

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

ORDER No. 01 – 063

RESCISSION OF SITE CLEANUP REQUIREMENTS ORDER NO. 96-100 FOR:

BOHANNA AND PEARCE, INC.

LINCOLN ALVARADO, A CALIFORNIA LIMITED PARTNERSHIP

AND

PATRICIAN ASSOCIATES, INC.

for the property located at

30460 WHIPPLE ROAD
UNION CITY, ALAMEDA COUNTY

The California Regional Water Quality Control Board, San Francisco Bay Region (hereinafter the Board), finds that:

1. **Board Order:** The Board adopted site cleanup requirements, Order No. 96 – 100, for this site on July 17, 1996. The order required Bohanna & Pearce, Inc. (Bohanna & Pearce) and other named dischargers to conduct remedial investigation, to implement remedial measures for soil and groundwater, and to perform groundwater monitoring at the site.
2. **Summary of Investigation and Remediation Activities:** In 1993, soil and groundwater beneath the former Bohanna & Pearce site were reported to contain elevated concentrations of chlorinated volatile organic compounds (VOCs). The site is located within a warehouse building on Parcel B of the Alvarado Business Park in Union City. Bohanna & Pearce manufactured fireplace implements at the site from approximately 1987 to 1993. A dip tank located in the concrete floor was used for coating metal parts with paint that contained 1,1,1-trichloroethane (1,1,1-TCA). In addition, 1,1,1-TCA was used to clean metal parts. Unauthorized releases of some of the chemicals reportedly occurred during the past years of operation.

In 1993 and 1994, remedial actions were implemented at the site, including excavation and off-site disposal of VOC contaminated soils and extraction and off-site disposal of VOC contaminated groundwater from the excavations. Between 1994 and 1998, groundwater investigations were implemented, including the installation of six groundwater monitoring

wells around the site. The six groundwater monitoring wells have been sampled on a semi-annual basis since 1998. Bohanna & Pearce concluded in the interim remedial action workplan dated February 14, 1997, that active remediation is not warranted at the site, provided that institutional controls that restrict the use of groundwater and groundwater monitoring are provided. The Board letter dated April 6, 1998, as modified by our letter dated March 1, 2001, contains the requirements for monitoring at the site.

3. **Basis for Rescission:** The following are the basis for rescission of Order No. 96-100:

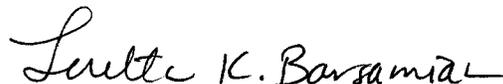
- The site had been fully characterized, and the lateral and vertical extent of the groundwater plume was defined in 1998.
- Concentrations of VOCs have steadily declined. The January 17, 2001, Eler & Kalinowski, Inc. report titled, "Proposal for No Further Action Former Bohanna & Pearce Site," documents a decline in residual concentrations of VOCs in groundwater. The concentrations of VOCs in groundwater in 1993 was 170,000 microgram per litre (ug/l) for 1,1,1-Trichloroethane, and the concentrations of VOCs in soil was 29 milligram per kilogram. VOCs still remain in soil under the building at the site. The current maximum concentrations of VOCs in groundwater are: 800 ug/l for 1,1,1-Trichloroethane, 110 ug/l for 1,1-Dichloroethane, and 57 ug/l for 1,1-Dichloroethene.
- The current maximum concentrations of VOCs detected on site are approximately: four times the maximum contaminant level (MCL) for 1,1,1-Trichloroethane, 20 times the MCL for 1,1-Dichloroethane, and 10 times the MCL for 1,1-Dichloroethene.
- The plume is stable and limited to a small area within the site, and there is a very low potential for further lateral migration.
- A deed restriction (environmental restriction on property) for the site has been signed by the Executive Officer of the Board and has been recorded. The deed restriction limits use of the property to commercial/industrial purposes, requires implementation of appropriate health and safety plans in the event that subsurface activities are performed, and restricts the use of groundwater. The deed restriction is sufficient to protect human health and the environment in the future.
- According to the results of the risk assessment in the February 14, 1997, Interim Remedial Action workplan, there is no significant exposure risk for an on-site worker at the ground surface, therefore access restrictions such as fencing are also not required at the site.

- Groundwater monitoring will continue at this site pursuant to the Board staff's letter dated April 6, 1998, as modified by its March 1, 2001, letter, until the results of the groundwater monitoring have satisfactorily demonstrated that the levels of residual VOCs will have no adverse effect on human health and the environment for existing and probable land use.
 - It is appropriate to rescind Order 96-100 in view of the reasons listed above, and the evidence of natural attenuation and biodegradation products of VOCs observed at the site.
4. **CEQA:** This action rescinds an order to enforce the laws and regulations administered by the Board. As such, this action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321 of the Resources Agency Guidelines.
 5. **Notification:** The Board has notified the dischargers and all interested agencies and persons of its intent under California Water Code Section 13304 to rescind site cleanup requirements for the discharge, and has provided them with an opportunity to submit their written comments.
 6. **Public Hearing:** The Board, at a public meeting, heard and considered all comments pertaining to this discharge.

IT IS HEREBY ORDERED, pursuant to Section 13304 of the California Water Code, that Order No. 96-100 is rescinded.

IT IS FURTHER ORDERED that the Executive Officer shall request the dischargers at the termination of the deed restriction to properly close all existing monitoring wells at the site following methods and procedures consistent with the Alameda County Water District's guidelines. The dischargers are also required to dismantle and remove all monitoring equipment and piping at the site within 120 days after termination of the deed restriction.

I, Loretta K. Barsamian, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, San Francisco Bay Region, on June 19, 2001.


Loretta K. Barsamian
Executive Officer

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FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS ORDER MAY SUBJECT
YOU TO ENFORCEMENT ACTION, INCLUDING BUT NOT LIMITED TO: IMPOSITION
OF ADMINISTRATIVE CIVIL LIABILITY UNDER WATER CODE SECTIONS 13268 OR
13350, OR REFERRAL TO THE ATTORNEY GENERAL FOR INJUNCTIVE RELIEF OR
CIVIL OR CRIMINAL LIABILITY
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California Regional Water Quality Control Board

San Francisco Bay Region



Winston H. Hickox
Secretary for
Environmental
Protection

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Gray Davis
Governor

CERTIFIED MAIL
RETURNED RECEIPT REQUESTED

Date: JUN 28 2001
File No. 01S0293 (AOF)

No. 70993220000146714607

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c/o Darleen Fraser
101 Lincoln Centre Drive
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SUBJECT: Transmittal of a Certified Copy of site cleanup requirements Order No. 01-063

Dear Messrs. Bohanna, Ewell, and Fraser:

Enclosed please find a certified copy of an Order adopted by the Board on June 19, 2001. The Order rescinds the site cleanup requirements Order No. 96 – 100. Please note that groundwater monitoring will continue at the site pursuant to Board staff's letter dated April 6, 1998, as modified by its March 1, 2001, letter, until staff is satisfied that levels of residual VOCs will have no adverse effect on human health and the environment.

If you have any questions concerning this letter, please contact Ade Fagorala of my staff at (510) 622-2342, or e-mail: aof@rb2.swrcb.ca.gov.

Sincerely,


Loretta K. Barsamian
Executive Officer

cc: Mailing List

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at <http://www.swrcb.ca.gov>.

Mailing List

Mr. Stephen Inn, ACWD, 43885 South Grimmer Boulevard, Fremont, CA 94537 (w. enclosure)

Mr. Mohinder Sandhu, DTSC, (w. enclosure)