

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0923

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

February 26, 1993
STID 1220

The Ordway Building
ATTN: Jennell Kenel
One Kaiser Plaza
Oakland, CA 94612

RE: One Kaiser Plaza, Oakland, CA 94612

Dear Jennell Kenel:

This office sent you a letter dated February 19, 1993 concerning the Fourth Quarter Sampling Report dated February 8, 1993 by H2Ogeol for the above site. Comments in the letter have been discussed with Gary Lowe, and further requirements that were mentioned in that letter have been satisfied.

For this office to request case closure from the Regional Water Quality Control Board it is essential that information pertaining to the case follow a uniform and simple format. A closure request must be submitted which provides this information as outlined in the attached.

Thank you for your cooperation. If you have any questions or comments, please contact this office at (510) 271-4530.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Peacock', written over a horizontal line.

Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Richard Hiatt, RWQCB
Gary Lowe, H2Ogeol, P.O. Box 2165, Livermore, CA 94551
Edgar Howell, Chief - files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
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DAVID J. KEARS, Agency Director



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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

February 19, 1993
STID 1220

The Ordway Building
ATTN: Jennell Kenel
One Kaiser Plaza
Oakland, CA 94612

RE: One Kaiser Plaza, Oakland, CA 94612

Dear Jennell Kenel:

This office has received and reviewed the Fourth Quarter Sampling Report dated February 8, 1993 by H2Ogeol concerning the above site. The following comments are to be considered:

1. There is a mention in the monitoring report dated August 10, 1992 that Scott Seery of this office approved a sampling plan for the third and fourth quarters. There was never any sampling plan submitted. A report dated April 17, 1992 by Decon specifically states that 4 quarterly samples on all three wells would be done.
2. In the third and fourth quarters wells MW-1 and MW-2 were not sampled. MW-3 is not necessarily the lowest well as MW-2 also has been measured as the lowest and in the last quarter the two are measured as equal depths.
3. Wells MW-1 and MW-2 need to be sampled as the minimum requirement of the Regional Water Quality Control Board. With those results this office can then follow through on your request for site closure.

Thank you for your cooperation. If you have any questions or comments, please contact this office at (510) 271-4530.

Sincerely,

Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Richard Hiett, RWQCB
Gary Lowe, H2Ogeol, P.O. Box 2165, Livermore, CA 94551
Edgar Howell, Chief - files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0993

RAFAT A. SHAHID, Assistant Agency Director

June 3, 1992

Mr. Jon Sprott
Operations Manager
Ordway Building
One Kaiser Plaza, Suite 275
Oakland, CA 94612

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

Re: Site Mitigation at Ordway Building, One Kaiser Plaza,
Oakland, CA 94612

Dear Mr. Sprott,

Review of the deposit refund account status for the above site indicates that the initial funds submitted for the tank removal and the site mitigation have been depleted. The case currently has a negative balance of \$ 526.25. You are requested to remit a check for this amount made payable to "County of Alameda" at your earliest convenience.

The deposit refund mechanism is authorized by resolution, Section 3-140.4, promulgated by the Alameda County Board of Supervisors.

If you have any questions regarding the above please call me at (510) 271-4320.

Sincerely,

Paul M. Smith

Paul M. Smith
Senior Hazardous Materials Specialist

cc:

Bruce Jacobsen, Decon Environmental Services, Inc., 23490
Connecticut Street, Hayward, CA 94545

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0923

RAFAT A. SHAHID, Assistant Agency Director

April 21, 1992

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

Jon Sprott
Operations Manager/ Ordway Building
One Kaiser Plaza, Suite 275
Oakland, CA 94612

Re: Ordway Building Tank Removal, One Kaiser Plaza, Oakland,
CA 94612

Dear Mr. Sprott:

I have received a Work Plan proposal prepared by Decon, dated April 17, 1992, describing proposed measures for overexcavation of contaminated soil in the area beneath the former underground storage tank at the above site.

The proposed work is acceptable with the following inclusions:

1) Once overexcavation has occurred you are required to collect confirmation samples, and in addition to tests specified in Article 3 (formerly Article 11 in the old California Code of Regulations CCR Title 22) which are required to determine whether the material is hazardous waste, you are also required to analyze samples collected for the presence of Total Petroleum Hydrocarbons as diesel (TPHD) and benzene, toluene, ethyl benzene and xylene.

2) If confirmation samples indicate the presence of hazardous waste you will then be required to submit a work plan which will adequately address the remaining unexcavated contamination.

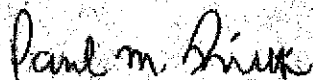
3) As you have in past, you are required to have your contractor/ consultant provide this office and the Regional Water Quality Control Board (RWQCB) with copies of all reports documenting all phases of work conducted at the site including the submission of all non-hazardous waste manifests.

It is my understanding from speaking with Dalton DeOrnellas of Decon this afternoon that is Decon's intention to initiate the overexcavation proceedings on Thursday April 23, 1992.

Mr. Sprott
April 21, 1992
page 2 of 2

If you have any questions regarding the content of this letter please do not hesitate to contact me at (510) 271-4320.

Sincerely,



Paul M. Smith
Senior Hazardous Materials Specialist

cc:

Dalton DeOrnellas, Decon Environmental, 26102 Eden Landing,
Suite 4, Hayward, CA 94545
Rich Hiatt, SFRWQCB, 2101 Webster St., Fifth Floor, Oakland, CA
94612
Gary D. Lowe, H2O Geol, P.O. Box 2165, Livermore, CA 94551

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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RAFAT A. SHAHD, Assistant Agency Director

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

March 31, 1992

Jon Sprott, Operations Manager
Ordway Building
1 Kaiser Plaza, Suite 275
Oakland, Ca. 94612

Re: Underground Tank Removal, Ordway Building, 1 Kaiser Plaza,
Suite 275, Oakland, Ca. 94612

Dear Mr. Sprott,

Currently, your deposit/refund account for the above project has
a debit of \$98.50.

Please submit an additional deposit of \$300 payable to "County of
Alameda" for regulatory oversight of the above location (Alameda
County Ordinance Code, Sec. 3-141.6). Upon completion of the
project, any remaining funds will be returned to you.

Sincerely,

A handwritten signature in cursive script that reads "Paul M. Smith".

Paul Smith
Senior Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0923

RAFAT A. SHAHID, Assistant Agency Director

March 18, 1992

Jon Sprott
Operations Manager/ Ordway Building
One Kaiser Plaza, Suite 275
Oakland, CA 94612

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

**Re: Ordway Building Tank Removal, One Kaiser Plaza, Oakland,
CA 94612**

Dear Mr. Sprott:

I have received a Work Plan proposal prepared by Decon/H2O Geology, dated March 6, 1992, describing the installation of three monitoring wells at the above site.

Soil contamination was encountered at the time of tank removal therefore the installation of wells are required to determine whether significant impacts to ground water have occurred. The work plan as proposed is approved with the following conditions:

- 1) The receipt of a revised Site Safety Plan with inclusions for any additional information for this new phase of work.
- 2) Page 2 of the work plan stated that when the geotechnical boring was placed at the Ordway site prior to building construction groundwater was encountered at 14.5 feet. When installing each monitoring you are required to screen each well allowing for 5 feet of screen above the first encountered groundwater. This requirement is at variance with the 15 to 25 feet specified in the proposal.
- 3) Although this Agency cannot require the installation of a monitoring well larger than that which you have proposed, you are requested to consider installing a four inch well in the presumed down gradient direction (towards Lake Merritt) rather than the two inch diameter casing specified. As you are aware, significant soil contamination was encountered beneath the former tank and due to physical constraints and obstacles there is a high likelihood that the contamination will not be able to be removed. This Agency is therefore making the request for the installation of a four inch well so that if ground water contamination is encountered a down gradient treatment system can more efficiently be implemented, should one be necessary.
- 4) You are required to notify this Agency with as much advance notification as is possible of the scheduling date of the monitoring well installation so that if possible a representative from this office can be present for some phase of the work at the above site.

Mr. Sprott
March 18, 1992
page 2 of 2

If you have any questions regarding the content of this letter please do not hesitate to contact me at (510) 271-4320.

Sincerely,



Paul M. Smith
Hazardous Materials Specialist

cc:

Christopher Kwoka/ Dalton DeOrnellas, Decon Environmental, 26102
Eden Landing, Suite 4, Hayward, CA 94545
Rich Hiatt, SFRWQCB, 2101 Webster St., Fifth Floor, Oakland, CA
94612
Gary D. Lowe, H2O Geol, P.O. Box 2165, Livermore, CA 94551

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0923

RAFAT A. SHAHID, Assistant Agency Director

February 26, 1992

Jon S. Sprott
Operations Manager/Ordway Building
One Kaiser Plaza Suite 275
Oakland, CA 94612

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

**Re: Ordway Building Tank Removal, One Kaiser Plaza, Oakland,
CA 94612**

Dear Mr. Sprott:

Alameda County Environmental Health, Hazardous Materials Division is in receipt of preliminary analytical data recently FAXed to our office by DECON Environmental Services (Decon). The data indicates contamination as Total Petroleum Hydrocarbons as diesel (TPHd) which was detected beneath the location of the former 5,000 gallon diesel underground storage tank (ust) at levels as high as 72,000 parts per million (ppm). This sample was collected on the west side directly next to the cement slab which contained the former ust.

Borings drilled through each end of the cement slab indicated TPHd contamination at 130 ppm on the south tank bottom sample. Another boring at the north tank bottom indicated TPHd at 380 ppm. An additional sidewall sample collected from the south sidewall at 13 foot depth indicated TPHd contamination at 2,000 ppm.

Alameda County Environmental Health Department has been delegated authority to handle underground storage tank removals through authority granted by the San Francisco Regional Water Quality Control Board (RWQCB). Based upon the above analytical results you are required to conduct additional investigation of both soil and ground water in order to determine the extent of the contamination to both media.

You are required to submit a work plan outlining the proposed activities regarding a subsurface investigation to this office for review and approval prior to implementation.

It has been brought to my attention, through numerous conversations with Dalton DeOrnellas with Decon, that unique circumstances and obstacles exist adjacent to the former tank site making over excavation of all contaminated soil difficult. Some of the difficulties associated with overexcavation expressed by Dalton include the presence a vault containing a water main for fire suppression for the Ordway building, a magnolia tree, a street light standard, and a municipal water supply line.

Mr. Sprott
February 26, 1992
page 2 of 2

According to a RWQCB document referred to as the Tri-Regional Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites (August 10, 1990) whenever soil contamination is encountered in native soils which exceeds 100 ppm for TPHd a groundwater investigation must be performed. This requirement includes the installation of a monitoring well within 10 feet of the former tank in the verified down gradient direction.

Enclosed is a guidance document outlining a work plan format. Please provide a work plan to this office for review within 21 days of the receipt of this letter. Copies of all documentation, work plans, tank closure reports etc. should also be sent to the RWQCB.

If you have any questions regarding the content of this letter please do not hesitate to contact me at (510) 271-4320.

Sincerely,



Paul M. Smith
Hazardous Materials Specialist

cc:
Dalton DeOrnellas/Christopher Kwoka, Decon Environmental, 26102 Eden
Landing, Suite 4, Hayward, CA 94545
Eddy So, SFRWQCB, 2101 Webster St., Fifth Floor, Oakland, CA 94612

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0923

RAFAT A. SHAHID, Assistant Agency Director

February 11, 1991

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

Ordway Associates
One Kaiser Plaza
Leasing and Management Office
Oakland, CA 94612

Re: Ordway Building Tank Removal, One Kaiser Plaza, Oakland,
CA 94612

Dear Mr. Goodner:

I have received a proposal from Decon Environmental regarding the triple rinsing and on site cold cutting of the underground storage tank at the above facility.

According to a proposal to this office from Mr. Kwoka of Decon Environmental, dated 2/2/92, unique conditions exist where the tank is partially buried in concrete and two 4" water mains and an 8" emergency fire main exists around the tank. Based upon this information I would concur with Mr. Kwoka's recommendation. The proposal specifies that the tank will be cleaned out and sampled and if feasible cold cut and removed in pieces as nonhazardous.

The proposed work is approved conditional upon receipt of the following:

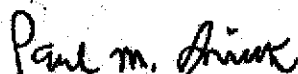
- 1) A description of the proposed procedure regarding entering and cleaning the tank. A description of the collection and classification procedure for the rinse water. Also provide copies of applicable hauling and disposal documentation for the rinse material.
- 2) Provide a revised Health and Safety plan encompassing the change in the scope of work.
- 3) A State Certification number and expiration date for the Professional Engineer certification of Mr. Kwoka. Please resubmit a stamped copy of the 2/2/92 Decon correspondence for our files.

Mr. Goodner
February 11, 1992
page 2 of 2

When scheduling future work such as cutting the tank and the collection of samples you are requested to have your consultant notify this office in advance so that if possible a representative from this office can be present.

If you have any questions regarding the content of this letter please do not hesitate to contact me at (510) 271-4320.

Sincerely,



Paul M. Smith
Hazardous Materials Specialist

cc:

Christopher Kwoka, Decon Environmental, 26102 Eden Landing, Suite 4,
Hayward, CA 94545
Eddy So, SFRWQCB, 2101 Webster St., Fifth Floor, Oakland, CA 94612

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



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RAFAT A. SHAHID, Assistant Agency Director

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

February 11, 1991

Ordway Associates
One Kaiser Plaza
Leasing and Management Office
Oakland, CA 94612

Re: Ordway Building Tank Removal *Address*

Dear Mr. Goodner:

I have received a proposal from Decon Environmental regarding the triple rinsing and on site cold cutting of the underground storage tank at the above facility.

According to a proposal to this office from Mr. Kwoka of Decon Environmental, dated 2/2/92, unique conditions exist where the tank is partially buried in concrete and two 4" water mains and an 8" emergency fire main exists around the tank. Based upon this information I would concur with Mr. Kwoka's recommendation. The proposal specifies that the tank will be cleaned out and sampled and if feasible cold cut and removed in pieces as nonhazardous.

The proposed work is approved conditional upon receipt of the following:

- 1) A description of the proposed procedure regarding entering and cleaning the tank. A description of the collection and classification procedure for the rinse water. Also provide copies of applicable hauling and disposal documentation for the rinse material.
- 2) Provide a revised Health and Safety plan encompassing the change in the scope of work.
- 3) A State Certification number and expiration date for the Professional Engineer certification of Mr. Kwoka.

Stamped copy letter

Mr. Goodner
February 11, 1992
page 2 of 2

If you have any questions regarding the content of this letter please do not hesitate to contact me at (510) 271-4320.

Sincerely,



Paul M. Smith
Hazardous Materials Specialist

cc:

Christopher Kwoka, Decon Environmental, 26102 Eden Landing, Suite 4,
Hayward, CA 94545
Eddy So, SFRWQCB, 2101 Webster St., Oakland, CA 94612