groundwater at the site.

Based on the laboratory data collected during the site investigations, it appears the soil contamination discovered during the fuel tank replacement program in December 1998 was limited to the tank excavation area, and that contaminant migration through the shallow soil horizon did not occur. Furthermore, due to the shallow bed rock at the site, it appears that groundwater is not present at the site. CCI has been informed that any water present in the tank basin at the time the tanks were removed, was a result of the rinsing of the tanks and from a break in an irrigation line.

It is CCI's opinion that no further investigation is warranted at this time. CCI once again requests that the County to review this site for case closure.

If you have any further questions, please call our office at (925) 426-5395.

Sincerely,
Compliance & Closure, Inc.



Gary R. Mulkey, R.G. 5842

cc: Mr. Mike Karvelot, Environmental Director, Quik Stop Markets, Inc.
Mr. Scott Seery, Alameda County Health Care Services

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

STID 4091

September 26, 2001

Mr. Mike Karvelot
Quick Stop Markets, Inc.
4567 Enterprise Street
Fremont, CA 94538-7605

RE: Quick Stop Market No. 88, 20757 Lake Chabot Road, Castro Valley

Dear Mr. Karvelot:

I am in receipt of "sensitive Receptor and Preferential Pathway Review" dated April 12, 2001, submitted by Mr. Gary R. Mulkey of Compliance & Closure, Inc. regarding the above referenced site.

As you are aware, the concentrations of all contaminants found in soil was found to be low. However, during December 1998, grab groundwater sample GW-1 collected from the northeast side of excavation contained up to 16,000 ppb of TPHg and 20,000 ppb of MTBE. Furthermore, the most recent report indicated above did not reach groundwater at depth of up to 25 feet and reached bedrock. Subsequently you were asked to perform a sensitive receptor and preferential pathway survey to further assess the above referenced site. Please note the following regarding the above report:

- In your report you have not indicated "compliance monitoring wells". Please submit a plot plan revealing all wells with respective distances and groundwater levels.
- According to your discussion groundwater flow gradient, if present, is moving south. Please inform me how you arrived at this conclusion.
- If we assume that the potential groundwater flow gradient is moving south, then there exists the possibility of contaminant moving to north of sewer line prior to further dispersion. Please investigate the likelihood of such scenario.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Gary R. Mulkey, Compliance & Closure, Inc. 7020 Koll Center
Parkway, Suite 134, Pleasanton, CA 94566-3107
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0353

Stid 4091

December 20, 2000

Mr. Mike Karvelot
Quick Stop Markets, Inc.
4567 Enterprise Street
Fremont, CA 94538-7605

RE: Quick Stop Market No. 88, 20757 Lake Chabot Road, Castro Valley

Dear Mr. Karvelot:

I have been assigned to oversee the remediation work conducted at the above referenced site. I reviewed the files including the "Reconnaissance Soil Investigation Report" dated February 28, 2000 by Mr. Gary R. Mulkey of Compliance & Closure, Inc. regarding the above referenced site.

Per this report, the concentrations of all contaminants found in soil was found to be low. However, during December 1998, grab groundwater sample GW-1 collected from the northeast side of excavation contained up to 16,000 ppb of TPHg and 20,000 ppb of MTBE. The most recent report indicated above did not reach groundwater at depth of up to 25 feet and reached bedrock. Therefore I would like to have a sensitive receptor and preferential pathway survey performed to have a better assessment of the above referenced site.

Should you have any questions, please do not hesitate to call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Gary R. Mulkey, Compliance & Closure, Inc. 7020 Koll Center
Parkway, Suite 134, Pleasanton, CA 94566-3107
Files

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



510
4091

March 2, 2000

Alameda County
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Attention: Mr. Scott Seery

RE: Reconnaissance Soil Investigation
Quik Stop No. 88, 20757 Lake Chabot Road, Castro Valley, California
(CCI Project No. 12139-2)

*Received 12/14/00
(AG)
No written
compliance
PSM w/882
- 12/15/00 to BE
D.A.*

Dear Mr. Seery:

At the request of Quik Stop Markets, Inc., Compliance & Closure, Inc. here by the **Reconnaissance Soil Investigation** at Quik Stop Market No. 88, located at 20757 Lake Chabot Road in the City of Castro Valley, Alameda County, California. If you have any comments or questions regarding the report, please contact our office at (925) 426-5395.

Sincerely,
Compliance & Closure, Inc.

Gary R. Mulkey, R.G. 5842

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



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental
Protection

Division of Clean Water Programs
2014 T Street • Sacramento, California 95814 • (916) 227-4366
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcf>

ENVIRONMENTAL PROTECTION

FEB 25 PM 4:35

Gray Davis
Governor

FEB 23 2000

MS 1/1E

Ro 0357
#4091
AO

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

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NOTICE OF ELIGIBILITY DETERMINATION: CLAIM NUMBER 015074; FOR SITE ADDRESS: 20757 LAKE CHABOT RD, CASTRO VALLEY

Your claim has been accepted for placement on the Priority List in Priority Class "D" with a deductible of \$10,000.

We have completed our initial review. The next step in the claim review process is to conduct a compliance review.

Compliance Review: Staff reviews, verifies, and processes claims based on the priority and rank within a priority class. After the Board adopts the Priority List, your claim will remain on the Priority List until your Priority Class and rank are reached. At that time, staff will conduct an extensive Compliance Review at the local regulatory agency or Regional Water Quality Control Board. During this Compliance Review, staff may request additional information needed to verify eligibility. Once the Compliance Review is completed, staff will determine if the claim is valid or must be rejected. If the claim is valid, a Letter of Commitment will be issued obligating funds toward the cleanup. If staff determine that you have not complied with regulations governing site cleanup, you have not supplied necessary information or documentation, or your claim application contains a material error, the claim will be rejected. In such event, you will be issued a Notice of Intended Removal from the Priority List, informed of the basis for the proposed removal of your claim, and provided an opportunity to correct the condition that is the basis for the proposed removal. Your claim will be barred from further participation in the Fund, if the claim application contains a material error resulting from fraud or intentional or negligent misrepresentation.

Record keeping: During your cleanup project you should keep complete and well organized records of all corrective action activity and payment transactions. If you are eventually issued a Letter of Commitment, you will be required to submit: (1) copies of detailed invoices for all corrective action activity performed (including subcontractor invoices), (2) copies of canceled checks used to pay for work shown on the invoices, (3) copies of technical documents (bids, narrative work description, reports), and (4) evidence that the claimant paid for the work performed (not paid by another party). These documents are necessary for reimbursement and failure to submit them could impact the amount of reimbursement made by the Fund. *It is not necessary to submit these documents at this time; however, they will definitely be required prior to reimbursement.*

Compliance with Corrective Action Requirements: In order to be reimbursed for your eligible costs of cleanup incurred after December 2, 1991, you must have complied with corrective action requirements of Article 11, Chapter 16, Division 3, Title 23, California Code of Regulations. Article 11 categorized the corrective action process into *phases*. In addition, Article 11 requires the responsible party to submit an

investigative workplan/Corrective Action Plan (CAP) before performing any work. This phasing process and the workplan/CAP requirements were intended to:

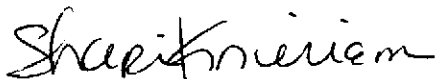
1. help the responsible party undertake the necessary corrective action in a cost-effective, efficient and timely manner;
2. enable the regulatory agency to review and approve the proposed cost-effective corrective action alternative before any corrective action work was performed; and
3. ensure the Fund will only reimburse the most cost-effective corrective action alternative required by the regulatory agency to achieve the minimum cleanup necessary to protect human health, safety and the environment.

In some limited situations *interim cleanup* will be necessary to mitigate a demonstrated immediate hazard to public health, or the environment. Program regulations allow the responsible party to undertake interim remedial action after: (1) notifying the regulatory agency of the proposed action, and; (2) complying with any requirements that the regulatory agency may set. Interim remedial action should only be proposed when necessary to mitigate an immediate demonstrated hazard. ***Implementing interim remedial action does not eliminate the requirement for a CAP and an evaluation of the most cost-effective corrective action alternative.***

Three bids and Cost Preapproval: Only corrective action costs required by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. You must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work. ***If you do not obtain three bids and cost preapproval, reimbursement is not assured and costs may be rejected as ineligible.***

If you have any questions, please contact me at (916) 227-4366.

Sincerely,



Shari Knieriem
Claims Review Unit
Underground Storage Tank Cleanup Fund

cc: Mr. Steve Morse
RWQCB, Region 2
1515 Clay Street, Ste. 1400
Oakland, CA 94612

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



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental
Protection

Division of Clean Water Programs
2014 T Street • Sacramento, California 95814 • (916) 227-4366
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 227-4530 • Internet Address: <http://www.swrecb.ca.gov/~cwphome/ustcf>

Gray Davis
Governor

FEB 23 2000

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

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NOTICE OF ELIGIBILITY DETERMINATION: CLAIM NUMBER 015072; FOR SITE ADDRESS: 3132 BEAUMONT AVE, OAKLAND

Your claim has been accepted for placement on the Priority List in Priority Class "D" with a deductible of \$10,000.

We have completed our initial review. The next step in the claim review process is to conduct a compliance review.

Compliance Review: Staff reviews, verifies, and processes claims based on the priority and rank within a priority class. After the Board adopts the Priority List, your claim will remain on the Priority List until your Priority Class and rank are reached. At that time, staff will conduct an extensive Compliance Review at the local regulatory agency or Regional Water Quality Control Board. During this Compliance Review, staff may request additional information needed to verify eligibility. Once the Compliance Review is completed, staff will determine if the claim is valid or must be rejected. If the claim is valid, a Letter of Commitment will be issued obligating funds toward the cleanup. If staff determine that you have not complied with regulations governing site cleanup, you have not supplied necessary information or documentation, or your claim application contains a material error, the claim will be rejected. In such event, you will be issued a Notice of Intended Removal from the Priority List, informed of the basis for the proposed removal of your claim, and provided an opportunity to correct the condition that is the basis for the proposed removal. Your claim will be barred from further participation in the Fund, if the claim application contains a material error resulting from fraud or intentional or negligent misrepresentation.

Record keeping: During your cleanup project you should keep complete and well organized records of all corrective action activity and payment transactions. If you are eventually issued a Letter of Commitment, you will be required to submit: (1) copies of detailed invoices for all corrective action activity performed (including subcontractor invoices), (2) copies of canceled checks used to pay for work shown on the invoices, (3) copies of technical documents (bids, narrative work description, reports), and (4) evidence that the claimant paid for the work performed (not paid by another party). These documents are necessary for reimbursement and failure to submit them could impact the amount of reimbursement made by the Fund. *It is not necessary to submit these documents at this time; however, they will definitely be required prior to reimbursement.*

Compliance with Corrective Action Requirements: In order to be reimbursed for your eligible costs of cleanup incurred after December 2, 1991, you must have complied with corrective action requirements of Article 11, Chapter 16, Division 3, Title 23, California Code of Regulations. Article 11 categorized the corrective action process into *phases*. In addition, Article 11 requires the responsible party to submit an

investigative workplan/Corrective Action Plan (CAP) before performing any work. This phasing process and the workplan/CAP requirements were intended to:

1. help the responsible party undertake the necessary corrective action in a cost-effective, efficient and timely manner;
2. enable the regulatory agency to review and approve the proposed cost-effective corrective action alternative before any corrective action work was performed; and
3. ensure the Fund will only reimburse the most cost-effective corrective action alternative required by the regulatory agency to achieve the minimum cleanup necessary to protect human health, safety and the environment.

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If you have any questions, please contact me at (916) 227-4366.

Sincerely,



Shari Knieriem
Claims Review Unit
Underground Storage Tank Cleanup Fund

cc: Mr. Steve Morse
RWQCB, Region 2
1515 Clay Street, Ste. 1400
Oakland, CA 94612

Mr. Thomas Peacock
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
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

November 30, 1999

STID 4091

Mike Karvelot
Quick Stop Markets, Inc.
4567 Enterprise Street
Fremont, CA 94538-7605

RE: Quick Stop Market No. 88, 20757 Lake Chabot Road, Castro Valley –
Preliminary Site Assessment

Dear Mr. Karvelot:

I am in receipt and have completed review of the September 28, 1999 Compliance and Closure, Inc. (CCI) preliminary site assessment (PSA) work plan, as submitted under Quick Stop cover dated October 11, 1999. The work plan proposes the installation of three monitoring wells with associated sampling of both soil and groundwater.

The cited CCI workplan is accepted as submitted. Please have field work commence within 45 days of the date of this letter.

Please call me at (510) 567-6783 when field work has been scheduled.

Sincerely,

Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Gary Mulkey, Compliance & Closure, Inc.
7020 Koll Center Parkway, Ste. 134, Pleasanton, CA 94566-3107

ENVIRONMENTAL
PROTECTION
OCT 14 PM 4: 24



October 11, 1999

Alameda County
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Attention: Mr. Scott Seery

RE: Work Plan for Soil and Groundwater Investigation
Quik Stop No. 88, 20757 Lake Chabot Road, Castro Valley, California
(CCI Project No. 12139-2)

Dear Mr. Seery:

At the request of Quik Stop Markets, Inc., Compliance & Closure, Inc. here by presents a Work Plan to conduct a Soil and Groundwater Investigation at Quik Stop Market No. 88, located at 20757 Lake Chabot Road in the City of Castro Valley, Alameda County, California. If you have any comments or questions regarding the Work Plan, please contact our office at (925) 426-5395.

Sincerely,
Compliance & Closure, Inc.

A handwritten signature in black ink that reads 'Gary R. Mulkey'.

Gary R. Mulkey, R.G. 5842

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro. 353

ENVIRONMENTAL HEALTH SERVICES

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

August 18, 1999

STID 4091

Mike Karvelot
Quick Stop Markets, Inc.
4567 Enterprise Street
Fremont, CA 94538-7605

Alameda County
JUN 18 2003
Environmental Health

RE: Quick Stop Market No. 88, 20757 Lake Chabot Road, Castro Valley – Request for Preliminary Site Assessment Work Plan

Dear Mr. Karvelot:

We are in receipt and have completed review of the March 31, 1999 Compliance and Closure, Inc. (CCI) report documenting the December 22, 1999 closure of two (2) 10,000-gallon gasoline underground storage tanks (UST) at the subject site. Although both USTs appeared intact upon removal, clear evidence of an unauthorized release was noted following the extraction of the tanks from the excavation. Apparent free-phase product was observed floating on shallow groundwater that accumulated in the tank cavity. Further, CCI reports that up to 16,000 ug/l total petroleum hydrocarbons as gasoline (TPH-G) and 20,000 ug/l methyl tert-butyl ether (MtBE), among other detected compounds, were identified in water sampled from the tank pit.

Consistent with provisions of Article 11, *Corrective Action Requirements*, Section 2720 et seq., Title 23, California Code of Regulations (CCR), a Preliminary Site Assessment (PSA) must be conducted to initially assess the extent of the release at this site. In order to facilitate this task, a PSA work plan must be submitted to this agency for review and approval. The PSA work plan will present the scope of work necessary to complete this phase of the site assessment. This task will typically involve the installation of several soil borings and construction of an array of monitoring wells strategically located to track contaminant location. The attached Appendix A gives the general scope of an appropriate PSA work plan.

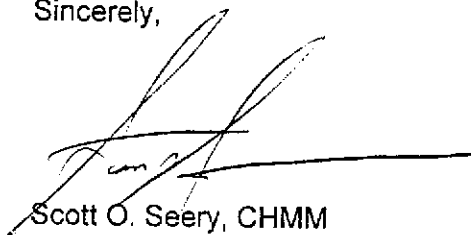
You must hire a California-licensed or registered engineer or geologist with the appropriate experience in conducting such environmental projects to prepare and endorse the PSA work plan. Such licensing and registration is by provision of the California Business and Professions Code.

The PSA work plan is due within **60 days** of the date of this letter.

Mr. Mike Karvelot
RE: 20757 Lake Chabot Road, Castro Valley
August 18, 1999
Page 2 of 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "Scott O. Seery", is written over a horizontal line.

Scott O. Seery, CHMM
Hazardous Materials Specialist

Attachment

cc: Chuck Headlee, RWQCB
Robert Weston, ACDEH

Quik Stop Markets, Inc.

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

June 25, 1999

Scott O. Seery
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 #88,
20757 Lake Chabot Road, Castro Valley, CA 94546

Dear Mr. Seery:

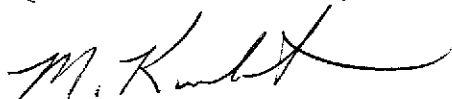
In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I, Mike Karvelot, representing the Primary and Active Responsible Party, Quik Stop Markets, Inc., certify that the following is a complete list of current record owners of fee title to the above site:

Wolf Investment Company, A California Corporation

Mailing address for above record owner of fee title:

c/o Leo J. Parry, Jr.
2821 Crow Canyon Road, Suite 203
San Ramon, CA 94583

Sincerely,
QUIK STOP MARKETS, INC.



Mike Karvelot
Director of Environmental Affairs

cc: Leo J. Parry, Jr., Wolf Investment Co.

99 JUN 29 PM 3:39

ENVIRONMENTAL
PROTECTION

Quik Stop Markets, Inc.

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

June 25, 1999

Leo J. Parry, Jr., President
Wolf Investment Company
2821 Crow Canyon Road, Suite 203
San Ramon, CA 94583

Re: Quik Stop Market #88, 20757 Lake Chabot Road, Castro Valley, CA 94546

Dear Mr. Parry:

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: Scott O. Seery, Environmental Health Specialist,
Alameda County Environmental Health Services

Transfer of Eligible Local Oversight Case

STID 4091 Date of input/By: 5/22/99 DJL

Date: 5-13-99 From: Scott

Site Name: Quick stop # 88

Address: 20757 Lk. Chabot Rd City: C. Valley Zip: 94546

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

1. Y N Tanks Removed? # of removed? 2 Date removed: 12.22.99
2. Y N Samples received? Contamination level: high ppm
 Type of test _____
 Contamination should be over 100 ppm TPH to qualify for LOP
3. Y N Petroleum? Circle Type(s): • Avgas • leaded • unleaded • fuel oil • jet
 • diesel • waste oil • kerosene • solvents

Procedure to follow should your site meet all the above qualifications:

1.
 - a. Close the deposit refund case.
 - b. Account for ALL time you have spent on the case.
 - c. Turn in account sheet to Leslie.
 If there are funds still remaining it is still better to transfer the case to LOP as the rate for LOP allows more overhead. **DO NOT** attempt to continue to oversee the site simply because there are funds remaining!
 Remaining DepRef \$'s: _____
 DepRef Case Closed with Candyce/Leslie? Y N (If no, explain why below.)
2. Submit the completed **A** and **B** permit application forms to **NORMA**. done
3. Give the entire case to the proper LOP staff.

Transfer of Eligible Local Oversight Case

STID 4091 Date of input/By: _____

Date: 5-13-99 From: Scott

Site Name: Quick Stop # 88

Address: 20757 Lk. Chabot Rd City: C. Valley Zip: 94546

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

1. Y N Tanks Removed? # of removed? 2 Date removed: 12-22-99
2. Y N Samples received? Contamination level: high ppm
Type of test _____
Contamination should be over 100 ppm TPH to qualify for LOP
3. Y N Petroleum? Circle Type(s): • Avgas • leaded • unleaded • fuel oil • jet
• diesel • waste oil • kerosene • solvents

Procedure to follow should your site meet all the above qualifications:

1.
 - a. Close the deposit refund case.
 - b. Account for ALL time you have spent on the case.
 - c. Turn in account sheet to Leslie.
If there are funds still remaining it is still better to transfer the case to LOP as the rate for LOP allows more overhead. DO NOT attempt to continue to oversee the site simply because there are funds remaining!

Remaining DepRef \$'s: _____

DepRef Case Closed with Candyce/Leslie? Y N (If no, explain why below.)

2. Submit the completed A and B permit application forms to NORMA. done
3. Give the entire case to the proper LOP staff.

Listing of HAZMAT - FULL SITE HISTORY since 1987 for StID # 4091
as of 05/13/99 all Activity Codes

SITE NAME & ADDRESS:

Quik Stop Market #88 -- 20757 Lake Chabot Rd , Castro Valley CA 94546

| InspDat | Insp Act | InspT | StID | Proj# | COMMENTS | DailBDat |
|-------------------|----------|-------|-----------|-------|---|----------|
| Archived Dailies: | | | | | | |
| InspDat | Insp Act | InspT | StID | DRPro | Comment | DailBDat |
| 09/12/91 | BO | 73 | 2. 4091 | 6624A | on site inspection with Dennis B., training and consultaion, 5732 South Front | |
| 03/08/93 | AG | 31 | 2. 4091 | | | |
| 03/08/93 | ML | 31 | 2. 4091 | | UST Tank inspection, old, Reco: Drain water of the overspill container. | |
| 12/21/93 | RM | 38 | 1. 4091 | | | |
| 12/21/93 | RM | 58 | 0.5 4091 | | | |
| 12/21/93 | BJ | 89 | 3.25 4091 | | training given to RM on Storm WASTE, UST and HMBP | |
| 12/21/93 | RM | 128 | 2.5 4091 | | | |
| 03/31/94 | BJ | 120 | 2. 4091 | | | |
| Current Dailies: | | | | | | |
| InspDat | Insp Act | InspT | StID | DRPro | Comment | DailBDat |
| 06/26/95 | RW | 121 | 1.5 4091 | | | |
| 03/07/97 | DAA | 55 | 0.5 4091 | 00 | review of 1997 forms. called preparer and asked for a signed page 17, and a new inventory page for propane. wrong units of measure. | |
| 07/18/97 | LS | 51 | 1.5 4091 | A | | |
| 07/29/97 | LS | 15 | 0.25 4091 | A | | |
| 12/08/97 | RW | 34 | 0.5 4091 | 00 | compliance option letter | |
| 01/13/98 | RW | 35 | 0.1 4091 | 0V | received option letter, USTs to be removed | |
| 02/26/98 | AG | 55 | 0.3 4091 | 7 | | |
| 05/28/98 | RW | 45 | 0.7 4091 | 6624A | review removal plan, ok except no signature by either party. Telecom to RHL to correct | 06/04/98 |
| 05/28/98 | RW | 45 | 1.3 4091 | 6624A | reviewed installation plans and approved. | 06/04/98 |
| 07/28/98 | RW | 35 | 0.3 4091 | 6624A | sent cert mailer for fuel delivery ban | |
| 12/17/98 | SOS | 40 | 0.5 4091 | 6624A | discuss issues w/ RW; call w/ contractor re: scheduled 12/22 | 01/19/99 |
| InspDat | Insp Act | InspT | StID | DRPro | Comment | DailBDat |
| | | | | | UST closures; call w/ B.Bohman (ACFD) | |
| 12/22/98 | SOS | 42 | 3.5 4091 | 6624A | UST closures (Incl travel) | 01/19/99 |
| 12/23/98 | SOS | 40 | 1.8 4091 | 6624A | process UST B forms; complete ULR; on-site to note H2O/FP in pit; label photos | 01/19/99 |
| 01/05/99 | RW | 41 | 2.1 4091 | 6624A | onsite today to witness the unload, preinstall inspection of exterior for brine | 03/23/99 |

| InspDat | Insp | Act | InspT | StID | DRPro | Comment | DailBDat |
|--|------|-----|-------|------|-------|--|----------|
| 01/25/99 | SOS | 41 | 1.8 | 4091 | 6624a | leaks, placement of two usts in the shored hole. Tanks measured for deflection and bedding in with gravel pack. Wet annulars. DW FRP usts | 02/08/99 |
| 01/26/99 | SOS | 47 | 0.5 | 4091 | 6624a | primary piping test/inspection; label photos | 02/08/99 |
| 01/27/99 | SOS | 47 | 2.5 | 4091 | 6624a | discuss logistics of UST installation inspections w/ TP; calls w/ both Dan and Mike (DB Constr) | 02/08/99 |
| 02/03/99 | RW | 55 | 0.5 | 4091 | 6624 | secondary piping and sump tests/inspections (2 visits) plan reviewed, file created and submitted to Leslie | 02/08/99 |
| 02/11/99 | RW | 41 | 1.3 | 4091 | 6624a | issue certificate for receipt of fuel to the 2 usts. Permitting still required. | 03/23/99 |
| 03/05/99 | RW | 41 | 1.8 | 4091 | 6624a | on site twice today due to problems with monitoring system configuration. Panel reprogrammed to perform positive shutoff. All testes passed, final SAD 3/5/99. Will write permit | 03/23/99 |
| 03/09/99 | SOS | 40 | 0.2 | 4091 | 6624a | call to D.Brenton Constr re: UST closure report | 03/23/99 |
| 03/10/99 | SOS | 40 | 0.2 | 4091 | 6624a | call w/ M.Karvelot(QS) re: UST report | 03/23/99 |
| 04/06/99 | RW | 130 | 1. | 4091 | 6624 | complete permit | |
| 05/13/99 | SOS | 40 | 0.8 | 4091 | 6624a | review 3/99 UST closure report; review field notes from 12/98 UST closures; admin assoc | |
| InspDat | Insp | Act | InspT | StID | DRPro | Comment | DailBDat |
| w/ closure of D/R account and prep for transfer to LOP | | | | | | | |

Complete

installation Hours Debits
 1.3 + 10 ~~hrs~~ hrs \$ 1122.20
~~\$~~

closure 0.7 + 7.0 hrs \$ 765.80
~~\$~~

2.0 (@ \$94/hr) + 17 (@ \$100/hr)

19 hrs

\$ 1888

ALAMEDA COUNTY ENVIRONMENTAL HEALTH - HAZARDOUS MATERIALS PROGRAM
INFORMATION PER SITE ON ALL DEPOSITS FROM ALL PAYORS

as of 05/13/99

DATABASE: DEPREF

=====
SITE INFORMATION from DepRef DB
=====

Quik Stop Market #88
20757 Lake Chabot Rd
Castro Valley CA 94546

StID: 4091 Site#: 6624
Site Complete?

=====
ALL PAYORS ON SITE
=====

> Project# 6624A for Payor# 163 Quik Stop Market
P O Box 5745
Fremont CA 94537

DR:WkShtPay

=====
DEPOSIT INFORMATION
=====

| Project# | Rcpt# | DepDate | DepAmount | Proj Type | Deposit Complete | Insp Init | Collect Fees? |
|----------|----------------------------|----------|------------|-----------|------------------|-----------|---------------|
| 6624A | <----- | | | | | | |
| | 805824 | 05/22/98 | \$936.00 | I | | RW | \$424.00 |
| | 805825 | 05/22/98 | \$936.00 | R | | RW | / |
| | Total Deposit for Project: | | \$1,872.00 | | | | |
| | Total Deps for all Sites : | | \$1,872.00 | | | | |

Report WkShtDep Complete; 3/97

LAST WORK DATE FROM BILLING ON THIS SITE:

--6624?

Need \$?

ALAMEDA COUNT ENVIRONMENTAL HEALTH - HAZARDOUS MATERIALS PROGRAM
 DEPOSIT / REFUND ACCOUNT STATEMENT FOR WORK AFTER 03/10/99

as of 05/13/99

database = HAZMAT DAILIES
 ~~~~~

=====  
 SITE INFORMATION  
 =====

Quik Stop Market #88  
 20757 Lake Chabot Rd  
 Castro Valley CA 94546  
 StID: 4091 Site#: 6624

\* IF Site name from HazMat (central) DB  
 differs from DepRef's Site Name,  
 PLEASE RECTIFY WITH LPETERS/CMATYS.

=====  
 WORK LOG INFORMATION FROM DAILIES ( after date03/10/99 )  
 =====

| # | Act Date | --INSPECTOR-- |      |         |        | -PROJECT TOTALS- |        | Error Code or<br>Billing Date |
|---|----------|---------------|------|---------|--------|------------------|--------|-------------------------------|
|   |          | Initial       | Time | \$ Rate | CHARGE | Time             | Charge |                               |

Proj#:6624A - Current Dailies  
 ~~~~~

| | | | | | | | | |
|---|--|-----|------|--------|---------|-------|----------|----------|
| 1 | 05/28/98 | RW | 0.70 | 94.00 | \$65.80 | 0.70 | \$65.80 | 06/04/98 |
| | Activity Code: 45-Plan Review: Install/Mod/Rem;Mtgs | | | | | | | |
| | Comment: review removal plan, ok except no signature by either party. Telecom to RHL to correct | | | | | | | |
| 2 | 05/28/98 | RW | 1.30 | 94.00 | 122.20 | 2.00 | \$188.00 | 06/04/98 |
| | Activity Code: 45-Plan Review: Install/Mod/Rem;Mtgs | | | | | | | |
| | Comment: reviewed installation plans and approved. | | | | | | | |
| 3 | 12/17/98 | SOS | 0.50 | 100.00 | \$50.00 | 2.50 | \$238.00 | 01/19/99 |
| | Activity Code: 40-Removal Investigate / Follow-up | | | | | | | |
| | Comment: discuss issues w/ RW; call w/ contractor re: scheduled 12/22 UST closures; call w/ B.Bohman (ACFD) | | | | | | | |
| 4 | 12/22/98 | SOS | 3.50 | 100.00 | 350.00 | 6.00 | \$588.00 | 01/19/99 |
| | Activity Code: 42-Tank Removal | | | | | | | |
| | Comment: UST closures (Incl travel) | | | | | | | |
| 5 | 12/23/98 | SOS | 1.80 | 100.00 | 180.00 | 7.80 | \$768.00 | 01/19/99 |
| | Activity Code: 40-Removal Investigate / Follow-up | | | | | | | |
| | Comment: process UST B forms; complete ULR; on-site to note H2O/FP in pit; label photos | | | | | | | |
| 6 | 01/05/99 | RW | 2.10 | 100.00 | 210.00 | 9.90 | \$978.00 | 03/09/99 |
| | Activity Code: 41-Tank Installation/ Modification | | | | | | | |
| | Comment: onsite today to witness the unload, preinstall inspection of exterior for brine leaks, placement of two usts in the shored hole. Tanks measured for deflection and bedding in with gravel pack. Wet annulars. DW FRP usts | | | | | | | |
| 7 | 01/25/99 | SOS | 1.80 | 100.00 | 180.00 | 11.70 | 1,158.00 | 02/08/99 |
| | Activity Code: 41-Tank Installation/ Modification | | | | | | | |
| | Comment: primary piping test/inspection; label photos | | | | | | | |
| 8 | 01/26/99 | SOS | 0.50 | 100.00 | \$50.00 | 12.20 | 1,208.00 | 02/05/99 |
| | Activity Code: 47-Removal/Installation Meetings | | | | | | | |
| | Comment: discuss logistics of UST installation inspections w/ TP; calls w/ both Dan amd Mike (DB Constr) | | | | | | | |

Running Total for proj: 6624a is 12.2 hours for \$1,208.00

WORK LOG INFORMATION FROM DAILIES (after date 03/10/99)

| # | Act Date | --INSPECTOR-- | | | | -PROJECT TOTALS- | | Error Code or Billing Date | |
|---|----------|---------------|------|---------|---------|------------------|----------|----------------------------|--|
| | | Initial | Time | \$ Rate | CHARGE | Time | Charge | | |
| 9 | 01/27/99 | SOS | 2.50 | 100.00 | 250.00 | 14.70 | 1,458.00 | 02/08/99 | |
| Activity Code: 47-Removal/Installation Meetings | | | | | | | | | |
| Comment: secondary piping and sump tests/inspections (2 visits) | | | | | | | | | |
| 10 | 02/11/99 | RW | 1.30 | 100.00 | 130.00 | 16.00 | 1,588.00 | 03/09/99 | |
| Activity Code: 41-Tank Installation/ Modification | | | | | | | | | |
| Comment: issue certificate for receipt of fuel to the 2 usts. Permitting still required. | | | | | | | | | |
| 11 | 03/05/99 | RW | 1.80 | 100.00 | 180.00 | 17.80 | 1,768.00 | 03/09/99 | |
| Activity Code: 41-Tank Installation/ Modification | | | | | | | | | |
| Comment: on site twice today due to problems with monitoring system configuration. Panel reprogrammed to perform positive shutoff. All testes passed, final SAD 3/5/99. Will write permit | | | | | | | | | |
| 12 | 03/09/99 | SOS | 0.20 | 100.00 | \$20.00 | 18.00 | 1,788.00 | 03/19/99 | |
| Activity Code: 40-Removal Investigate / Follow-up | | | | | | | | | |
| Comment: call to D.Brenton Constr re: UST closure report | | | | | | | | | |
| 13 | 03/10/99 | SOS | 0.20 | 100.00 | \$20.00 | 18.20 | 1,808.00 | 03/19/99 | |
| Activity Code: 40-Removal Investigate / Follow-up | | | | | | | | | |
| Comment: call w/ M.Karvelot(QS) re: UST report | | | | | | | | | |
| 14 | 5/13/99 | SOS | 0.8 | 100.0 | \$80 | 19.00 | 1888.0 | | |
| SUBTOTAL CURRENT DAILIES, PROJECT 6624A | | | | | | | 18.20 | \$1,808.00 | |
| | | | | | | | 18.20 | 1,808.00 | |

Running Total for proj: 6624A is 18.2 hours for \$1,808.00 page 2

* ERROR CODE OR BILLING DATE LEGEND:
 1/1/97 and beyond: Already or nearly Debited
 1/1/87: Inelible for Debit: either no deposit or neg. closing balance.
 1/*/86: Error codes: need fixing before debiting.
 1/1/85: Pre 1997 DepRef work marked as Available for Debiting.

CASE COMPLETION STATEMENT

REFUND RECIPIENT :
 Name: _____
 Address: _____
 PROJECT # _____ State Forms A, B & C
 PROJECT COMPLETED BY : _____ ATTACH: _____ Billing Adjustment*
 DATE OF COMPLETION : _____ DATE SENT TO BILLING: ___/___/___
 TOTAL PROJECT COST : _____ REFUND AMOUNT: \$ _____

Billing adjustment form needed if site is in our UST program.

DRCsCmpl; Rev 6/97

Current HazMat Dailies Statement Complete

TOTAL COUNTS: #Current Dailies: 1 Both Archived & Current: 2

ENVIRONMENTAL
PROTECTION

99 APR 13 PM 3:01



April 12, 1999

Alameda County Health Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Second Floor
Alameda, California 94502

Attention: Mr. Scott Seery

Subject: Tank Closure Report
Quik Stop Market No. 35
20757 Lake Chabot Road, Castro Valley, California
(CCI Project No. 12139-1)

Dear Mr. Seery:

At the request of Quik Stop Markets, Inc., Compliance & Closure, Inc. hereby presents the Tank Closure Report for the Quik Stop Market No. 88, located at 20757 Lake Chabot Road, Castro Valley, California.

We would appreciate any comments you might have on the Tank Closure Report. If you have any questions, please call me at (925) 426-5395.

Sincerely,
Compliance & Closure, Inc.

A handwritten signature in cursive script that reads 'Gary R. Mulkey'.

Gary R. Mulkey, R.G. 5842

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

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 type="checkbox"/> NO | | FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM. | |
| REPORT DATE 12/23/98 | | CASE # 4091 | | SIGNED _____ DATE _____ | |
| REPORTED BY | NAME OF INDIVIDUAL FILING REPORT Scott SEERY | | PHONE (510) 567-6783 | | SIGNATURE |
| | REPRESENTING <input checked="" type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER | | COMPANY OR AGENCY NAME Alameda Co. Env. Health Dept. | | |
| | ADDRESS 1131 Harbor Bay Pkwy Alameda CA 94502 | | | | |
| RESPONSIBLE PARTY | NAME Quick Stop Markets, Inc. <input type="checkbox"/> UNKNOWN | | CONTACT PERSON | | PHONE (510) 657-8500 |
| | ADDRESS P.O. Box 5745 Fremont CA 94538 | | | | |
| SITE LOCATION | FACILITY NAME (IF APPLICABLE) Quick Stop # 88 | | OPERATOR Mike Karvelot | | PHONE (510) 537-9479 |
| | ADDRESS 20757 LAKE CHABOT RD. CASTRO VALLEY ALAMEDA 94546 | | | | |
| | CROSS STREET Park Way | | | | |
| IMPLEMENTING AGENCIES | LOCAL AGENCY Alameda Co. Env. Health Dept. | | CONTACT PERSON Scott SEERY | | PHONE (510) 567-6783 |
| | REGIONAL BOARD S.F. Bay | | CONTACT PERSON Chuck Headlee | | PHONE (510) 622-2473 |
| SUBSTANCES INVOLVED | (1) NAME Gasoline | | QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN | | |
| | (2) | | <input type="checkbox"/> UNKNOWN | | |
| DISCOVERY/ABATEMENT | DATE DISCOVERED 12/22/98 | | HOW DISCOVERED <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> OTHER | | |
| | DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN | | METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER | | |
| | HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE | | | | |
| SOURCE/ CAUSE | SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER | | CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUSTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER | | |
| | CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED) | | | | |
| CURRENT STATUS | CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN to be submitted <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY | | | | |
| | CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (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"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input checked="" type="checkbox"/> OTHER (OT) UNK at this time | | | | |
| COMMENTS | Release discovered during 12/22/98 UST closures. | | | | |

INSTRUCTIONS

EMERGENCY

Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the OES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

LOCAL AGENCY ONLY

To avoid duplicate notification pursuant to Health and Safety code Section 25180.5, a government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

REPORTED BY

Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

RESPONSIBLE PARTY

Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

SITE LOCATION

Enter information regarding the tank facility. At a minimum, you must provide the facility name and full address.

IMPLEMENTING AGENCIES

Enter names of the local agency and Regional Water Quality Control Board involved.

SUBSTANCES INVOLVED

Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

DISCOVERY/ABATEMENT

Provide information regarding the discovery and abatement of the leak.

SOURCE/CAUSE

Indicate source(s) of leak. Check box(es) indicating cause of leak.

CASE TYPE

Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

CURRENT STATUS

Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil. Descriptions of options follow:

No Action Taken - No action has been taken by responsible party beyond initial report of leak.

Leak Being Confirmed - Leak suspected at site, but has not been confirmed.
Preliminary Site Assessment Workplan Submitted - workplan/proposal requested of/submitted by responsible party to determine whether ground water has been, or will be, impacted as a result of the release.
Preliminary Site Assessment Underway - implementation of workplan.
Pollution Characterization - responsible party is in the process of fully defining the extent of contamination in soil and ground water and assessing impacts on surface and/or ground water.
Remediation Plan - remediation plan submitted evaluating long term remediation options. Proposal and implementation schedule for appropriate remediation options also submitted.
Cleanup Underway - implementation of remediation plan.
Post Cleanup Monitoring in Progress - periodic ground water or other monitoring at site, as necessary, to verify and/or evaluate effectiveness of remedial activities.
Case Closed - regional board and local agency in concurrence that no further work is necessary at the site.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY

REMEDIAL ACTION

Indicate which action have been used to cleanup or remediate the leak. Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.
Containment Barrier - install vertical dike to block horizontal movement of contaminant.
Excavate and Dispose - remove contaminated soil and dispose in approved site.
Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).
Remove Free Product - remove floating product from water table.
Pump and Treat Groundwater - generally employed to remove dissolved contaminants.
Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.
Replace Supply - provide alternative water supply to affected parties.
Treatment at Hookup - install water treatment devices at each dwelling or other place of use.
Vacuum Extract - use pumps or blowers to draw air through soil.
Vent Soil - bore holes in soil to allow volatilization of contaminants.
No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

SIGNATURE - Sign the form in the space provided.

DISTRIBUTION

If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies intact to your local tank permitting agency for distribution.

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Clean Water Programs, Underground Storage Tank Program, P.O. Box 944212, Sacramento, CA 94244-2120
3. Regional Water Quality Control Board
4. Local Health Officer and County Board of Supervisors or their designee to receive Proposition 65 notifications.
5. Owner/responsible party.

UST CLOSURE
HAZARDOUS WASTE GENERATOR INSPECTION REPORT

STID #: 4091 FACILITY NAME: Quick Stop, 20757 Lk. Chabot Rd PG. 1 OF 1

SUPPLEMENTAL FORM

On-site to witness removal of two (2) 10,000 gallon steel gasoline USTs. The tanks are tar wrapped. Dispensers were configured above the tank complex.

Difficulty meeting the tanks to ACFD standards was experienced. After consultation w/ Nick Chamecko (ACFD inspector), the tanks were removed once LEL or O₂% were below 10%, and LEL% was always < 20%.

11:00

Southern-most tank removed: tar wrapping was not present on the west end of tank from the "waist line" up. The tank appeared intact. No holes or corrosion evident.

11:20

Northern-most tank removed: similar condition as above. Tar wrapping missing above waist line @ both ends.

Contamination was evident as the excavation was deepened.

Soil samples were ^{attempted} collected from below each end of each tank. ~~a total of four (4) samples.~~ Only two (2) samples could be collected. Shallow fractured bedrock was encountered at the NE side of excavation, however. Shallow GW was encountered @ the apparent bedrock/backfill interface, w/apparent FP.

* All samples to be analyzed for: TPH-C, BTEX, MTBE.

* The hole was deepened to allow collection of GW samples. (~21' DG)

* No overexcavation occurred today; all backfill to be excavated/hailed off-site next week.

PRINT NAME: Rich Gatlow

INSPECTED BY: Scott Seery

SIGNATURE: Richard A. Gatlow

DATE: 12-22-98

HAZARDOUS WASTE GENERATOR INSPECTION REPORT

STID #: 45801 FACILITY NAME: Over Stop, 20757 La. Cleary Rd PG. 1 OF 1

SUPPLEMENTAL FORM

Excavate to witness removal of two (2) 10,000 gal. steel gasoline USTs. The tanks are too wrapped. Dispersions were analyzed above the tank complex.

Difficulty meeting the tanks to AED standards using experimental data. Investigation w/ Mark Chavakis (AED inspector); the tanks were removed once LEL of 62% was below 10%, and LEL% was always < 20%.

Further west tank removed: too wrapping was not present on the west end of tank from the "wrist line" up. The tank appeared intact. No holes or corrosion evident.

Further west tank removed: similar condition as above. Too wrapping missing above wrist line on both ends.

Contaminator was evident as they excavation was deepened.

Soil samples were ~~collected~~ from below only end of each tank. ~~Only two (2) samples could be collected.~~ Shallow horizontal to back were encountered at the NE side of excavation, however. Station 650 was encountered @ the apparent "backfill" interface, independent EP.

100 samples to be analyzed for TPH, E, BTEX, PCBs.

Two (2) more samples to be collected at 650 samples (~21' BE)

No excavation occurred during, all material to be removed through other methods.

PRINT NAME: Paul J. ... INSPECTED BY: ...

SIGNATURE: Paul J. ... DATE: 12-22-98

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PARKWAY, RM 250
ALAMEDA, CA 94502-6577
PHONE # 510/567-6700
FAX # 510/337-9335

88-355

Project Specialist

5/28/98

ACCEPTED

Underground Storage Tank Closure Permit Application
Alameda County Division of Hazardous Materials
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

These closure/removal plans have been received and found to be acceptable and essentially meet the requirements of State and Local Health Laws. Changes to your closure plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits by construction/destruction.
One copy of the accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.
Any changes or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspections Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 72 hours prior to the following required inspections:

- Removal of Tank(s) and Piping
 - Sampling
 - Final Inspection
- Issuance of a) permit to operate, b) permanent site closure, is dependent on compliance with accepted plans and all applicable laws and regulations.

THESE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS

Contact Specialist:

ROBERT WESTON

UNDERGROUND TANK CLOSURE PLAN

* * * Complete according to attached instructions * * *

1. Name of Business QUIK STOP MARKET #88
Business Owner or Contact Person (PRINT) MIKE KARVELOT
2. Site Address 20757 LAKE CHABOT ROAD
City CASTRO VALLEY Zip 94546 Phone 510 537 9479
3. Mailing Address P.O. BOX 5745 (QUIK STOP MARKETS, INC.)
City FREMONT Zip 94538 Phone 510 657 8500
4. Property Owner WOLF INVESTMENT CO. % LEO J. PARRY JR.
Business Name (if applicable) _____
Address 2821 CROW CANYON ROAD, STE. 203
City, State SAN RAMON, CA: Zip 94583
5. Generator name under which tank will be manifested
QUIK STOP MARKETS, INC.

EPA ID# under which tank will be manifested CA 4000045910

6. Contractor DAN BRENTON CONSTRUCTION, INC.
Address 2634 PACER LANE
City SAN JOSE, CA. 95111 Phone 408 226 1920
License Type* A, B, HAZ., C-12 ID# 396115

*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board.

7. Consultant (if applicable) RHL DESIGN GROUP, INC. - MARK ROSSITER
Address 1137 N. McDONELL BLVD.
City, State PETALUMA, CA. 94954-1110 Phone 707 765 1660

8. Main Contact Person for Investigation (if applicable)
Name N/A Title _____
Company _____
Phone _____

9. Number of underground tanks being closed with this plan 2
Length of piping being removed under this plan ± 60'-0" (TOTAL)
Total number of underground tanks at this facility (**confirmed with owner or operator) 2

10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

** Underground storage tanks must be handled as hazardous waste **
a) Product/Residual Sludge/Rinsate Transporter
Name ERICKSON, INC. EPA I.D. No. CAD009466392
Hauler License No. 019 License Exp. Date _____
Address 255 PARR BLVD.
City RICHMOND State CA. Zip 94801
b) Product/Residual Sludge/Rinsate Disposal Site
Name SAME AS ABOVE EPA ID# _____
Address _____
City _____ State _____ Zip _____

c) Tank and Piping Transporter

Name ERICKSON, INC. EPA I.D. No. CAD009466392
Hauler License No. 019 License Exp. Date _____
Address 255 PARR BLVD.
City RICHMOND State CA. Zip 94801

d) Tank and Piping Disposal Site

Name SAME AS ABOVE EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

11. Sample Collector

Name RICH GARLOW
Company ON SITE TECHNOLOGIES
Address 20949 CABOT BLVD.
City HAYWARD State CA Zip 94545 Phone 408 371 4810

12. Laboratory

Name ENTECH
Address 525 DEL REY AVE., STE. E
City SUNNYVALE State CA. Zip 94086
State Certification No. CAELAP 1369

13. Have tanks or pipes leaked in the past? Yes[] No[] Unknown[]

If yes, describe. _____

14. Describe methods to be used for rendering tank(s) inert:

DRY ICE

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be permanently plugged.

The Bay Area Air Quality Management District, 415/771-6000, along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of a combustible gas indicator to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas indicator on-site to verify that the tank is inert.

15. Tank History and Sampling Information *** (see instructions) ***

| Tank | | Material to be sampled (tank contents, soil, groundwater) | Location and Depth of Samples |
|----------|--|---|-------------------------------------|
| Capacity | Use History include date last used (estimated) | | |
| 10K | JUNE 1998 | SOIL, GROUNDWATER | TWO POINTS AT EACH END OF UST |
| 10K | JUNE 1998 | | 2 FT INTO NATIVE |

One soil sample must be collected for every 20 linear feet of piping that is removed. A ground water sample must be collected if any ground water is present in the excavation.

Excavated/Stockpiled Soil

| | |
|------------------------------------|---------------|
| Stockpiled Soil Volume (estimated) | Sampling Plan |
|------------------------------------|---------------|

Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

Will the excavated soil be returned to the excavation immediately after tank removal? [] yes [] no [] unknown

If yes, explain reasoning _____

If unknown at this point in time, please be aware that excavated soil may not be returned to the excavation without prior approval from Alameda County. This means that the contractor, consultant, or responsible party must communicate with the Specialist IN ADVANCE of backfilling operations.

16. Chemical methods and associated detection limits to be used for analyzing samples:
 The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed.
 See attached Table 2.

17. Submit Site Health and Safety Plan (See Instructions)

| Contaminant Sought | EPA or Other Sample Preparation Method Number | EPA or Other Analysis Method Number | Method Detection Limit |
|----------------------------------|---|-------------------------------------|------------------------|
| GASOLINE BTEX MTBE LEAD | SEE TABLE 2 FOR VERIFICATION | | |

18. Submit Worker's Compensation Certificate copy

Name of Insurer _____

19. Submit Plot Plan ***** (See Instructions) *****

20. Enclose Deposit (See Instructions)

21. Report any leaks or contamination to this office within 5 days of discovery.

The written report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report (ULR) form.

22. Submit a closure report to this office within 60 days of the tank removal. The report must contain all information listed in item 22 of the instructions.

23. Submit State (Underground Storage Tank Permit Application) Forms A and B (one B form for each UST to be removed) (mark box 8 for "tank removed" in the upper right hand corner)

I declare that to the best of my knowledge and belief that the statements and information provided above are correct and true.

I understand that information, in addition to that provided above, may be needed in order to obtain approval from the Environmental Protection Division and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

CONTRACTOR INFORMATION

Name of Business DAN BRENTON CONSTRUCTION, INC.

Name of Individual KERRY BRENTON

Signature _____ Date _____

PROPERTY OWNER OR MOST RECENT TANK OPERATOR (Circle one)

Name of Business QUICK STOP MARKETS, INC.

Name of Individual MIKE KARVELOT

Signature _____ Date _____

DECLARATION OF SITE ACCOUNT REFUND RECIPIENT

There may be excess funds remaining in the Site Account at the completion of this project. The PAYOR (person or company that issues the check) will use this form to predesignate another party to receive any funds refunded at the completion of this project. In the absence of this form, the PAYOR will receive the refund.

SITE INFORMATION:

Site ID Number (if known)

QUIK STOP MARKET # 88
Name of Site

20757 LAKE CHABOT ROAD
Street Address


CASTRO VALLEY, CA. 94540
City, State & Zip Code

I designate the following person or business to receive any refund due at the completion of all deposit/refund projects:

QUIK STOP MARKETS, INC.
Name

P.O. BOX 5745
Street Address

FREMONT, CA 94537
City, State & Zip Code


Signature of Payor
MARK ROSSITER FOR
MIKE KARVELOT
Name of Payor
(PLEASE PRINT CLEARLY)

5/15/98
Date
QUIK STOP MARKETS
OWNER AGENT
Company Name of Payor

RETURN FORM TO:
County of Alameda, Environmental Protection
1131 Harbor Bay Parkway, Rm 250
Alameda CA 94502-6577
Phone#(510) 567-6700