



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

August 1, 2012

Mr. Gary Bankhead National Facilities Services Capital Project Operations 380 West MacArthur Blvd, 2 <sup>nd</sup> Floor Oakland, CA 94609 (sent via electronic mail to <a href="mailto:Gary.J.Bankhead@kp.org">Gary.J.Bankhead@kp.org</a> )	Ms. Bernie Campbell 224 Mountain Drive Piedmont, CA 94611	Mr. Bruce Brecovich Val Strough Honda Address Unknown	Ms. Maude Besthorn Address Unknown
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Subject: Landowner and Public Participation Notification for Case Closure Consideration for Fuel Leak Case No. RO0000205 and Geotracker Global ID T0600101504, Kaiser Development / Val Strough Honda, 3735 – 3799 Broadway, Oakland, CA 94611

Dear Mr. Bankhead and Ms. Campbell:

Alameda County Environmental Health (ACEH) is reviewing the fuel case file for the above referenced site for potential case closure. As you are aware a site investigation and groundwater monitoring for underground storage tank leaks and other releases has been performed at the subject property to which you are named as the primary or active responsible party. Pursuant to Section 25297.15 (a), Alameda County Environmental Health (ACEH), the local agency, shall not consider cleanup or site closure proposals from the primary or active responsible party, issue a closure letter, or make a determination that no further action is required with respect to a site upon which there was an unauthorized release of hazardous substances from an underground storage tank subject to this chapter unless all current record owners of fee title to the site of the proposed action have been notified of the proposed action by the primary or active responsible party. ACEH is required to notify the primary or active responsible party of their requirement to certify in writing to the local agency that the notification requirement in the above-mentioned regulation has been satisfied and to provide the local agency with a complete mailing list of all record fee title owners.

To satisfy this requirement, please complete the enclosed *List of Landowners Form*, and mail it back to ACEH within thirty (30) days from the date of this letter. Also your comments, if any, must be considered prior to the proposed cleanup or closure. Please respond within 30 days from the date of this letter for your comments to be considered.

ACEH will review the case for possible closure with the following site management requirements:

*“Case closure for this fuel leak site is granted for the case.*

*Excavation or construction activities in areas of residual contamination (former 500-gallon waste oil UST on former APN 12-980-10-1) require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.*

*This site is to be entered into the City of Oakland Permit Tracking System due to the potential residual contamination on site.”*

Public participation is a requirement for the Corrective Action Plan and case closure process. In order to notify potentially affected members of the public of the potential fuel leak case closure, we request that you distribute the attached *Notification of Potential Case Closure* to the addresses shown on attached mailing list and the cc list to this correspondence **no later than August 17, 2012**. We also request that you distribute the attached notification to any persons, corporations, or government agencies you are aware of that may have an interest in this fuel leak case. The *Notification of Potential Case Closure*

Mr. Bankhead and Ms. Campbell  
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requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure by September 18, 2012. Notifications to duplicate addresses may be omitted. Following distribution by U.S. Mail to the attached mailing list, please submit written verification of the date that the *Notification of Potential Case Closure* was distributed. ACEH will consider all comments from the public prior to potential case closure.

### **TECHNICAL REPORT REQUEST**

Please submit technical reports to Alameda County Environmental Health (Attention: Mark Detterman), according to the following schedule:

- **August 17, 2012** – Verification that the Notification of Potential Case Closure was distributed to the attached mailing list

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>. If your email address does not appear on the cover page of this notification, ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

Should you have any questions, please contact me at (510) 567--6876 or send me an electronic mail message at [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org).

Sincerely,

Mark E. Detterman, PG, CEG  
Senior Hazardous Materials Specialist

Enclosures: Public Notification of Potential Case Closure (for distribution)  
Mailing List  
List of Landowners Form

cc: Donna Drogos, ACEH, (sent via electronic mail to [donna.drogos@acgov.org](mailto:donna.drogos@acgov.org))  
Mark Detterman, ACEH, (sent via electronic mail to [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org))

Geotracker, Electronic File

# LIST OF LANDOWNERS FORM

County of Alameda  
Environmental Health Services  
Environmental Protection  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

## CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR:

Site Name: Kaiser Development  
Address: 3735 – 3799 Broadway  
City, State, Zip: Oakland, CA 94611  
Record ID #: RO0000205

Please fill out item 1 if there are multiple site landowners (attach an extra sheet if necessary). If you are the sole site landowner, skip item 1 and fill out item 2.

1. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I, \_\_\_\_\_ (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

E-mail  
Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

E-mail  
Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

E-mail  
Address: \_\_\_\_\_

2. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I \_\_\_\_\_, certify that I am the sole landowner for the above site.

Sincerely,

\_\_\_\_\_  
Signature of Primary  
Responsible Party

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
E-mail Address



ENVIRONMENTAL HEALTH DEPARTMENT  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

**PUBLIC NOTIFICATION OF POTENTIAL CLOSURE OF FUEL LEAK CASE**  
**3735 to 3799 Broadway, Oakland**  
**August 1, 2012**

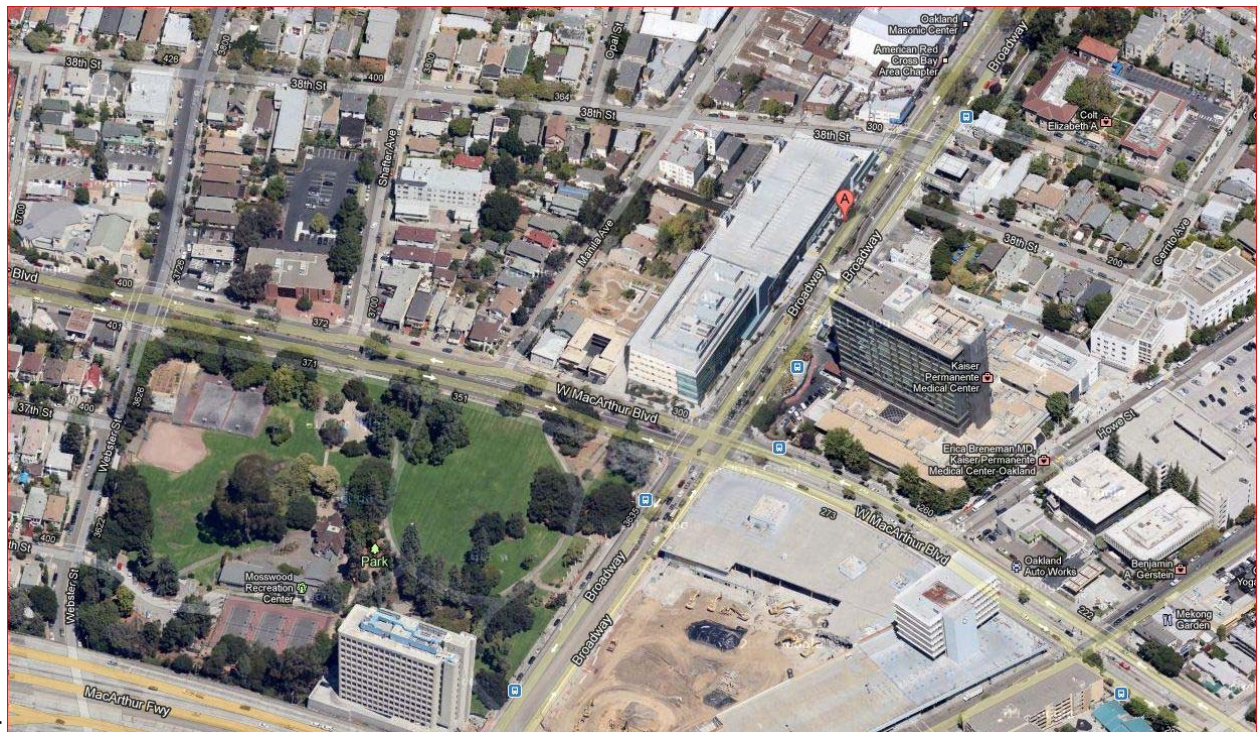
**Site Name: Kaiser Development / Val Strough Honda**  
**Site Location: 3735 to 3799 Broadway, Oakland, CA 94611**  
**Fuel Leak Case RO000205 and Geotracker Global ID T0600101504**

**Summary** – This fact sheet has been prepared to inform community members and other interested parties of potential case closure for a fuel leak case at 3735 to 3799 Broadway in Oakland, California. Site investigation and cleanup activities have been completed by Kaiser Development. The site was assembled by Kaiser Development from seven

former parcels, including a former Chevron gasoline service station at the corner of Broadway and MacArthur Boulevard, which is not included in this closure due to a previous formal separation. Closure of the former Chevron parcel will be dealt with under a separate fuel leak case.

Subsequent investigations and groundwater monitoring activities have been completed by the property owner and it does not appear that documented releases present a risk to human health based upon conservative land uses (as a hospital).

Figure 1:



**Background** – The property located at 3735-3737 Broadway was formerly occupied by a car washing facility, which previously contained three 10,000-gallon underground storage tanks (USTs) and an aboveground sump used to contain rinsate from washing operations. These USTs were removed in February 1987. This property, as well as the properties located at 3741 Broadway and 3751-3757 Broadway, were most recently occupied by Honda of Oakland and operated as a new car

dealership and automotive repair facility. Historical documentation indicates that the properties at 3741 and 3751-3757 Broadway had been used as an automotive service facility since at least the 1920s. The property located at 3781 Broadway was previously used as office space by Applied Research. The building located at 3785 Broadway was occupied by a Firestone automotive service and repair facility, and the building at 3793 Broadway was most recently a pet boarding facility. The property at 3799

previously operated as a Midas automotive service and repair facility.

As the parcels were purchased and were assembled together into the current configuration, the sites were investigated both separately and as a whole. Initial (non-Chevron parcel) investigations began in January 2004 with the installation of soil bores SB-1 to SB-12 (soil bores SB-1 to SB-3 were installed on the former Chevron parcel.) This investigation included the collection of soil vapor data from selected soil bores (SB2-V, SB5-V, and SV7-V). An additional soil bore investigation was conducted in January 2006 when soil bores SB-13 to SB-50 were installed over a period of several weeks (soil bores SB-13 to SB-30 were installed on the former Chevron parcel.) Soil bores SB-51 to SB-76 were installed in September 2006. All were installed on non-Chevron parcels. (Additional concurrent investigations were occurring on the former Chevron parcel including: soil bores CSB-1 to CSB-22; and sixteen sidewall soil bores [as an alternative to sidewall sampling] all installed in June 2006 [SWW-1 to SWW-3, SWW-5; SWS-1 to SWS-7; SWE-1 to SWE-5]).

Remediation activities were conducted on the site between April and September 2007. The site was broken into seven Areas of Concern (AOC). AOC 1 was the former Chevron parcel. AOC 2 and AOC 7 were located within the area excavated to 15 ft below grade surface (bgs) for the Medical Office Building (MOB). AOC 3, AOC 4, AOC 5 and AOC 6 were located in the area excavated to a depth of 30 feet bgs for the parking structure. Confirmation soil data for Areas 2 through 7 were compared to residential ESLs established by the RWQCB. Residential soil ESLs were used as remediation goals. Soils with constituents above the residential ESL target concentrations were transported to an appropriate Landfill in Alameda County. Soil from AOC 1 (Chevron) was profiled and disposed of at an off-site facility under the direction of Chevron.

At 3735 – 3757 Broadway (AOC 2, AOC 3, AOC 4, and AOC 7) concentrations up to 690 mg/kg TPHg, 77 mg/kg TPHd, 95 mg/kg TPHmo, 7.4 mg/kg naphthalene, and 190 mg/kg lead were detected in soil. Remediation excavation confirmation soil samples for these AOC's indicate residual concentrations up to 7.2 mg/kg TPHg, 100 mg/kg TPHd, 120 mg/kg TPHmo, and 23 mg/kg lead. It should be noted that this area was generally excavated an additional 5 feet below the depth of the remedial excavation (15 feet bgs total depth); however, confirmation samples were not collected. Soil bore SB-52 was located inside the area of excavation for AOC 2 and documented residual concentrations up to 180 mg/kg TPHg, 4 mg/kg total xylenes, and 1.3 mg/kg naphthalene at a depth of 20 feet bgs (up to 5 feet below the bottom of the MOB excavation); however, this may also have been partly removed at the time of the remediation excavation when a portion of the excavation was extended to a depth of 18 feet bgs in the immediate vicinity of B-52. At 3785 Broadway (AOC 6) concentrations up to 72 mg/kg TPH diesel (TPHd), 350 mg/kg TPH motor oil (TPHmo), 44 mg/kg TPH hydraulic

fluid (TPHhf), and 350 mg/kg lead were detected in soil. Remediation excavation confirmation soil samples for AOC 6 indicate residual concentrations up to 17 mg/kg lead were present. It should be noted that this area was excavated an additional 20 feet (30 feet bgs final depth). At 3799 Broadway (AOC 5) concentrations up to 4,700 mg/kg TPHd, 16,000 mg/kg TPHmo, and 17,000 mg/kg TPHhf were detected. Remediation excavation confirmation soil samples for AOC 5 indicate residual concentrations up to 8.6 mg/kg TPHd and 19 mg/kg TPHhf. It should be noted that this area was excavated an additional 10 feet (30 feet bgs final depth).

During site excavation an unknown 500-gallon waste oil UST was discovered, removed, and contaminated soil overexcavated. Concentrations up to 2,100 mg/kg TPHg, 5,400 mg/kg TPHd, 27,000 mg/kg Oil and Grease, 5.0 mg/kg toluene, and 150 mg/kg lead were documented. Remediation excavation confirmation soil samples (collected at an approximate depth of 15 feet bgs) indicated residual concentrations up to 520 mg/kg TPHd, 900 mg/kg Oil and Grease, and 120 mg/kg lead were present. According to relevant development plan details this area was excavated an additional 4.0 to 4.3 feet to construct the delivery area pavement section along the western edge of the MOB and additional expenses associated with the disposal of contaminated soil were also documented. No further confirmation soil samples appear to have been collected.

Excluding AOC 1, a total of 3,764 tons of soil with concentrations greater than the residential ESL of petroleum hydrocarbons and/or metals were transported to an appropriate landfill for disposal.

Construction dewatering of groundwater was managed by the installation and operation of an on-site dewatering and treatment system. Groundwater was initially discharged beginning on May 7, 2007 and was discontinued on May 19, 2008. The system was decommissioned on June 26, 2008 and had extracted a total of approximately 7,640,050 gallons of groundwater and treated 2.10 pounds of hydrocarbons.

**Next Step** – The public is invited to review and comment on the potential closure of the fuel leak case. The entire case file can be viewed over the internet on the ACEH website at <http://www.acgov.org/aceh/lop/ust.htm> or at the State of California Water Resources Control Board Geotracker website <http://geotracker.swrcb.ca.gov>. Please send written comments to Mark Detterman at the address below; all comments will be forwarded to the responsible party. **Comments received by September 17, 2011** will be considered and responded to prior to a final determination on the proposed case closure.

Additional information: Contact Mark Detterman of the Alameda County Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502 at 510-567-6876 or by email at [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org).

BLOOM GREGORY W TR  
Parcel #: 12-982-13  
PO BOX 11248  
OAKLAND CA 94611

BLOOM GREGORY W TR  
Parcel #: 12-982-11  
PO BOX 11248  
OAKLAND CA 94611

BLOOM GREGORY W TR  
Parcel #: 12-980-2  
PO BOX 11248  
OAKLAND CA 94611

BLOOM GREGORY W TR &  
Parcel #: 12-983-15  
P O BOX 11248  
OAKLAND CA 94611

CITY OF OAKLAND  
Parcel #: 12-941-1  
250 FRANK H OGAWA PLZ #4  
OAKLAND CA 94612

DEPPER MARTHA R TR ETAL  
Parcel #: 12-982-16  
1354 EAST AVE  
CHICO CA 95926

DEPPER MARTHA R TR ETAL  
Parcel #: 12-982-15  
1354 EAST AVE  
CHICO CA 95926

DEPPER MARTHA R TR ETAL  
Parcel #: 12-982-14  
1354 EAST AVE  
CHICO CA 95926

EXPRESS AUTO CLINIC INC  
Parcel #: 12-983-14-1  
8255 SAN LEANDRO ST  
OAKLAND CA 94621

GARDNER WILLIAM M &  
Parcel #: 12-980-1  
681 VERNON ST  
OAKLAND CA 94610

HATFIELD MARIANNE R &  
Parcel #: 12-984-1  
1800 HARRISON ST #6  
OAKLAND CA 94612

KAISER FOUNDATION  
Parcel #: 12-984-15-3  
1800 HARRISON ST #6  
OAKLAND CA 94612

KAISER FOUNDATION  
Parcel #: 12-980-26  
1800 HARRISON ST #6TH  
OAKLAND CA 94612

KAISER FOUNDATION  
Parcel #: 12-980-20  
1800 HARRISON ST 6TH FL  
OAKLAND CA 94612

KAISER FOUNDATION  
Parcel #: 12-980-24  
1950 FRANKLIN #6  
OAKLAND CA 94612

KAISER FOUNDATION  
Parcel #: 12-980-22  
1800 HARRISON (19TH FL) S  
OAKLAND CA 94612

KAISER FOUNDATION  
Parcel #: 12-980-21  
1800 HARRISON ST #6  
OAKLAND CA 94612

KAISER FOUNDATION  
Parcel #: 12-1024-1  
1800 HARRISON ST #6  
OAKLAND CA 94612

LAM NANCY N & VAN  
Parcel #: 12-980-23  
3782 MANILA AVE  
OAKLAND CA 94609

THOMPSON EARL W SR  
Parcel #: 12-982-12  
14 CRESCENT ST  
QUINCY CA 95971

WEST WIND HOSPITALITY INC  
Parcel #: 12-980-13-1  
28844 BAILEY RANCH RD  
HAYWARD CA 94542

YU HUA  
Parcel #: 12-980-15  
3252 ENCINAL AVE  
ALAMEDA CA 94501