

LOP - RECORD CHANGE REQUEST FORM

printed:
06/14/97

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp: SH

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 3610 LOC:
 SITE NAME: Broadway Medical Plaza DATE REPORTED : 06/26/89
 ADDRESS : 3300 Webster St DATE CONFIRMED: 06/26/89
 CITY/ZIP : Oakland 94609 MULTIPLE RPs : N

SITE STATUS

 CASE TYPE: O CONTRACT STATUS: 5 PRIOR CODE:1C3 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 12/31/91
 PRELIMINARY ASMNT: C DATE UNDERWAY: 07/20/89 DATE COMPLETED: 06/26/89
 REM INVESTIGATION: C DATE UNDERWAY: 01/09/90 DATE COMPLETED: 10/01/96
 REMEDIAL ACTION: C DATE UNDERWAY: 09/01/87 DATE COMPLETED: 09/01/87
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:
 ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 01/02/92
 LUFT FIELD MANUAL CONSID: 3HSCARWG
 CASE CLOSED: Y DATE CASE CLOSED: 06/16/97
 DATE EXCAVATION STARTED : 09/01/87 REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION

 RP#1-CONTACT NAME: Mr. John Barnard
 COMPANY NAME: Broadway Webster Medical Plaza
 ADDRESS: 7677 Oakport St. Suite500
 CITY/STATE: Oakland Ca 94621

INSPECTOR VERIFICATION:			
NAME	<u>SUSAN L. HUGO</u>	SIGNATURE	DATE <u>6/16/97</u>
DATA ENTRY INPUT:			
Name/Address Changes Only		Case Progress Changes	
ANNPMS _____	LOP _____	DATE _____	LOP _____ DATE _____

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

1111 JACKSON STREET, ROOM 6040

OAKLAND 94607

Phone: Area Code 415
464-1255September 11, 1989
File No. 1216.00(LF)

Mr. Roy Ikeda
Crosby, Heafey, Roach & May
1999 Harrison Street
Oakland, CA 94612

SUBJECT: Broadway Medical Plaza, 3300 Webster, Oakland - Fuel Release

Dear Mr. Ikeda:

Staff of the Regional Board have reviewed the technical report prepared for the Broadway Medical Plaza at 3300 Webster Street, Oakland by Levine-Fricke Engineers dated July 27, 1989. Staff has also reviewed the Levine-Fricke letter of August 2, 1989 which contained a Report of Waste Discharge for the purposes of leaving contaminated soils in place at the site. This letter is intended to allow for implementation of the proposed plan subject to a number of conditions including routine ground water monitoring. Until these conditions are met I will consider the Report of Waste Discharge incomplete. However, this should not affect implementation of the proposed project.

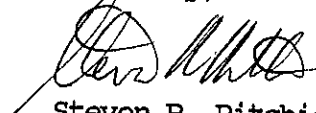
My understanding is that it would be difficult to excavate the soils which contain petroleum hydrocarbons at designated levels. These soils are apparently affecting the quality of the underlying ground water, based upon the results of the ground water monitoring wells at the site. As such these soils pose a continued threat to water quality. However, since the ground water plume is well defined, and no free product exists in the ground water, a cleanup plan for the ground water is not required at this time.

Ground water cleanup may be required in the future based upon staff review of the results of routine quarterly ground water quality and water level measurements. The Levine-Fricke letter of August 2, 1989 proposed sampling at six-month intervals for a period of two years. This is not acceptable. The authorization to proceed with the proposed project granted by this letter is conditioned upon quarterly monitoring of wells LF-1 through LF-4 for water levels, and water quality parameters (total petroleum hydrocarbons, and benzene, toluene, ethylbenzene and xylene). In addition, the ground water should be tested for total dissolved solids on a one-time basis, and a review made of the potential ground water beneficial use pursuant to State Water Resources Control Board Policy 88-63 (Attached). This review should be submitted within 60 days of the date of this letter as a condition of this authorization.

Please provide the Regional Board with the results of routine ground water monitoring on a quarterly basis per Subchapter 16 requirements for underground storage tank releases. These reports should also contain a technical review of the data indicating whether the pollutant plume in the ground water remains localized, whether additional ground water investigation is required, whether pollutant levels are changing, and whether remediation plans are being formulated based upon these monitoring results.

Please contact Lester Feldman of my staff at (415) 464-1332 if there are any questions concerning this authorization to proceed with the project while data is collected to determine the need for waste discharge requirements for this site.

Sincerely,



Steven R. Ritchie,
Executive Officer

cc: Donald T. Bradshaw, Levine-Fricke
Rafat Shahid, Alameda County Health Department

TEM
LF COPY
1/17/89

STATE WATER RESOURCES CONTROL BOARD
RESOLUTION NO. 88- 63

ADOPTION OF POLICY ENTITLED
"SOURCES OF DRINKING WATER"

WHEREAS:

1. California Water Code Section 13140 provides that the State Board shall formulate and adopt State Policy for Water Quality Control; and,
2. California Water Code Section 13240 provides that Water Quality Control Plans "shall conform" to any State Policy for Water Quality Control; and,
3. The Regional Boards can conform the Water Quality Control Plans to this policy by amending the plans to incorporate the policy; and,
4. The State Board must approve any conforming amendments pursuant to Water Code Section 13245; and,
5. "Sources of drinking water" shall be defined in Water Quality Control Plans as those water bodies with beneficial uses designated as suitable, or potentially suitable, for municipal or domestic water supply (MUN); and,
6. The Water Quality Control Plans do not provide sufficient detail in the description of water bodies designated MUN to judge clearly what is, or is not, a source of drinking water for various purposes.

THEREFORE BE IT RESOLVED:

All surface and ground waters of the State are considered to be suitable, or potentially suitable, for municipal or domestic water supply and should be so designated by the Regional Boards¹ with the exception of:

1. Surface and ground waters where:
 - a. The total dissolved solids (TDS) exceed 3,000 mg/L (5,000 uS/cm, electrical conductivity) and it is not reasonably expected by Regional Boards to supply a public water system, or

- b. There is contamination, either by natural processes or by human activity (unrelated to a specific pollution incident), that cannot reasonably be treated for domestic use using either Best Management Practices or best economically achievable treatment practices, or
- c. The water source does not provide sufficient water to supply a single well capable of producing an average, sustained yield of 200 gallons per day.

2. Surface waters where:

- a. The water is in systems designed or modified to collect or treat municipal or industrial wastewaters, process waters, mining wastewaters, or storm water runoff, provided that the discharge from such systems is monitored to assure compliance with all relevant water quality objectives as required by the Regional Boards; or,
- b. The water is in systems designed or modified for the primary purpose of conveying or holding agricultural drainage waters, provided that the discharge from such systems is monitored to assure compliance with all relevant water quality objectives as required by the Regional Boards.

3. Ground water where:

The aquifer is regulated as a geothermal energy producing source or has been exempted administratively pursuant to 40 Code of Federal Regulations, Section 146.4 for the purpose of underground injection of fluids associated with the production of hydrocarbon or geothermal energy, provided that these fluids do not constitute a hazardous waste under 40 CFR, Section 261.3.

4. Regional Board Authority to Amend Use Designations:

Any body of water which has a current specific designation previously assigned to it by a Regional Board in Water Quality Control Plans may retain that designation at the Regional Board's discretion. Where a body of water is not currently designated as MUN but, in the opinion of a Regional Board, is presently or potentially suitable for MUN, the Regional Board shall include MUN in the beneficial use designation.

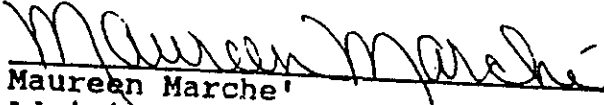
The Regional Boards shall also assure that the beneficial uses of municipal and domestic supply are designated for protection wherever those uses are presently being attained, and assure that any changes in beneficial use designations for waters of the State are consistent with all applicable regulations adopted by the Environmental Protection Agency.

The Regional Boards shall review and revise the Water Quality Control Plans to incorporate this policy.

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- 1 This policy does not affect any determination of what is a potential source of drinking water for the limited purposes of maintaining a surface impoundment after June 30, 1988, pursuant to Section 25208.4 of the Health and Safety Code.

CERTIFICATION

The undersigned, Administrative Assistant to the Board, does hereby certify that the foregoing is a full, true, and correct copy of a policy duly and regularly adopted at a meeting of the State Water Resources Control Board held on May 19, 1988.


Maureen Marche
Administrative Assistant to the Board