

ALAMEDA COUNTY  
HEALTH CARE SERVICES



10-01-01

AGENCY  
DAVID J. KEARS, Agency Director

R0353

**STID 4091**

September 26, 2001

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

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

**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



12-22-00

20353

**Stid 4091**

December 20, 2000

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

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

**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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



20353

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

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.

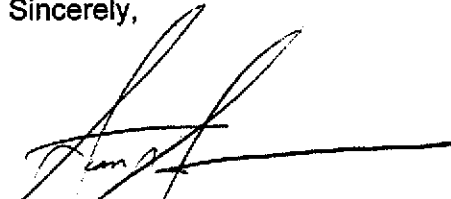
You must hire a California-licensed or registered engineer or geologist with the appropriate experience in conducting such environmental projects to prepare and endorse the PSA work plan. Such licensing and registration is by provision of the California Business and Professions Code.

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", written over a horizontal line.

Scott O. Seery, CHMM  
Hazardous Materials Specialist

Attachment

cc: Chuck Headlee, RWQCB  
Robert Weston, ACDEH

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

R0353 (20757 Lake  
Chabot  
Rd.)

October 19, 1992

Mr. Jack Griffith  
Quick Stop Market Inc.  
P.O. Box 5745  
Fremont, CA 94537

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

**Re: Five-year Permit to operate and Underground Storage Tank(UST) Regulations, Quick Stop Market # 88, 20757 Lake Chabot Road, and Quick Stop Market # 84, 2881 Grove Way, Castro Valley, CA 94546**

Dear Mr. Griffith:

This letter is in regard to the inspection made on October 19, 1992, at the above facility. This inspection was performed in order to bring your facility into compliance, inform you of new requirements of UST regulations, and issue a five year Permit to operate your underground storage tanks. **Please submit the following items:**

- 1- A statement indicating that all your inventory Reconciliation variations for the last year and this year up to now were within the "allowed variations" ( see item 3 next page for further explanation of the allowable variations )
- 2- Copies of all tanks and piping tightness test results for this year .

**Furthermore, please be advised that Title 23 of the California Code of Regulations (CCR) requires compliance for the following items:**

- 1) As of January 1, 1993, manual stick readings can not be used as an inventory reconciliation method for UST containing hazardous materials if the distance from the bottom of the tank to ground water is less than 20 feet [see section 2646(b)]. In which case, you must either seek an alternative method of stick reading, such as automatic level sensing, or use Statistical Inventory Reconciliation (SIR). A Level Sensor is an in-tank device which automatically measures fuel inventory in your tank. The SIR method involves the use of statistical software to conduct computerized analysis of the data you collect from your stick readings. Statistical Inventory Reconciliation is performed by independent third-party companies. The names of companies which perform SIR can be obtained from this office.

Mr. Griffith  
October 19, 1992  
Page 2 of 3

However, if the distance from the bottom of your tank(s) to ground water is more than 20 feet, you can still use stick readings for inventory reconciliation until December 22, 1998.

2) As of January 1, 1992, you are required to submit inventory reconciliation data on an annual basis. [see section 2646(j)] (requirements for submission of quarterly summaries were dropped).

3) The owner or operator of the UST shall notify this office and the State Water Resources Board within 24 hours if monthly variation of inventory reconciliation exceeds the legally allowed variation (1% of monthly deliveries + 130 gallons). Furthermore, the following must be completed to investigate the cause of excessive monthly variation:

- the inventory reconciliation calculations must be checked for any arithmetic errors within 24 hours
- a trained individual must inspect the readily accessible underground tank systems for any leakage within 24 hours.
- the dispensing meters must be checked for proper calibration
- if completion of any of these steps indicates that the monthly variation of inventory reconciliation is still within the legal limit or apparent excessive variation is not due to a release or tank failure, then the remainder of the steps need not be completed.
- continue to conduct daily inventory reconciliation.
- If the next month's variation in inventory reconciliation also exceeds the legally allowed variation, then it is assumed that an unauthorized release has occurred. In that case, additional investigation and tests, such as tank and piping tightness tests, may be required [see section 2646(j)&(k)].

4) The owner or operator of underground fuel tank(s) must prevent spilling or overfilling during fuel delivery. Before receiving fuel, measure tank(s) volumes using a fuel measuring stick or automatic tank level sensor (described in item 1 above) to ensure that tank(s) has more available space than volume of product, which is to be transferred into the tank(s). Furthermore, fuel delivery operation must be constantly monitored. [see section 2663(b)]

5) Written records of all monitoring and maintenance performed shall be kept for a period of at least three years. These records must be made available upon request, no later than 36 hours, to a representative of this office [see section 2712(b)].

Mr. Griffith  
October 19, 1992  
Page 3 of 3

6) As of December 22, 1990, all underground pressurized piping had to be equipped with automatic line leak detectors. If your pressurized piping is not equipped with such device, contact this office for installation of "approved leak detectors". [see section 2664 (c)]

7) The owner or operator of underground fuel tank(s) shall by December 22, 1998, retrofit all underground tanks and pipings with secondary containments or provide both interior lining and exterior cathodic protection. Cathodic protection is required only if your tank or piping is made of steel [see section 2662, 2664].

8) The owner or operator of all underground fuel tanks shall provide Spill and overflow prevention equipment by December 22, 1998. [see section 2663]

Contact this office Prior to any repair or upgrade of your underground tank or piping. Consult Title 23, CCR for additional requirements. To obtain a copy of these regulations, contact the State Water Resources Control Board at (916)-739-4436.

If you have any questions in regard to new requirements and or items requested, please contact me at (510)-271-4320.

Sincerely,



*Ran* Amir K. Gholami, REHS  
Hazardous Materials Specialist

CC: Files

USTREGOLD



ALAMEDA COUNTY  
HEALTH CARE SERVICES

DAVID J. KEARS AGENCY  
XXXXXXXXXXXX, Agency Director



Department of Environmental Health  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621

R0353

XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX  
(415) 271-4320

Certified Mail #P 691 202 284

December 16, 1988

Mr. Jack Griffith, Director of Gasoline  
Quik Stop, Inc.  
P.O. Box 5745  
Fremont, CA 94537

RE: Station #88, 20757 Lake Chabot Rd., Castro Valley, CA

Dear Mr. Griffith:

We were informed by Castro Valley Fire Dept. on December 13, 1988, that modification was being performed on your underground fuel tank(s) at the above site. Approval from our office is required before any underground storage tank and/or associated pipeline can be installed, removed or modified in Alameda County's jurisdiction. As per Ordinance Code of the County of Alameda, Section 3-141.6(c), you are required to pay a penalty of \$450.00.

In addition, a separate deposit/refund check of \$150.00, must be submitted to our office for reviewing your modification plans at the above site.

Please submit to this office within five (5) working days after the receipt of this letter, the two checks, payable to the County of Alameda and your modification plan for the above site.

All underground tanks in the jurisdiction of Alameda County must be registered by our office. As of this date, Station #84 at 2881 Grove Way, Castro Valley and Station #67, 2400 Fruitvale Ave., Oakland, have been registered with us.

Mr. Jack Griffith, Director of Gasoline  
Quik Stop, Inc.  
P.O. Box 5745  
Fremont, CA 94537  
December 16, 1988  
Page 2 of 2

If you have any questions, please contact Larry Seto, Senior Hazardous Materials Specialist at, 271-4320.

Sincerely,

*Rafat A. Shahid*

Rafat A. Shahid, Chief,  
Hazardous Materials Program

RAS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
Dwight Hoenig, DOHS  
Bob Bohman, Castro Valley Fire  
Larry Seto, ACEH  
Files