



Stantec

Stantec Consulting Corporation
57 Lafayette Circle, 2nd Floor
Lafayette, California 94549
Tel: (925) 299-9300
Fax: (925) 299-9302

RECEIVED

3:17 pm, Apr 27, 2009

**Alameda County
Environmental Health**

April 23, 2009
Project: 185701012.200.0004

Mr. Steven Plunkett
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

**Re: Fuel Leak Case No. RO0000205 (Global ID No. T0600101504)
Kaiser Development
3735-3799 Broadway
Oakland, California 94611**

Dear Mr. Plunkett:

On behalf of Kaiser Foundation Health Plan, Inc. (Kaiser Permanente), Stantec Consulting Corporation (Stantec) has prepared this letter in response to the Alameda County Environmental Health (ACEH) technical comments letter dated January 23, 2009, regarding soil and groundwater sampling activities at 3735-3799 Broadway in Oakland, California (the Site; Figure 1). The environmental activities were summarized in the Soil Management Implementation Report dated June 11, 2008. Specifically, the ACEH letter requested two Items:

- Item 1) Confirmation of GeoTracker submission of previous reports by February 21, 2009; and
- Item 2) A Work Plan to address dissolved phase groundwater conditions by April 30, 2009

Confirmation that previous documents requested in Item 1 have been uploaded into the State Water Resources Control Board's (SWRCBs) GeoTracker database was transmitted in a letter to the ACEH dated February 10, 2009. This letter has been prepared to respond to the ACEH request listed in Item 2.

ACEH JANUARY 13, 2009 TECHNICAL COMMENTS

For soil excavation and remediation of Soil Area or Area of Concern (AOC) 2 (3735-3737 Broadway) and Soil Area or AOC 5 (3799 Broadway), concentrations of dissolved phase contamination in groundwater were detected prior to excavation and construction activities. However, post excavation confirmation groundwater samples were not collected, thus leaving the levels of residual dissolved phase contamination beneath both AOC 2 and AOC 5 unknown. A scope to evaluate this data gap has been requested.

STANTEC/KAISER PERMANENTE RESPONSE

Stantec and Kaiser Permanente request the ACEH rescind the request for a work plan to further evaluate dissolved phase contamination beneath AOC 2 and AOC 5 (the locations of AOC 2 and AOC 5 are shown on Figure 2 – attached) for the following reasons:

- 1) As was documented in the Soil Management Implementation Report and acknowledged in the ACEH January 13, 2009 letter, the identified soil impacts for AOC 2 and AOC 5 have been removed during the soil excavations conducted between April and September 2007.

Mr. Steven Plunkett
Alameda County Environmental Health
April 23, 2009
Page 2 of 3

Confirmation soil samples were collected to document that impacted soil with concentrations of chemicals of concern (COCs) above residential use environmental screening levels (ESLs) was removed and transported for disposal at a landfill. Subsequent to removal of the impacted soil from the AOCs, additional clean soil removal that encompassed the subject properties (3735 – 3799 Broadway) was performed for the construction activities. Soil was removed to approximately 15 feet below grade for the medical office building (MOB) construction and to approximately 30 feet below grade for the parking garage. The approximate footprints of the MOB and parking garage are shown on Figure 2 (attached).

- 2) To facilitate soil excavation and construction, approximately 14,000,000 gallons of groundwater were removed during construction dewatering activities between May 2007 and May 2008 at the Site. The water was treated and discharged to either the sanitary sewer under a permit from the East Bay Municipal District (EBMUD) or to a creek adjacent to the Site under a National Pollutant Discharge Elimination System (NPDES) permit. This action reduced/removed residual phase groundwater impacts beneath the site.
- 3) The Site has undergone a complete redevelopment and access to AOC 2 and AOC 5 are no longer possible. The approximate locations of the MOB footprint and the Parking Garage footprint in relation to AOC 2 and AOC 5 are depicted on Figure 2 (attached). Due to the inability to access AOCs 2 and 5, it is not feasible to conduct additional groundwater characterization.
- 4) There exist groundwater plumes to the north and upgradient of the Site (Glovatorium) and to the south and downgradient of the Site (Chevron). The Glovatorium site is located to the north across 38th Street and its source area is approximately 150 north of 38th street. The Glovatorium site is currently being monitored semi-annually for total petroleum hydrocarbons as stoddard solvent and gasoline (TPHss and TPHg), methyl tertiary-butyl ether (MtBE), benzene, toluene, ethylbenzene, and total xylenes (BTEX). According to the Second Semi-annual Report for 2008 for the site, a multiphase extraction pilot study is currently being conducted.

The former Chevron located at 3701 Broadway is the southernmost (downgradient) portion of the Kaiser Permanente redevelopment. Prior to the property redevelopment, the groundwater analytical program consisted of annual groundwater monitoring for TPHg, MtBE, BTEX, and oxygenates. Stantec understands that additional groundwater monitoring will be performed by Chevron in the future. Stantec believes the groundwater monitoring from the Glovatorium (upgradient) and the former Chevron (downgradient) sites should provide ACEH with adequate groundwater quality data for the area near the Site.

In summary, Stantec/Kaiser Permanente request the ACEH rescind the request for additional dissolved phase contamination characterization based on the information presented in this letter that documents: 1) source-area impacted soil has been removed; 2) extensive construction dewatering removed groundwater from beneath the site (including AOC 2 and AOC 5); 3) the locations of AOC 2 and AOC 5 are not accessible due to the property redevelopment; and 4) AOC 2 and AOC 5 are between two identified impacted groundwater plumes upgradient (Glovatorium) and downgradient (former Chevron) of the site and these properties have or will have ongoing groundwater monitoring programs in place to provide groundwater quality data for the area. Additionally, Stantec/Kaiser Permanente requests the ACEH close Fuel Leak Case No. RO0000205 (Global ID No. T0600101504) for the properties formerly identified with the addresses of 3735-3799 Broadway in Oakland, California.

Mr. Steven Plunkett
Alameda County Environmental Health
April 23, 2009
Page 3 of 3

If you have any additional questions regarding the activities that were completed or this request to close the project, please contact Greg Hoehn at (925) 299-9300.

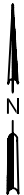
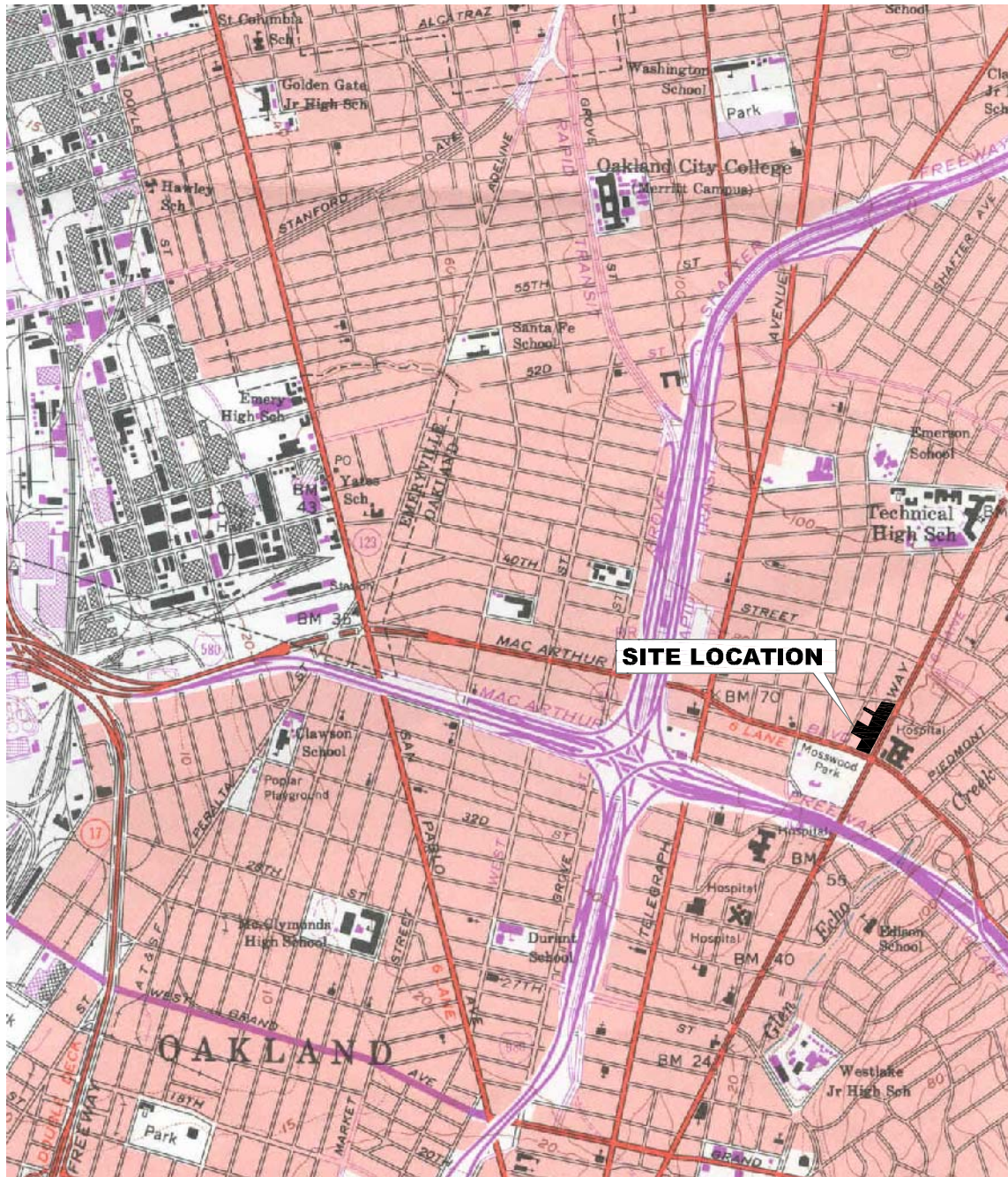
Sincerely,
Stantec Consulting Corporation

A handwritten signature in black ink that reads "Greg Hoehn". The signature is written in a cursive, flowing style.

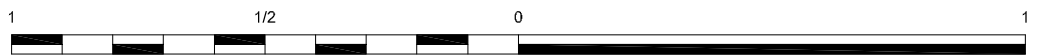
Greg Hoehn
Principal Geologist

Attachments:
Figure 1 – Site Location Map
Figure 2 – Excavation and Sampling Areas

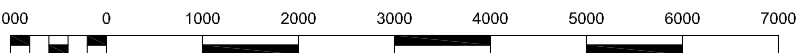
cc: Gary Bankhead, Kaiser Permanente
Cynthia Holloway, Kaiser Permanente
Leroy Griffin, Oakland Fire Department



CALIFORNIA




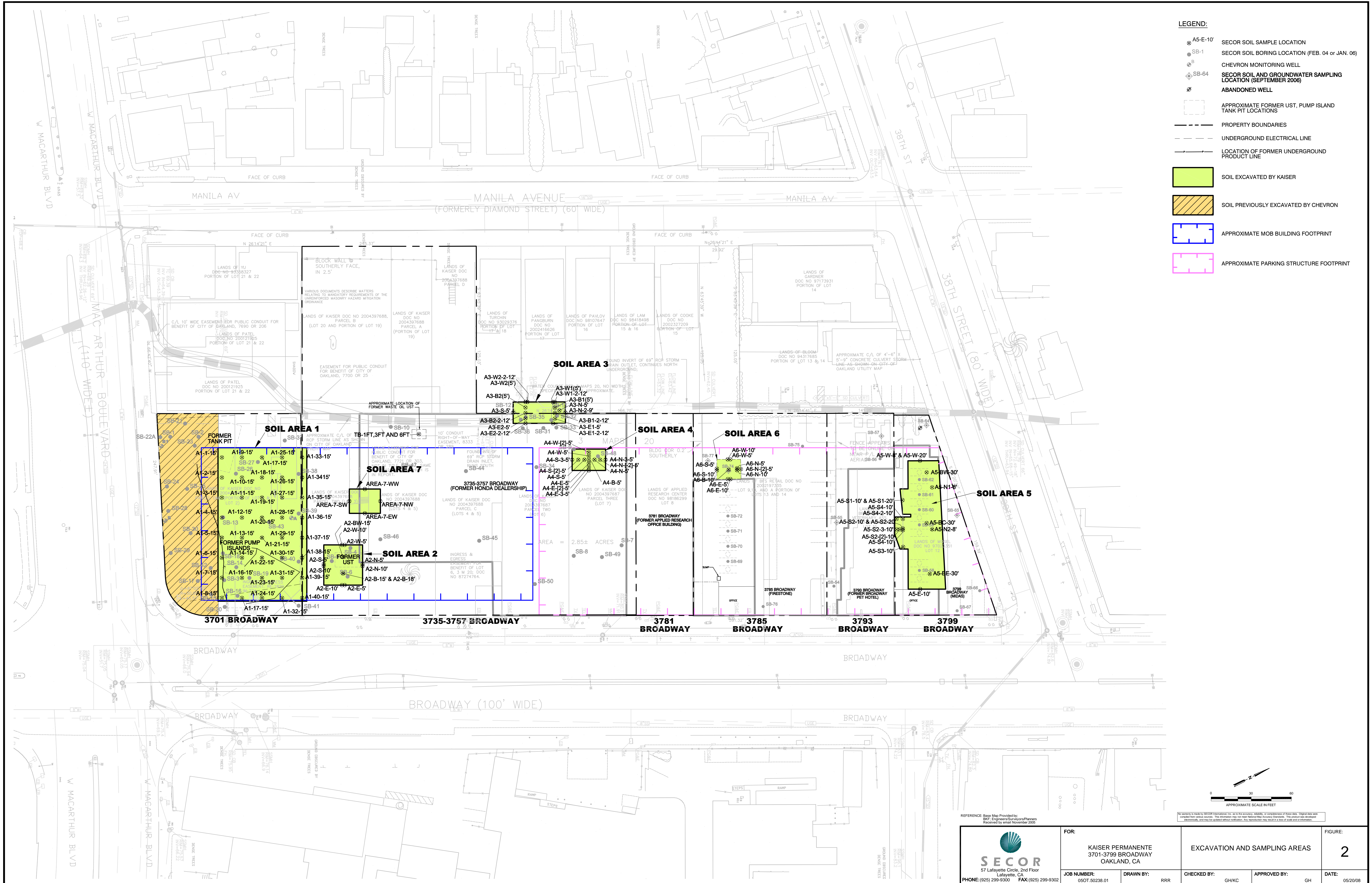
SCALE IN MILE



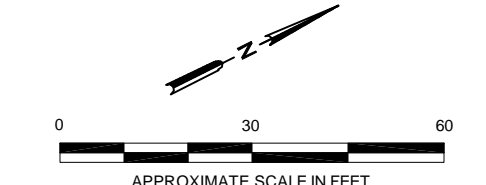
SCALE IN FEET

REFERENCE: Scanned USGS oakland West Quadrangle
7.5 Minute Series, Topographic
california - Photorevised 1980

 SECOR 57 Lafayette Circle, 2nd Floor Lafayette, California Phone (925) 299-9300/299-9302 FAX	FOR: KAISER FOUNDATION HEALTH PLAN, INC. 3701-3799 BROADWAY Oakland, California		SITE LOCATION MAP		FIGURE: <h1 style="text-align: center;">1</h1>
	JOB NUMBER: 05OT.50238.01	DRAWN BY: RRR	CHECKED BY: GH	APPROVED BY: GH	DATE: 06/10/08



- LEGEND:**
- ⊗ A5-E-10' SECOR SOIL SAMPLE LOCATION
 - ⊙ SB-1 SECOR SOIL BORING LOCATION (FEB. 04 OR JAN. 06)
 - ⊙ CHEVRON MONITORING WELL
 - ⊙ SB-64 SECOR SOIL AND GROUNDWATER SAMPLING LOCATION (SEPTEMBER 2006)
 - ⊙ ABANDONED WELL
 - APPROXIMATE FORMER UST, PUMP ISLAND TANK PIT LOCATIONS
 - PROPERTY BOUNDARIES
 - UNDERGROUND ELECTRICAL LINE
 - LOCATION OF FORMER UNDERGROUND PRODUCT LINE
 - SOIL EXCAVATED BY KAISER
 - ▨ SOIL PREVIOUSLY EXCAVATED BY CHEVRON
 - APPROXIMATE MOB BUILDING FOOTPRINT
 - APPROXIMATE PARKING STRUCTURE FOOTPRINT



REFERENCE: Base Map Provided by:
 BCT Engineers/Planners/Architects
 Received by email November 2005

SECOR
 57 Lafayette Circle, 2nd Floor
 Lafayette, CA
 PHONE: (925) 299-9300 FAX: (925) 299-9302

FOR:	KAISER PERMANENTE 3701-3799 BROADWAY OAKLAND, CA	EXCAVATION AND SAMPLING AREAS	FIGURE: 2
JOB NUMBER:	050T-50238-01	DRAWN BY:	RRR
CHECKED BY:	GHKC	APPROVED BY:	GH
DATE:	05/20/08		

\\EPATH13\Kaiser\stand\Letter-to-Memo_C0\Kaiser - Oakland - 3701 BROADWAY Block - Figures 2.dwg\mgs2ch\Apr 20, 2008 at 10:11:Layout: Figure 2