

Detterman, Mark, Env. Health

From: Cynthia.Holloway@kp.org
Sent: Tuesday, September 11, 2012 5:16 PM
To: Detterman, Mark, Env. Health
Subject: RE: Fw: Reestablishing Contact - ACEH Environmental Case RO205; 3537 - 3399 Broadway, Oakland, CA

Thank you, and will notify you as soon as completed.

Thanks,



Cynthia Holloway
EH&S Manager
East Bay

Office: (510) 752-7463
Teline: 8-492-7463
Fax: (510) 752-6341

Cynthia.Holloway@kp.org

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"Detterman, Mark, Env. Health"
<Mark.Detterman@acgov.org>

09/10/2012 05:02 PM

To Cynthia Holloway/CA/KAIPERM@KAIPERM
cc

Subject RE: Fw: Reestablishing Contact - ACEH Environmental Case RO205; 3537 - 3399 Broadway, Oakland, CA

Cindy,

Here is the revised Fact Sheet. Please send me an email or letter to notify us when the sheet was sent, no later than Sept. 18th?

Thanks,

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/top/ust.htm>

From: Cynthia.Holloway@kp.org [<mailto:Cynthia.Holloway@kp.org>]
Sent: Monday, September 10, 2012 4:53 PM
To: Detterman, Mark, Env. Health
Cc: Charles.Smith@nsmt.kp.org; Gary.J.Bankhead@nsmt.kp.org; Julie.Hadnot@nsmt.kp.org;

Todd.C.Eddington@nsmtp.kp.org

Subject: RE: Fw: Reestablishing Contact - ACEH Environmental Case RO205; 3537 - 3399 Broadway, Oakland, CA

Mark,

Thank you for your assistance on this issue. Yes, we will be able to get the flyer out by Friday, so if you can send the revised flyer we will get those out. I am working on the Landowner form, I will get that back to as soon as I can.

Again, thanks for your help in walking me through this, I really appreciate it.

Cindy



Cynthia Holloway

**EH&S Manager
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"Detterman, Mark, Env. Health"

<Mark.Detterman@acgov.org>

09/10/2012 01:21 PM

To Cynthia Holloway/CA/KAIPERM@KAIPERM

cc Gary J Bankhead/CA/KAIPERM@Kaiperm, Todd C Eddington/CO/KAIPERM@KAIPERM, Charles Smith/PO/KAIPERM@KAIPERM, Julie Hadnot/CA/KAIPERM@Kaiperm

Subject RE: Fw: Reestablishing Contact - ACEH Environmental Case RO205; 3537 - 3399 Broadway, Oakland, CA

Hi Cynthia,

I'm back in the saddle, so wanted to respond to your email.

The directive letter that contained the request should be all the instructions you need to send it out; it's a mailer only; and only to the list of property owners at the addresses on the accompanying list (basically ACEH determined the radius for the mailer; it's fairly limited). I've reattached it for your quick review; however, I'll need to update the Public Participation flyer (a quick summary for closure) and extend the date of the response due date. We also have not received a copy of the Landowner form back yet either. It's required by the state and it's the 3rd page of the attached. This would be to ID all property owners of the site as the closure would affect all owners (previously not all have been told of a closure at the time of closure; this is just to make sure there are no surprises).

The existing Public Participation flyer terminates Sept. 17th. Can you get the flyer out in the mail by this Friday? If so I would reset the deadline for Oct. 15th, and send you the revised flyer. Property owners that own more than one parcel do not need to receive a flyer for each parcel, but do need to be notified. Then per the directive letter, we would need your statement that the flyer has been sent as requested / directed.

Let me know about the date and I'll update the flyer deadline, and if you have further questions.

Best,

*Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
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Fax: 510.337.9335
Email: mark.detterman@acgov.org*

PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

From: Cynthia.Holloway@kp.org [<mailto:Cynthia.Holloway@kp.org>]
Sent: Thursday, September 06, 2012 4:00 PM
To: Detterman, Mark, Env. Health
Cc: Gary.J.Bankhead@nsmtp.kp.org; Todd.C.Eddington@nsmtp.kp.org; Charles.Smith@nsmtp.kp.org;
Julie.Hadnot@nsmtp.kp.org
Subject: Re: Fw: Reestablishing Contact - ACEH Environmental Case RO205; 3537 - 3399 Broadway, Oakland, CA
Importance: High

Mark,
Gary Bankhead forwarded the documents you sent to me regarding ACCEH Environmental Case RO205. I apologize for not responding to the two regulatory requirements in a timely manner, but I was unfamiliar with them, and this not being my area of expertise, I forwarded the document to Oakland Leadership.

Would you be able to send me the requirements for the public filing (eg, is it newspaper notice or some kind of radius notice) and the form of owner's certification; or can you point me in the right direction as to where I might find them.

I appreciate your assistance on this issue.

Regards,

Cynthia



Cynthia Holloway

**EH&S Manager
East Bay**

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PUBLIC NOTIFICATION OF POTENTIAL CLOSURE OF FUEL LEAK CASE
3735 to 3799 Broadway, Oakland
September 11, 2012

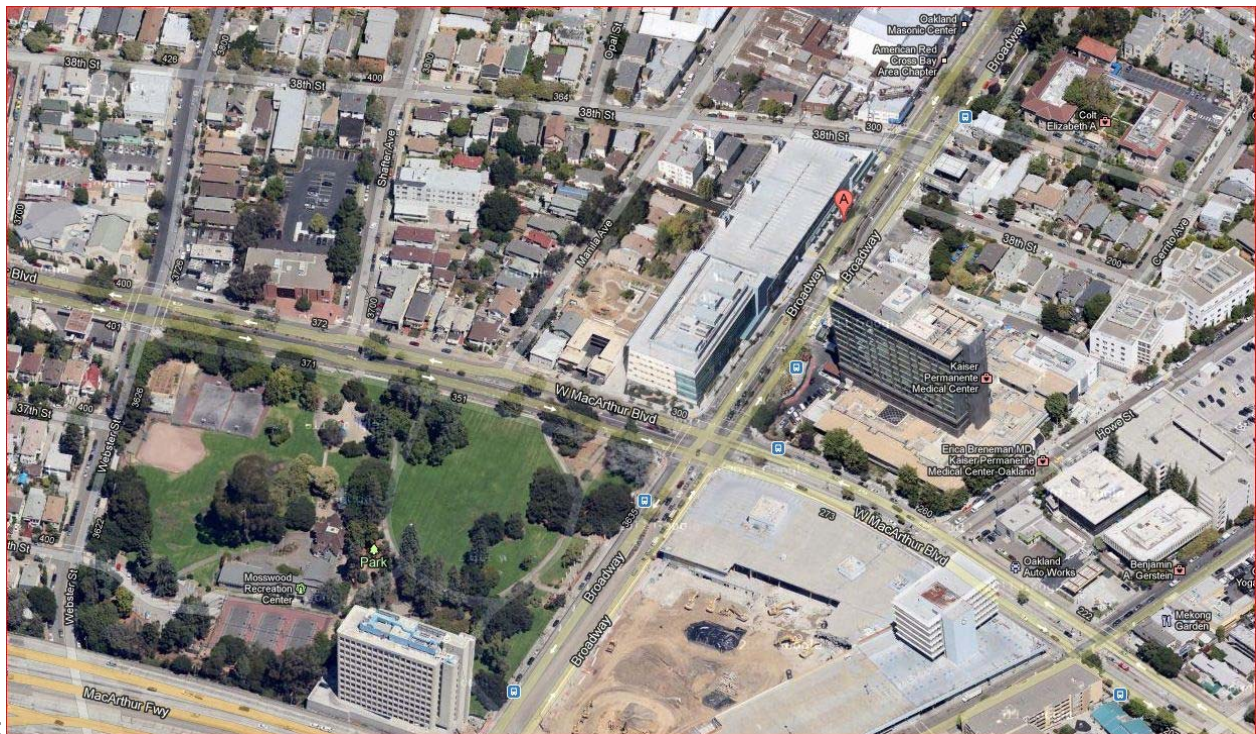
Site Name: Kaiser Development / Val Strough Honda
Site Location: 3735 to 3799 Broadway, Oakland, CA 94611
Fuel Leak Case RO000205 and Geotracker Global ID T0600101504

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 October 19, 2012** 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.