



DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 3794 - 1615 MacArthur Blvd, Oakland, CA 94602

October 31, 1995

Mr. Warren Quan
Convenient Market Assoc
P.O. Box 6804
Oakland, CA 94603

Mr. Peter Van Alyea
Redwood Oil
455 Yolanda Ave
Santa Rosa, CA 95402

Ms. Eu Sook Kim
400 Midway Place
Martinez, CA 94553

Dear Messrs. Quan and Alyea, and Ms. Kim:

This letter confirms the completion of site investigation and remedial action for the two former underground storage tanks (2-6,000 gallon gasoline tanks) removed from the above site on September 25, 1991. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including the current land use, and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721(e) of the California Code of Regulations. Please contact Ms. Eva Chu at (510) 567-6700 if you have any questions regarding this matter.

Very truly yours,

Jun Makishima, Interim Director

cc: Chief, Division of Environmental Protection
Kevin Graves, RWQCB
Mike Harper, SWRCB (with attachment)
files (bonfare2)

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

ENVIRONMENTAL
PROTECTION
95 OCT 26 PM 2:38

I. AGENCY INFORMATION

Date: July 10, 1995

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700
Responsible staff person: Eva Chu Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Bonfare Market
Site facility address: 1615 MacArthur Blvd., Oakland, CA 94602
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3794
URF filing date: 11/27/91 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
1. Warren Quan Convenient Market Assoc	P.O. Box 6804 Oakland, CA 94603	
2. Peter Van Alyea Redwood Oil	455 Yolanda Ave. Santa Rosa, CA 95402	
3. Eu Sook Kim Bonfare Market	400 Midway Place Martinez, CA 94553	

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1.	6,000	Leaded gasoline	Removed	9/25/91
2.	6,000	Unlead gasoline	Removed	9/25/91

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown
Site characterization complete? Yes
Date approved by oversight agency: 2/16/94
Monitoring Wells installed? NO Number:
Proper screened interval? NA
Highest GW depth below ground surface: NA Lowest depth:
Flow direction: NA
Most sensitive current use: Commercial
Are drinking water wells affected? NO Aquifer name:
Is surface water affected? NO Nearest affected SW name:
Off-site beneficial use impacts (addresses/locations): NA

Report(s) on file? YES Where is report(s) filed? Alameda County
1131 Harbor Bay Pkwy
Alameda, CA 94502

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment or Disposal w/destination)</u>	<u>Date</u>
Tank Piping Free Product	2 USTs	Probably taken to H & H	9/25/91
Soil Groundwater Barrels	72 cubic yards	Richmond L.F.	8/12/92

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppb)</u>	
	<u>Before</u>	<u>After</u>	<u>Before</u>	<u>After</u>
TPH (Gas)	1.4	ND	NA	
TPH (Diesel)				
Benzene	.140	ND		
Toluene	ND	ND		
Ethylbenzene	ND	ND		
Xylenes	0.0051	0.010		
Oil & Grease				
Heavy metals	Pb	58	NA	
Other				

Comments (Depth of Remediation, etc.):

See Section VII, Additional Comments, etc.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? **YES**
 Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **YES**
 Does corrective action protect public health for current land use? **YES**
 Site management requirements: **None**

Should corrective action be reviewed if land use changes? **YES**
 Monitoring wells Decommissioned: **NA**
 Number Decommissioned: **NA** Number Retained:
 List enforcement actions taken: **None**

List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu Title: Haz Mat Specialist

Signature:  Date: 10/6/95

Reviewed by

Name: Amy Leech Title: Haz Mat Specialist

Signature:  Date: 9/12/95


Name: Scott Seery Title: Senior Haz Mat Specialist

Signature:  Date: 8-8-95

VI. RWQCB NOTIFICATION

Date Submitted to RB: 10/10/95 RB Response: 10/23/95 Approved

RWQCB Staff Name: Kevin Graves Title: AWRCE

Signature:  Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

Two 6,000 gallon gasoline USTs were removed in September 1991. The tar wrapped tanks appeared intact and in good condition, without holes or pitting. Initial soil samples collected from native soil beneath the former USTs exhibited 1.4 ppm TPH-G and 140 ppb benzene. Loose material, possible backfill, left beneath the former tanks exhibited up to 1,100 ppm TPH-G, 2.7 ppm ethylbenzene, and 87 ppm xylenes. Additional excavation of approximately 60 cy, to a depth of 15' bgs at the fill end of the tank pit, took place on Nov 12, 1991. Seven confirmatory samples, 4 sidewall (SE-1, SW-1, N-1, E-1, and W-1) and 2 bottom samples (T-1B, T-2B), collected from native silty clay soils did not exhibit gasoline contaminants, except for sample W-1, which exhibited 0.010 ppm xylenes. (See Fig. 2 and Table 1.)

A total of 150 cy was removed from the pit. Approximately 72 cy (four truckloads, each with capacity of 18 cy) of contaminated soil were taken to the Richmond "Dump" for disposal. There is no documentation as to the disposition of the remaining soil removed from the former tank pit.

Excavation activities appear to have removed most of what little impacted soil there may have been. The only significant fuel concentration was discovered in loose (likely backfill) material found at the base of the excavation. It appears that this material was subsequently removed from the excavation in preparation for the collection of the final confirmation samples. Groundwater was not encountered to a depth of 15'. The potential for residual contaminants to migrate through low permeable clay sediments is minimal. A groundwater investigation is not warranted.

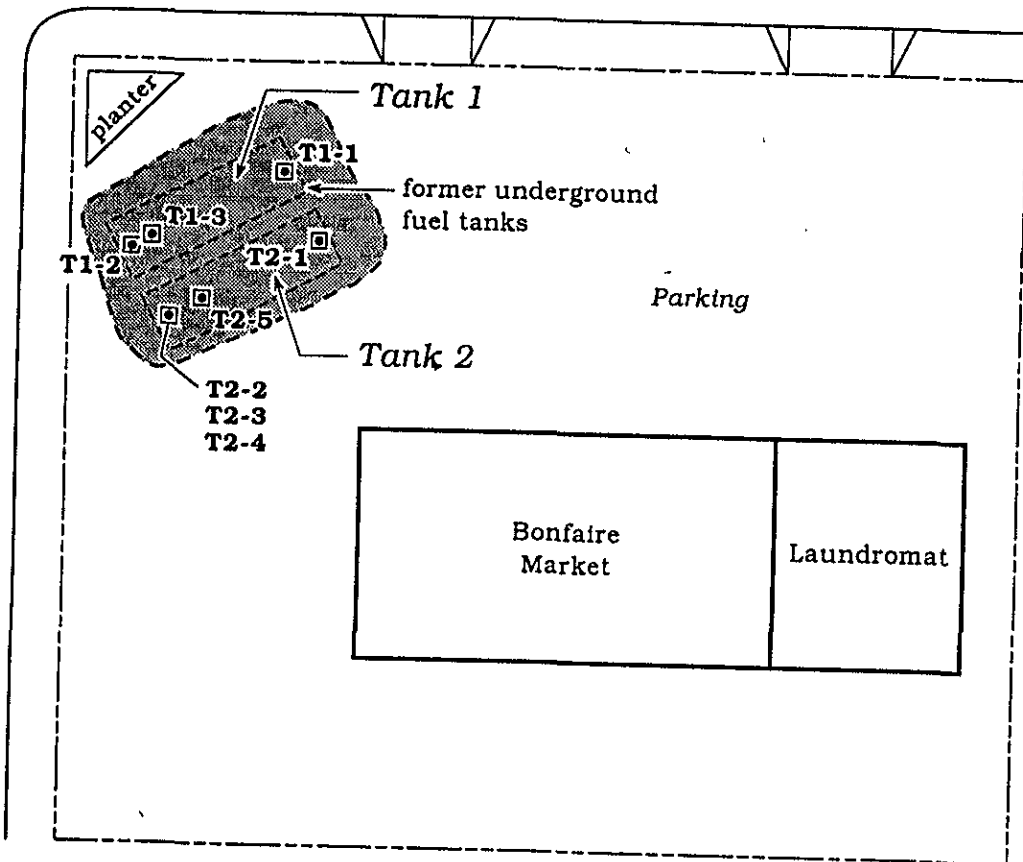
bonfare1

11-891



MACARTHUR BOULEVARD

ARDLEY AVENUE



EXPLANATION

- T2-5 Excavation sample location
- Fuel tank excavation limit

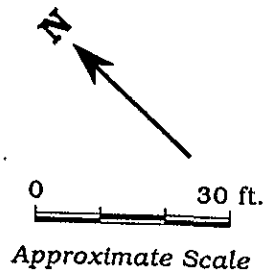


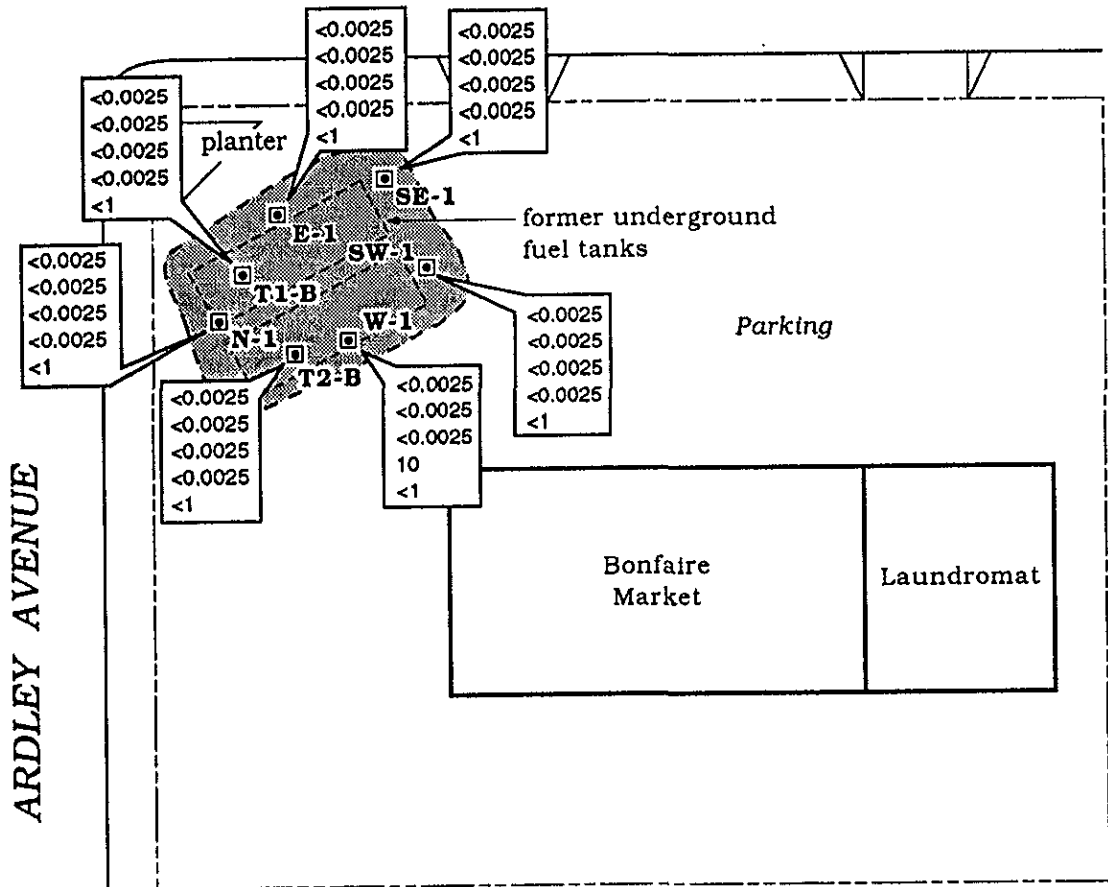
Figure 1. Former Fuel Tank and Soil Sample Location Map - Bonfaire Market, 1615 MacArthur Boulevard, Oakland, California

11-12-91



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MACARTHUR BOULEVARD



EXPLANATION

■ **SE-1** Excavation sample location

▨ Fuel tank excavation limit

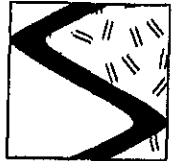
<0.0025 Benzene	} Results shown in parts per million (ppm)
<0.0025 Toluene	
<0.0025 Ethylbenzene	
<0.0025 Xylenes	
<1 TPHH (Gasoline)	



0 30 ft.

Approximate Scale

Figure 2 Excavation Limits and Final Confirmation Sample Location Map - Bonfaire Market, 1615 MacArthur Boulevard, Oakland, California

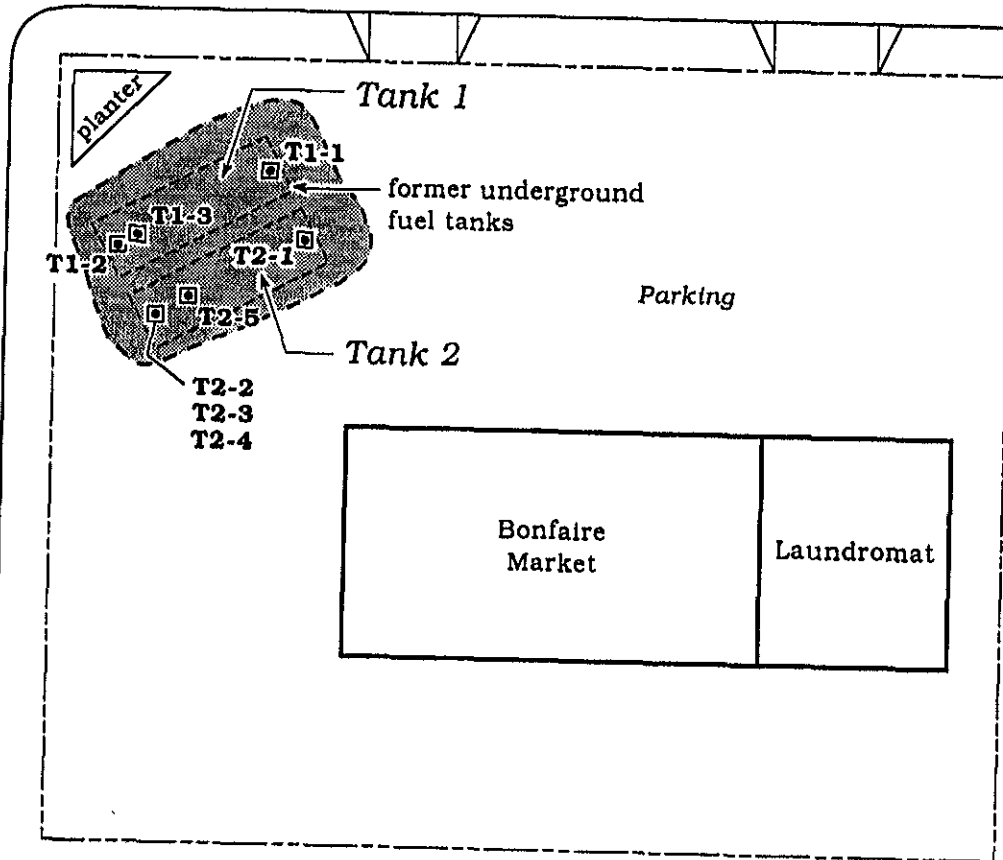


SIERRA


11-891

MACARTHUR BOULEVARD

ARDLEY AVENUE



EXPLANATION

- T2-5 Excavation sample location
-  Fuel tank excavation limit



0 30 ft.

Approximate Scale

Figure 2. Former Fuel Tank and Soil Sample Location Map - Bonfaire Market, 1615 MacArthur Boulevard, Oakland, California

Table 1. Analytic Results for Soil - Bonfaire Market, 1615 MacArthur Boulevard, Oakland, California

Sample ID	Date Sampled	Analytic Lab	Analytic Method	TPPH(G)	B	T	E	X	Total Lead
				-----ppm----->					
<u>Initial Samples</u>									
P-1	9/18/91	NET	8015/8020	5 ¹	<0.0025	<0.0025	<0.0025	<0.0085	---
	9/18/91	NET	7421/LUFT	---	---	---	---	---	58 ²
P-2	9/18/91	NET	8015/8020	<1	<0.0025	<0.0025	<0.0025	<0.0060	---
	9/18/91	NET	7421/LUFT	---	---	---	---	---	18 ²
T1-1	9/25/91	NET	8015/8020/7421	<1	<0.0025	<0.0025	<0.0025	<0.0025	5.7
T1-2	9/25/91	NET	8015/8020/7421	1.4 ¹	<0.0025	<0.0025	<0.0025	0.0051	8.6
T2-1	9/25/91	NET	8015/8020/7421	<1	<0.0025	<0.0025	<0.0025	<0.0025	12
T2-2	9/25/91	NET	8015/8020/7421	<1	0.140	<0.0025	<0.0025	<0.0025	5.5
T2-3	10/18/91	NET	8015/8020	<1	0.010	<0.0025	<0.0025	<0.0025	---
T2-4	10/18/91	NET	8015/8020/7421/LUFT	<1	<0.0025	<0.0025	<0.0025	<0.0025	6.1 ²
T1-3	11/8/91	NET	8015/8020	4.9	0.075	0.038	0.089	0.450	---
T2-5	11/8/91	NET	8015/8020	1,100	<0.0025	<0.0025	2.7	87	---
T-1B	11/12/91	NET	8015/8020	<1	<0.0025	<0.0025	<0.0025	<0.0025	---
<u>Confirmation Samples</u>									
T-2B	11/12/91	NET	8015/8020	<1	<0.0025	<0.0025	<0.0025	<0.0025	---
SE-1	11/12/91	NET	8015/8020	<1	<0.0025	<0.0025	<0.0025	<0.0025	---

Table 1. Analytic Results for Soil - Bonfaire Market, 1615 MacArthur Boulevard, Oakland, California (continued)

Sample ID	Date Sampled	Analytic Lab	Analytic Method	TPPH(G)	B	T	E	X	Total Lead
				←-----ppm-----→					
SW-1	11/12/91	NET	8015/8020	<1	<0.0025	<0.0025	<0.0025	<0.0025	---
N-1	11/12/91	NET	8015/8020	<1	<0.0025	<0.0025	<0.0025	<0.0025	---
E-1	11/12/91	NET	8015/8020	<1	<0.0025	<0.0025	<0.0025	<0.0025	---
W-1	11/12/91	NET	8015/8020	<1	<0.0025	<0.0025	<0.0025	10	---

EXPLANATION:

TPPH(G) = Total Purgeable Petroleum Hydrocarbons as Gasoline
 B = Benzene
 T = Toluene
 E = Ethylbenzene
 X = Xylenes
 ppm = Parts per million
 --- = Not analyzed

ANALYTIC LABORATORY:

NET = NET Pacific of Santa Rosa, California

NOTES:

Soil samples P-1 and P-2 were collected by Petroleum Maintenance Company of Santa Rosa, California.

- ¹ NET reported that petroleum hydrocarbons detected were heavier than gasoline.
- ² Samples were also analyzed for organic lead by the DHS LUFT Method. Organic lead was not detected at detection limits of 1 ppm.

ANALYTIC METHODS:

8015 = EPA Method 8015/8015 for TPPH(G)
 8020 = EPA Method 8020 for BTEX
 7421 = EPA Method 7421 for Total Lead
 LUFT = DHS Leaking Underground Fuel Tank Manual Method for Organic Lead