

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO 2814

RAFAT A. SHAHID, Assistant Agency Director

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

StID 3794

January 4, 1995

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

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

Ms. Eu Sook Kim
Bonfare Market
1615 MacArthur Blvd
Oakland, CA 94602

RE: Groundwater Investigation at Bonfare Market, 1615 MacArthur Blvd, Oakland, CA 94602

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

I have completed review of the case file for the above referenced site to determine if case closure can be recommended at this time.

When two underground storage tanks were removed, soil sample collected in native soil exhibited 1.4 ppm TPH-G and .140 ppm benzene. However, sand backfill material detected up to 1,100 ppm TPH-G, 2.7 ppm ethylbenzene, and 87 ppm xylenes. The pit was over-excavated to 15' depth, removing a total of approximately 150 cubic yards of soil. Seven confirmatory soil samples were collected, 4 sidewall and 2 bottom samples. Sample W-1 exhibited up to 10 ppm xylenes. Clearly, a release of fuel products has occurred at this site.

Data from a nearby site, one block away (1499 MacArthur Blvd) show groundwater to be at 13.5-16' depth. Because groundwater is believed to be relatively shallow at your site a groundwater investigation is required to determine if the fuel release has impacted groundwater.

At this time, case closure is not recommended for this site. Please submit a workplan for the groundwater investigation within 60 days of the date of this letter, or **by March 6, 1995**. Once it is determined that groundwater has not been impacted by the fuel release, the case will again be reviewed for closure.

Bonfare Mkt-1615 MacArthur Blvd
re: Groundwater Investigation
January 4, 1995
Page 2 of 2

If you have any questions, I can be reached at (510) 567-6762.

Sincerely,



eva chu
Hazardous Materials Specialist

cc: Edgar Howell-files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R02814

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

March 31, 1993
STID# 3794

REGIONAL BOARD REFERRAL

Regional Water Quality Control Board
San Francisco Bay Region
2101 Webster St., 4th Floor
Oakland, CA 94612

MacArthur Blvd.

SUBJECT: Bonfare Market, 1615 ~~Market~~ St., Oakland, CA 94602

This office has reviewed site investigation and remedial action for contamination from the underground storage tank at the above site. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is the position of this office that no further action is required at this time.

This office requests that the Regional Water Quality Control Board reviews this site and gives final site closure and/or remedial action completion. This agency also requests notification of final site closure.

If you have any questions regarding this matter, please contact this office.

Sincerely,

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: Warren Quan, Convenient Market Asso., P.O. Box 6804, Oakland,
CA 94603
Peter Van Alyea, Redwood Oil Co., 455 Yolanda Ave., Santa
Rosa, CA 95402
Eu Sook Kim, Bonfare Market, 1615 MacArthur Blvd., Oakland,
CA 95402
Edgar Howell, Chief - Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02814

RAFAT A. SHAHID, Assistant Agency Director

July 21 1992

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

Eu Sook Park Kim
1615 MacArthur Boulevard
Oakland, CA 94602

Subject: Excavated Soil at 1615 MacArthur Blvd. Oakland.

Dear Ms. Park Kim:

This office has reviewed the results of composite samples collected from the soil pile at the location listed above. This soil had been excavated during the removal of underground storage tanks in 1991.

Policies of the San Francisco Bay Regional Water Quality Control Board restrict the disposal of hydrocarbon contaminated soil. Restrictions are based on the level of contamination measured in the soil. The analytical results of your samples indicate that no special disposal or handling is required for this soil. You are free to dispose of this soil in any legal manner including reuse on your property.

If you have any questions concerning this matter, please contact Jennifer Eberle, Hazardous Materials Specialist, at (510) 271-4530. Ms. Eberle is the Specialist overseeing this project.

Sincerely,

Dennis J. Byrne
Senior Hazardous Materials Specialist

cc: files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02818

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

May 6, 1991

Leonard Overholser
Pacific Trust Company
1245 South Winchester Blvd.
San Jose CA 95128

RE: 21450 Mission Blvd., Hayward CA 94541

Dear Mr. Overholser:

I have reviewed the work plan prepared by Christopher French of Eirra Consultants for the above referenced property. The proposal, to advance a 30 foot boring beneath the former kerosene tank location and take six soil samples at five foot intervals, is acceptable to this office.

Please notify me prior to sampling so that I may be present. Copies of the analysis results and sampling report must be submitted to this office and to the Regional Water Quality Control Board. The Board has recently moved its office. The new address is: 2101 Webster St., 4th Floor, Oakland CA 94612

You may contact me at (415)271-4320 with any questions.

Sincerely,

Pamela J. Evans
Hazardous Materials Specialist

c: Richard Hiatt, RWQCB
Christopher French, Eirra Consultants

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02818

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

March 14, 1991

Leonard Overholser
Pacific Trust Company
1245 South Winchester Blvd
San Jose CA 95128

RE: 21450 Mission Blvd., Hayward

Dear Mr. Overholser:

In early January I instructed you to submit a work plan by February 15, 1991 for investigation of fuel contamination at the above referenced property. Before February 15, we discussed referring this case to the San Francisco Regional Water Quality Control Board. At Chris French's request, I retained the case pending his submittal of a response to the requirement. I have reviewed the correspondence package from yourself and Christopher French dated March 6, 1991 and discussed the site history, once again, with Richard Hiatt and Lester Feldman of the RWQCB.

I would like to briefly discuss the issues relating to the site and to restate the requirements of this office in order to move toward closure:

RWQCB guidelines ("Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites" dated 8/10/90) specify that in cases in which groundwater is deeper than 50 feet and in which a groundwater/soil investigation has been required, the extent of soil contamination must be determined, and in some cases, a groundwater monitoring well will be required.

Because contamination in the soil exceeded 100 ppm (a case prioritization level used by RWQCB and this agency), I required that the full lateral and vertical extent of the contamination be determined before I could recommend case closure to the RWQCB. I have stated in previous conversations and correspondence (1/8/91) that should further investigation of the soil beneath the former kerosene tank show contamination to be localized, no groundwater monitoring well would be required at this time. Let me be more specific: Previous sampling has provided evidence that the lateral extent of contamination does not exceed the area of the tank pit. What is still needed is full investigation of the vertical extent of the contamination beneath the former tank. By presenting sampling results that show a drop of contaminants to nondetectable levels within a few feet of the tank pit base, your consultant could present a convincing argument for case closure.

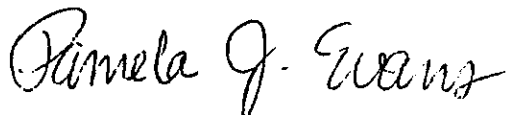
Leonard Overholser
Pacific Trust
RE: 21450 Mission Blvd., Hayward
March 14, 1991
Page 2 of 2

Your consultant, Chris French, has informally proposed boring to thirty feet beneath the former kerosene tank and obtaining soil samples from this boring for analysis. I told Mr. French that, if this meets with your approval, the work plan should be submitted in writing to this office before being carried out. The plan must include, at a minimum, a site diagram showing the proposed location of the boring as well as a statement of its proposed total depth, the number of samples to be taken, and their depths.

I will expect your work plan for further investigation by no later than April 15, 1991. If I have not heard from you by that date, this matter will be referred to the Regional Water Quality Control Board.

The deposit submitted to this office for oversight of investigation and remediation activities has been exhausted. Please submit an additional deposit of \$500.00, to cover past and future costs pertaining to this case. Enclosed you will find this agency's cost accounting sheet for time spent on this case. You may contact me with any questions at (415)271-4320.

Sincerely,



Pamela J. Evans
Hazardous Materials Specialist

c: Ed Howell, Chief, Hazardous Materials Division, ACHCSA
Richard Hiett, RWQCB
Christopher M. French, REG

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02818

January 8, 1991

Leonard Overholser
Pacific Trust Company
1245 South Winchester Blvd
San Jose CA 95128

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

RE: 21450 Mission Blvd., Hayward

Dear Mr. Overholser:

I have reviewed the correspondence package from yourself and Christopher French dated December 18, 1990. Included in Mr. French's letter were point by point responses to each issue I raised in my November 18 correspondence. Of these four issues, he has so far satisfactorily addressed three; I have received copies of hazardous waste manifests and an Unauthorized Leak Report, and Mr. French has provided a convincing case that the xylene contaminated backfill soil is unlikely to impact groundwater beneath the site.

The remaining issue of concern is the contamination that exists in the former kerosene tank pit. The remediation and follow up sampling done so far has indicated that petroleum concentrations have not dropped significantly in the base of the pit. While sidewall samples showed little or no contamination, the two basal samples showed no significant drop in concentration when compared to the original basal sample. (Original basal sample contained 130 ppm TPH, two follow up samples contained 87 and 150 ppm TPH). It could be argued, and accepted by this office, that the contamination has been laterally defined. However, its depth has not been sufficiently investigated or remediated. In order for your case to be referred to the Regional Water Quality Control Board for closure review, the extent of this soil contamination must be fully investigated. At this point it is not possible to conclude that no threat to groundwater exists.

Both you and Mr. French expressed concerns that the requirements I have set forth for further investigation and remediation at your site have been excessive. You stated in your letter that you would require written concurrence from my program director as well as from RWQCB prior to your approving any further work at the site. In preparing this and all past responses to proposals by contractors working with your site, I have been in constant consultation both with my superiors and with representatives of RWQCB, including Lester Feldman and Richard Hiatt. In fact, both Mr. Feldman and Mr. Hiatt, upon being briefed on your site conditions, stated that groundwater monitoring wells should be installed. After we discussed your case further, Mr. Hiatt concurred with me that an alternative course might be pursued: Should further investigation yield convincing evidence

Leonard Overholser
Pacific Trust
RE: 21450 Mission Blvd., Hayward
January 8, 1991
Page 2 of 2

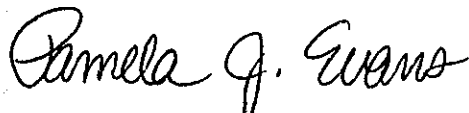
that the contamination under the kerosene tank is localized, then no monitoring wells would be required at this time. Mr. Hiatt also advised that if you are unwilling to act on this agency's requirements, the case could be referred to RWQCB for enforcement action.

While the question of case closure will ultimately be decided by the Regional Water Quality Control Board, this office acts as lead agency in overseeing investigation and remediation of contaminated underground tank sites. This agency's responsibility in such cases is established by formal written agreement with RWQCB.

I will expect your workplan for further investigation and remediation no later than February 15, 1991. If I have not heard from you by that date, this matter will be referred either to the Regional Board or to the Alameda County District Attorney's Office.

Enclosed you will find, as requested, this agency's cost accounting sheet for time spent on this case. You may contact me with any questions at (415)271-4320.

Sincerely,



Pamela J. Evans
Hazardous Materials Specialist

Enclosure

c: Rafat Shahid, Assistant Agency Director, ACHCSA
Ed Howell, Chief, Hazardous Materials Division, ACHCSA
Gil Jensen, Alameda County District Attorney's Office
Richard Hiatt, RWQCB
Howard Hatayama, DOHS
Christopher M. French, REG

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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Certified Mailer # P062 128 302

December 17, 1990

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

Mr. Peter Van Alyea
Redwood Oil Company
455 Yolanda Avenue
Santa Rosa, CA 95404

**RE: Underground Storage Tanks located at Bonfare Market,
1615 MacArthur Blvd., Oakland 94602**

NOTICE OF VIOLATION

Dear Mr. Van Alyea:

An inspection was conducted to confirm the presence of underground storage tanks were noted to be present onsite. Two underground storage tanks were confirmed. The California Code of Regulations, Title 23, Chapter 3, Subchapter 16, and the California Health & Safety Code, Division 20, chapter 6.7, sections 25280-25299.7 address Underground Tank Regulations. According to these regulations you are required to either permit or remove the Underground Storage Tanks located at the above facility.

You are requested to either:

Permit the underground storage tanks in accordance with the above regulations. Qualification for permitting involves tank integrity testing, pipeline leak detection monitoring, inventory reconciliation monitoring, monitoring records maintained onsite, and a written inventory monitoring plan. Regulations differ slightly depending on whether the tanks are single or double walled. Please contact this office for specifics on the tanks at your site. Enclosed are applications for underground storage tank permits.

or

Submit an Underground Tank Closure Plan for the removal of the underground tanks at the above facility.

You are requested to notify this division in writing by January 15, 1991 of your intentions with regard to the tanks at the above site.

Mr. Van Alyea
December 17, 1990
Page 2 of 2

R02814

If you have any questions concerning this matter, please contact this office at 271-4320.

Sincerely,

Paul M. Smith

Paul M. Smith
Hazardous Materials Specialist

Enclosures (3)

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
Mr. Quang Park, Owner Bonfare Market
Rafat A Shahid, Assistant Agency Director, Alameda County
Environmental Health Department
Thomas F. Peacock, Senior Haz. Mat. Specialist, Alameda Co. Haz.
Mat. Div.

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