

LOP - CHANGE RECORD REQUEST FORM

printed:
06/21/96

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

Insp:

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 4259 LOC:
 SITE NAME: 7-11 Store DATE REPORTED : 08/29/86
 ADDRESS : 4100 Broadway DATE CONFIRMED: 08/29/86
 CITY/ZIP : Oakland 94611 MULTIPLE RPs : Y

SITE STATUS

 CASE TYPE: G CONTRACT STATUS: 4 PRIOR CODE:2B4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 10/13/92
 PRELIMINARY ASMNT: C DATE UNDERWAY: DATE COMPLETED:
 REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
 REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 10/13/92
 LUFT FIELD MANUAL CONSID: 3HSCAW
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION

 RP#1-CONTACT NAME: R L Coffman,
 COMPANY NAME: Joan Sopher, P E Sopher
 ADDRESS: 1401 Laloma Street
 CITY/STATE: Berkeley, California 94708

RP#2-CONTACT NAME: Mr. Bob Vasquez
 COMPANY NAME: The Southland Corporation
 ADDRESS: 3146 Gold Camp Drive #300
 CITY/STATE: Rancho Cordova, Ca 95670

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

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name 17-11 Store Today's Date 12/14/93

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

Site Address 4100 Broadway
 City Oakland Zip 94611 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

1-2 PM
Comments:
On site: installing 3 MW's & 2 Soil borings

III. UNDERGROUND TANKS (Title 23)

- General**
- 1. Permit Application 25284 (H&S)
 - 2. Pipeline Leak Detection 25292 (H&S)
 - 3. Records Maintenance 2712
 - 4. Release Report 2651
 - 5. Closure Plans 2670

met. buy jct on site.

- Monitoring for Existing Tanks**
- 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose
Semi-annual groundwater
One time soils
 - 3) Daily Vadose
One time soils
Annual tank test
 - 4) Monthly Gndwater
One time soils
 - 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
 - 6) Daily Inventory
Annual tank testing
Cont pipe leak det
 - 7) Weekly Tank Gauge
Annual tank teting
 - 8) Annual Tank Testing
Daily Inventory
 - 9) Other _____

Only 1 well (MW) installed today - will be working till 12-15-93 on site to finish 2 MW's + 2 borings

- 7. Precs Tank Test 2643
Date: _____
- 8. Inventory Rec. 2644
- 9. Soil Testing 2646
- 10. Ground Water. 2647

- New Tanks**
- 11. Monitor Plan 2632
 - 12. Access, Secure 2634
 - 13. Plans Submit 2711
Date: _____
 - 14. As Built 2635
Date: _____

Rev 6/88

II, III

Contact: _____
 Title: _____
 Signature: _____

Inspector: _____
 Signature: Jessica J. Hugo

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

November 5, 1993
STID# 4259

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Mr. Bob Vasquez
Southland Environmental Services/
Location 2987
5820 Stoneridge Mall Rd., Suite 310
P.O. Box 404
Pleasanton, California 94588

**RE: Work Plan for Additional Site Assessment
Southland Location No. 18609
4100 Broadway, Oakland, California 94611**

Dear Mr. Vasquez:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the Work Plan For Additional Site Assessment (September 27, 1993) prepared by Kleinfelder, Inc. for the referenced site.

Based on this review, the work plan is acceptable provided the following items are addressed:

- 1) Construction and placement of the wells must adhere to the requirements specified in "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites", August, 1990. Monitoring wells must be screened to intercept free floating product and accommodate seasonal water table fluctuations. Please submit a copy of the monitoring well construction diagram.
- 2) Soil samples from borings must be collected every five feet as per RWQCB's guidelines. Field instruments are acceptable as a screening tools only. Any evidence of soil contamination such as odor, visual staining or field instrument readings must be verified by analysis from a state certified laboratory.
- 3) All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professional involved with the project.
- 4) Please notify this office at least 48 hours in advance for the start up of work plan implementation so a site visit can be arranged by a representative from this office.

**Items 1 and 3 must be submitted to this office no later than
December 8, 1993.**

*11/23/93 Talked to Andy Chon re: extension on 60 days; letter rec'd 11/15/93
E will send addendum re: Registered Geologist or P.E'*

*Rec'd 11/5/93
letter*

Mr. Bob Vasquez
RE: 4100 Broadway, Oakland, CA 94611
November 5, 1993
Page 2 of 2

The work plan must be implemented **within 60 days** of the date of this letter. A report must be submitted within **30 days** after completion of this investigation. Until cleanup is complete, you will need to submit reports to this office every three months or at a more frequent interval, if specified at any time. In addition, the following items must be incorporated in your future reports or workplans:

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

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

Sincerely,

Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Edgar B. Howell, Chief, Hazardous Materials Division - files
Andrew Chan, Kleinfelder, 7133 Koll Center Parkway, Suite 100
Pleasanton, California 94566

Michael Sopher - 265 Yavistock, LA CA 90049

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

August 8, 1990

Mr. Walter Lubcke, Environmental Services Coordinator
The Southland Corporation
5820 Stoneridge Mall Road, Suite 310
Pleasanton, California 94566

**RE: Contamination at 7-Eleven # 18608
4100 Broadway, Oakland**

Dear Mr. Lubcke:

The Alameda County Department of Environmental Health, Hazardous Materials Division has received your letter dated May 30, 1990. This correspondence was in response to our request for additional investigation - remediation workplan concerning the soil and ground water contamination at 7-Eleven Store located at 4100 Broadway in Oakland.

In your letter, you stated that your last correspondence regarding the project at the above mentioned site was April 4, 1989. You also indicated that the records we have which include the assessment, monitoring and all correspondence about the site are current.

This office has reviewed all the reports (dated January 26, 1987; May 29, 1987; July 27, 1987; April, 1988; August 30, 1988) prepared by J.H. Kleinfelder & Associates. The referenced site has experienced a "confirmed release" according to RWQCB fuel leak criteria. The investigation - remediation work to date has not adequately defined the extent of the soil contamination nor the horizontal and vertical extent of the ground water pollution plume.

I request that you submit an investigation - remediation workplan which must include the following additional information before any work is done at the site. All work must be performed according to the Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks, Revised November 9, 1989.

- 1. Determination of the extent and magnitude of soil contamination.**

The soil sampling analyses results submitted are inadequate to define the horizontal and vertical extent of soil contamination.

Mr. Walter Lubcke
RE: 7-Eleven #18608, 4100 Broadway, Oakland
August 8, 1990
Page 2 of 4

Soil samples beneath the tank pit were not analyzed for contamination. The results of the three soil boring samples analyzed for Total Petroleum Hydrocarbon (TPH) showed B-1 with 60 ppm TPH; B-2 with 6.0 ppm TPH and B-3 with ND (not detected) TPH. However, the composite of these three soil boring samples showed 120 ppm TPH. Additional work is needed to determine the extent of soil contamination.

2. Definition of the horizontal and vertical extent of the ground water pollution plume, both on- and off- site.

The floating product or the dissolved constituent plume has not been defined. There is only one monitoring well at the referenced site. Additional monitoring wells are required to determine the extent and magnitude of ground water pollution.

A minimum of one monitoring well must be installed within 10 feet of the tank excavation in the verified downgradient direction. All monitoring wells must be installed according to RWQCB guidelines. Analytical soil samples must be collected every 5 feet to ground water or maximum depth of 40 feet.

Monitoring and extraction wells should be designed and constructed to be consistent with the LUFT manual and to permit entrance of free product into the wells.

All monitoring wells shall be sampled monthly for free product and dissolved constituents for the first three months following well installation. After three months of consecutive sampling, sampling maybe conducted as needed for remediation purposes but must occur at least quarterly. Before each sampling event is begun, free product thickness and water level shall be performed using an optical probe or other device of equal accuracy.

3. Interpretation of hydrogeologic data.

Water level contour maps, ground water gradient determinations, and free and dissolved product definition maps should be routinely prepared and submitted with analytical data from each sampling event. Fluctuations in ground water levels due to tidal action should also be documented. Geologic cross-sections should also be prepared using appropriate boring logs. The geologic characteristics of the aquifer must be described. The cross - sections, ground water gradients (horizontal and vertical) and tidal effects should be interpreted to explain pollution migration pattern.

Mr. Walter Lubcke
RE: 7-Eleven #18608, 4100 Broadway, Oakland
August 8, 1990
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4. Determination of the potential short- and long-term impacts of the pollution plume on the beneficial uses of ground and surface water in the area.

Beneficial uses include municipal water supply, ground water recharge, fresh water habitat, wildlife habitat, contact and non-contact recreation, and fish migration.

5. Development of a remediation plan.

The overall effectiveness of the remediation system should be verified by an appropriate monitoring program. The plan is to include a time schedule for plan implementation and at a minimum address the following:

- a) Expedient removal of all free product by an appropriate remediation system. Specific information on the system must be submitted. Actual amount of free product must be monitored and tabulated.
- b) Remediation of dissolved constituents and contaminated soil. Contaminated ground water must be remediated such that beneficial uses of the ground and surface water are restored and/or protected as required by RWQCB's "Policy with Respect to Maintaining High Quality of Waters in California."
- c) Design of remedial action system. Remedial action systems should be designed base on appropriate review of hydro-geologic and water quality data. Aquifer test data (pump and/or slug testing) should be used to determine aquifer characteristics and the capture zone of the extraction system.

Please submit your workplan for the above site within 25 days upon receipt of this letter. Reports documenting implementation of the above workplan must contain:

1. Actions that have occurred since the last report
2. Water level records
3. Clear records of field observations
4. Chain of custody forms
5. Laboratory-originated analytical results
6. Water level contour maps
7. Gradient determinations
8. Status of free product remediation
9. Status of soil remediation

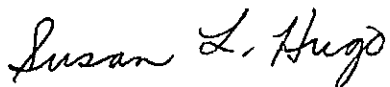
Mr. Walter Lubcke
RE: 7-Eleven #18608, 4100 Broadway, Oakland
August 8, 1990
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10. Status of soil contamination definition
11. Status of dissolved constituent remediation
12. Status of dissolved constituent plume definition
13. Copies of TSDf to Generator manifests for any hazardous wastes hauled off site
14. Soil boring/well logs of existing/new wells/borings, signed by appropriate **registered or certified** professional

Please be aware that final approval for the work performed on your site is the responsibility of the Regional Water Quality Control Board. All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and the RWQCB.

Should you have any questions, please feel free to contact me at (415) 271-4320.

Sincerely,



Susan Hugo
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County
Department of Environmental Health
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Lester Feldman, Regional Water Quality Control Board
San Francisco Bay Region
Howard Hatamaya, State Department of Health Services

Files

*Mark Klavin
Copy*

**REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION
INTERNAL MEMO**

**TO: Don Dalke
Chief, Toxics Division**

**FROM: Peter W. Johnson
Local Program Section**

DATE: 2/5/87

SIGNATURE: *Peter W. Johnson*

SUBJECT: Underground Fuel Leaks - S.F. Bay Region

The purpose of this memo is to provide revised fuel leak data for the cases reported as of 12/15/86. Lists of all fuel leaks by County are attached.

All fuel leak cases have been prioritized based on the severity of the leak and/or the general sensitivity of the groundwater area in which the leak occurred. Cases are placed in one of three main categories as follows:

- A = Cases where groundwater has been impacted and investigation and/or cleanup is required,
- B = Cases which require additional investigation to determine if groundwater has been affected,
- C = Cases where water quality impacts, or threatened impacts due to soil contamination, are negligible or non-existent and administrative sign-off may be appropriate.

Cases in the "A" category are further prioritized into three ranks based on a combination of impact severity and groundwater area sensitivity. The S.F. Bay Region can be divided into three general types of groundwater areas: groundwater recharge zones, groundwater use zones which do not have recharge areas, and limited groundwater use zones. Our definition of these zones is not intended in any way to specify the beneficial uses of groundwater in any area.

Given the limited information available, our evaluation of the boundaries between groundwater areas is crude at best. However, the following locations can be reasonably assumed to be in the appropriate categories. Recharge zones are found in south San Jose, the Niles Cone area of Fremont, Livermore, and portions of Napa and Sonoma counties. Groundwater use zones are found in the northern Santa Clara County area and portions of the north bay counties. Limited groundwater use zones make up the remainder of the Bay Area, being found in much of the central Bay Area and portions of the north Bay Area.

By combining groundwater area and impact severity the following prioritization matrix for "A" type cases was created. Note that "A" case designations use Roman numerals.

fmlnos.dtc

GROUNDWATER AREA	IMPACT SEVERITY		
	FREE PRODUCT	DISS. CONC. >100 PPB	DISS. CONC. <100 PPB
RECHARGE	I	I	II
USE W/O RECHARGE	I	II	III
LIMITED	II	III	III

All "B" cases are prioritized based on their location relative to the groundwater areas discussed above. They are prioritized per the following: groundwater recharge area = 1, groundwater use area without recharge = 2, limited groundwater use area = 3. Note that "B" case designations use Arabic numerals. As explained above, "C" cases are those where water quality impacts, or threatened impacts, are negligible or non-existent.

The numbers of fuel leaks (as of 12/15/86) in each priority category (A,B,C) have been summarized in the following table.

UNDERGROUND FUEL LEAKS - S.F. BAY REGION
(AS OF 12/15/87)

COUNTY	CASE TYPE							TOTAL
	A I	A II	A III	B 1	B 2	B 3	C	
ALAMEDA	31	23	57	26	0	121	26	202
CONTRA COSTA	0	10	16	0	0	70	12	108
MARIN	0	3	15	0	0	12	4	34
MAIPA	0	2	3	0	0	5	1	19
SAN FRANCISCO	5	9	14	0	0	45	3	76
SAN MATEO	13	21	17	0	20	53	9	133
SANTA CLARA	66	50	3	163	168	0	31	489
SOLANO	0	7	10	0	3	23	2	45
SONOMA	3	0	2	2	6	16	2	39
TOTAL	118	151	137	191	213	345	98	1245

All fuel leak cases involve the release of detectable amounts of petroleum hydrocarbons into the surrounding soils and/or groundwater. Petroleum hydrocarbons include gasoline, diesel, jet fuel and waste oil. Some of the chemical constituents that can be found in these materials are benzene, toluene, xylene, ethyl benzene, ethylene dibromide, tetraethyl lead, and short chain aliphatics.

FUEL LEAKS - ALAMEDA COUNTY

FACILITY	ADDRESS	CITY/COUNTY	TYPE
4 SEMINARY PROJECT	1100 SEMINARY AVE.	OAKLAND/ALAMEDA	B3
7-ELEVEN	3868 DELAWARE	FREMONT/ALAMEDA	I
7-ELEVEN	4100 BROADWAY	OAKLAND/ALAMEDA	B3
A&J ELECTRIC CABLE	30500 SAN ANTONIO ST.	HAYWARD/ALAMEDA	III
A.C. TRANSIT	45TH ST. & SAN PABLO AVE.	EMERYVILLE/ALAMEDA	B3
A.O. SMITH	SYCAMORE ST	NEWARK/ALAMEDA	II
AAQA MEATS	1411 SAN PABLO AVE	BERKELEY/ALAMEDA	B3
ABC SERVICES	31845 HAYMAN ST	HAYWARD/ALAMEDA	B11
ABF FREIGHT SYSTEM	4575 TIDENATER	OAKLAND/ALAMEDA	III
AC TRANSIT	37650 SYCAMORE ST	NEWARK/ALAMEDA	B1
AC TRANSIT	SEMINARY	OAKLAND/ALAMEDA	B3
ADDISON STREET PROPERT	2040 ADDISON ST	BERKELEY, ALAMEDA	B3
ADITOR FARMS (S.DAVIS ST	1400 DOLITTLE DR.	SAN LEANDRO/ALAMEDA	B3
AERVOE PACIFIC	2420 MERCED ST	SAN LEANDRO/ALAMEDA	C
ALAMEDA CO. FAIRGROUND		PLEASANTON/ALAMEDA	B3
ALAMEDA COUNTY FAIR.	4501 PLEASANTON AVE	PLEASANTON/ALAMEDA	B3
ALAMEDA MUNICIPAL GOLF	CLUBHOUSE MEMORIAL RD	ALAMEDA/ALAMEDA	B3
ALHAMBRA HAYWARD	22990 CLAMITER RD	HAYWARD/ALAMEDA	B3
ALLGOOD INDUSTRIES	3466 ENTERPRISE AVE.	HAYWARD/ALAMEDA	III
ALLIED SYSCO	30977 SAN ANTONIO STREET	HAYWARD/ALAMEDA	III
AMERICAN CAN	3801 E. 8TH ST.	OAKLAND/ALAMEDA	II
AMERICAN PIPE PROCESSING	29901 INDUSTRIAL PARKWAY	HAYWARD/ALAMEDA	II
ANGELO PARADISO	1031 98TH AVE	OAKLAND/ALAMEDA	B3
AT&T	100 ORCHARD AVE.	HAYWARD/ALAMEDA	B3
BANK OF AMERICA	2418 BROADWAY	OAKLAND/ALAMEDA	C
BAY CENTER DEVELOPMENT		EMERYVILLE/ALAMEDA	B3
BAY CITY AUTO AUCTION	INDUSTRIAL WAY	HAYWARD/ALAMEDA	B1
BAY COUNTY PROPERTIES	800 DOOLITTLE DRIVE	SAN LEANDRO/ALAMEDA	B3
BEACON	14798 WASHINGTON ST.	SAN LEANDRO/ALAMEDA	III
BEACON STATION	40500 FREMONT BLVD	FREMONT/ALAMEDA	B1
BEECHCRAFT WEST	18990 SKYWEST DR.	HAYWARD/ALAMEDA	III
BEN SHOP	3170 COLLEGE AVE	BERKELEY/ALAMEDA	B3
BERKELEY FARMS	4550 SAN PABLO AVE.	EMERYVILLE/ALAMEDA	C
BERKELEY HOUSING AUTHORI	ROSE ST. & MARTIN L. KING	BERLEY/ALAMEDA	C
BERKELEY VILLAGE	1863 SHATTUCK AVE	BERKELEY/ALAMEDA	II
BYRD'S AUTO SERVICE	3055 35TH AVE.	OAKLAND/ALAMEDA	B2
CAL TRANS	EQUIP SHOP#4	SAN LEANDRO/ALAMEDA	B3
CALIFORNIA DEVELOP	3393 ARDEN RD	HAYWARD/ALAMEDA	B3
CALTRANS	6TH ST.	BERKELEY/ALAMEDA	B3
CALTRANS PROPERTY	25830 MISSION	HAYWARD/ALAMEDA	B3
CBI SERVICES, INC	41777 BOYCE RD	FREMONT/ALAMEDA	I
CFS CONTINENTAL	30315 UNION CITY BLVD.	UNION CITY/ALAMEDA	I
CHABOT COLLEGE	25555 HESPERIAN BLVD.	HAYWARD/ALAMEDA	II
CHERRY BLOSSOM INN	PALMA PROPERTY APTS	SAN LEANDRO/ALAMEDA	III
CHEVRON	1101 UNIVERSITY AVE	BERKELEY/ALAMEDA	II
CHEVRON	W. GRAND & ISABELLA	OAKLAND/ALAMEDA	III
CHEVRON	4804 S. FRONT	LIVERMORE/ALAMEDA	I
CHEVRON	2020 DRISCOLL	FREMONT/ALAMEDA	I
CHEVRON	850 WEST GRAND AVE.	OAKLAND/ALAMEDA	B3
CHEVRON	1334 W. 1ST. ST.	LIVERMORE/ALAMEDA	B1