Sent 2/1/00
Including cc's

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

R01103

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

January 31, 2000

Mr. Rick Andrews
Kaiser Foundation Health Plan
1950 Franklin Street
Oakland, California 94612

SUBJECT: Case Closure for Kaiser Mosswood Building (STID# 4075)
3505 Broadway, Oakland, California 94612

Dear Mr. Andrews:

This letter serves to notify you that this office has received concurrence from the San Francisco Bay RWQCB to close the case file for the above referenced site. The four groundwater monitoring wells (LF-2, LF-3, LF-4 and LF-5R) at the site must be properly decommissioned. You can proceed with the well abandonment at the site. Please contact Alameda County Public Works for permit requirements to abandon the wells. A well abandonment report must be submitted prior to the issuance of the Remedial Action Completion Certification.

Please notify this office at least 72 hours of the well abandonment work at the site. I can be reached at (510) 567-6780 if you have any questions regarding this letter or the subject site.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Chuck Headlee, San Francisco Bay RWQCB
Brady Nagle, AlistoEngineering, 1575 Treat Blvd., Suite 201, Walnut Creek, CA 94598
SH / files

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

RO1103

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

June 9, 1999

Mr. Rick Andrews
Kaiser Foundation Health Plan, Inc.
1750-A Second Street
Berkeley, California 94710

RE: Kaiser Mosswood Building (STID # 4075)
3505 Broadway Street, Oakland, California 94612

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Andrews:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

1) consider a cleanup proposal (corrective action plan)

2) consider a site closure proposal

3) make a determination that no further action is required

4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6780 should you have any questions about the content of this letter.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB
SH / files

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

RO#1103

February 24, 1999

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

Mr. Ron Goloubow
Levine Fricke Recon
1900 Powell Street, 12th Floor
Emeryville, CA 94608

RE: Underground Storage Tank Closure Report for Kaiser Mosswood Building
3505 Broadway Street, Oakland, California 94612 (STID # 4075)

Dear Mr. Goloubow:

This agency is evaluating the case file for the above referenced site for closure. Three underground storage tanks (4000-gallon gasoline, 7000-gallon gasoline and 550-gallon waste oil) were removed in 1992 at the subject property. Levine Fricke Recon was the consultant on record who collected the samples and oversaw the removal of the tanks at the site. In May 1998, this office contacted you and Ms. Shellie Fletcher of your office to provide us with a copy of the tank closure report. To date, our office has not received the requested report. At this time, we can not proceed with the closure process without the tank closure report.

Please provide our office with a copy of the tank closure report. Your timely response regarding this matter is greatly appreciated.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Chuck Headlee, San Francisco Bay RWQCB
Mr. Rick Andrews, Kaiser Foundation Health Plan, Inc., 1750-A Second St., Berkeley, CA 94710
Brady Nagle, Alisto Engineering, 1575 Treat Blvd., Suite 201, Walnut Creek, CA 94598
SH / files

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

RO#1103

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

May 8, 1998

Ms. Mary Wagle
Kaiser Foundation Health Plan
1750-A Second Street
Berkeley , California 94710

RE: Kaiser Mosswood Building – 3505 Broadway Street, Oakland, California 94612 (STID #4075)

Dear Ms. Wagle:

This agency is currently reviewing the case file concerning the removal of three underground storage tanks (4000-gallon gasoline, 7000-gallon gasoline, and 550-gallon waste oil) at the above referenced site.

On September 24, 1997, our office received a case closure report prepared by Alisto Engineering Group for the site. Based on the review of all the reports submitted for the subject site, the following items must be addressed before we can proceed with our case closure evaluation of the site as a low risk soil and groundwater case:

1) Please submit the tank closure report documenting the removal of the tanks including the results of soil and/or groundwater samples during the removal activities, and copies of the disposal records for the tanks and excavated soil. I have requested this report from Levine Fricke Recon (the consultant who worked on the removal of the tanks) but have not yet received any tank closure report to date.
2) Since two of the tanks were used to store gasoline, methyl tertiary butyl ether (MTBE) must be analyzed in groundwater. Please provide our office with supporting documents that MTBE has not been detected in the groundwater at the site.

If you have any questions concerning this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Charles Headlee, San Francisco Bay RWQCB
Brady Nagle, Alisto Engineering, 1575 Treat Blvd., Suite 201, Walnut Creek, CA 94598
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
[illegible], Director

R01103

RAFAT A. SHAHID, Assistant Agency Director

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

December 28, 1993

CERTIFIED MAILER #: P 386 338 278

Mosswood Park Building
3505 Broadway
Oakland, 94611
UGTID:4075

**Re: FIVE-YEAR PERMITS FOR OPERATION OF UNDERGROUND STORAGE TANK(S)
3505 Broadway Oakland, 94611**

Dear Owner/Operator:

According to our records your facility referenced above has not received a five-year permit to operate UST's. In order to obtain a permit you must complete the following items marked below and return them within 30 DAYS. The necessary forms are enclosed. You may complete a "Consolidated Underground Tank Management Plan" which will assist you in preparing a monitoring plan, site plot plan and spill response plan for your tank(s). If supplemental information or forms are required, please submit it to this office with the completed questionnaire and application forms:

____1. An accurate and complete plot plan.
____2. A written spill response plan. (enclosed)
____3. A written tank monitoring plan. (enclosed)
____4. Results of precision tank test(s), (initial and annual).
____5. Results of precision pipeline leak detector tests (initial and annual).
____6. Complete UST PERMIT FORM A-one per facility. (enclosed)
____7. Complete UST PERMIT FORM B-one per tank. (enclosed)
____8. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
____9. Letter stating how the tank is to be maintained during one year closure.

Be advised that Title 23 of the California Code of Regulation prohibits the operation of "ANY" UST without a permit. If our records are in error, you must contact this office immediately TO AVOID POSSIBLE ENFORCEMENT ACTION. Please feel free to contact this office at (510) 271-4320; to answer any questions which may arise in completing the mandatory five-year permit process. Be prepared to provide your zip code to speak with the Hazmat Specialist handling your case.

Sincerely,

Brian Oliva
HazMat Specialist

c: Edgar Howell, Chief, Hazardous Materials Div. (files)

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

R01103

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

December 20, 1990

Mr. Charles P. Harris
Facilities Manager
Kaiser Foundation Health Plan, Inc.
P.O. Box 12916
Oakland, California 94604

RE: Unauthorized Release From Underground Fuel Tanks at Kaiser Mosswood Building - 3505 Broadway, Oakland 94611

Dear Mr. Harris:

This letter records our recent conversation regarding the unauthorized release from the underground storage tanks at the above facility. As you know, a considerable amount of gasoline was discovered leaking from the underground storage tanks. Because of the amount of contamination found, the facility is considered to have experienced a confirmed release. Title 23 of the California Code of Regulations requires all such unauthorized releases from underground tanks to be reported. An unauthorized release report must be filed with this office within 5 days of the date of this letter; in addition, you must initiate further investigation and/or cleanup activities at this site.

First, a preliminary assessment should be conducted to determine the extent of soil and groundwater contamination that has resulted from the leaking tank(s). The information gathered by this investigation will be used to assess the need for additional actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown at the end of this letter. This format is based on the Regional Water Quality Control Board (RWQCB's) guidelines. You should be prepared to install one monitoring well, if you can verify the direction of groundwater flow in the immediate vicinity of the site, and three wells or piezometers, if you cannot.

Until cleanup is complete, you will need to submit reports to this office and to the RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). These reports should include information pertaining to further investigative results; the methods and costs of cleanup actions implemented to date; and the method and location of disposal of any contaminated material.

Soils contaminated at hazardous waste concentrations should be transported by a licensed hazardous waste hauler and disposed of or treated at a facility approved by the California Department of Health Services. Soils contaminated below the hazardous threshold may be managed as nonhazardous, but are still subject to the RWQCB's waste discharge requirements.

Your work plan should be submitted to this office within 15 days of the date of this letter. A report describing the results of the preliminary site assessment should be submitted within 30 days of the date of this letter. Copies of the proposal and report should also be sent to the RWQCB (attention: Lester Feldman). You may implement remedial actions before approval of the work plan, but final concurrence by this office will depend on the extent to which the work done meets the requirements described in this letter.

Please submit your work plan along with a $744 fee to cover our costs for overseeing and reviewing reports and proposals.

Should you have any questions about this letter or about remediation requirements established by the RWQCB, please contact the undersigned at 271-4320.

Sincerely,

Susan L. Hugo

Susan L. Hugo
Hazardous Materials Specialist

cc:
Rafat Shahid, Assistant Agency Director, Environmental Health
Gil Jensen, District Attorney, Alameda County Consumer and Environmental Protection Agency
Lester Feldman, San Francisco Bay RWQCB
Howard Hatayama, State Department of Health Services
John Sturman, Levine-Fricke
Files

WORK PLAN FOR INITIAL SUBSURFACE INVESTIGATION

This outline should be followed by professional engineering or geologic consultants in preparing work plans to be submitted to the RWQCB and local agencies. Work plans should be signed by a California-registered engineer or geologist.

This outline should be referred to in context with the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks" (August 10, 1990).

PROPOSAL FORMAT

I. Introduction

A. State the scope of work

B. Provide information on site location, background, and history

1. Describe the type of business and associated activities that take place at the site, including the number and capacity of operating tanks.

2. Describe previous businesses at the site.

3. Provide other tank information:

- number of underground tanks, their uses, and construction material;

- filing status and copy of unauthorized release form, if not previously submitted;

- previous tank testing results and dates, including discussion of inventory reconciliation methods and results for the last three years.

4. Other spill, leak, and accident history at the site, including any previously removed tanks.

II. Site Description

A. Describe the hydrogeologic setting of the site vicinity

B. Prepare a vicinity map (including wells located on-site or on adjoining lots, as well as any nearby streams

C. Prepare a site map

D. Summarize known soil contamination and results of excavation

1. Provide results in tabular form and indicate location of all soil samples (and water samples, if appropriate). Sample dates, the identity of the sampler, and signed laboratory data sheets need to be included, if not already in possession of the County.

2. Describe any unusual problems encountered.

3. Describe methods for storing and disposing of all contaminated soil.

III. Plan for Determining Extent of Soil Contamination

A. Describe method for determining the extent of contamination within the excavation

B. Describe sampling methods and procedures to be used

1. If a soil gas survey is planned, then:

- identify number of boreholes, locations, sampling depths, etc.;

- identify subcontractors, if any;

- identify analytical methods;

- provide a quality assurance plan for field testing.

2. If soil borings are to be used to determine the extent of soil contamination, then:

- identify number, location (mapped), and depth of the proposed borings;

- describe the soil classification system, soil sampling method, and rationale;

- describe the drilling method for the borings, including decontamination procedures;

- explain how borings will be abandoned.

C. Describe how clean and contaminated soil will be differentiated, and describe how excavated soil will be stored and disposed of. If on-site soil aeration is to be used, then describe:

1. The volume and rate of aeration/turning;

2. The method of containment and cover;

3. Wet-weather contingency plans;

4. Results of consultation with the Bay Area Air Quality Management District.

Other on-site treatments (such as bioremediation) require permits issued by the RWQCB. Off-site storage or treatment also requires RWQCB permits.

D. Describe security measures planned for the excavated hole and contaminated soil

IV. Plan for Characterizing Groundwater Contamination

Construction and placement of wells should adhere to the requirements of the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks."

A. Explain the proposed locations of monitoring wells (including construction diagrams), and prepare a map to scale

B. Describe the method of monitoring well construction and associated decontamination procedures

1. Expected depth and diameter of monitoring wells.

2. Date of expected drilling.

3. Locations of soil borings and sample collection method.

4. Casing type, diameter, screen interval, and pack and slot sizing technique.

5. Depth and type of seal.

6. Development method and criteria for determining adequate development.

7. Plans for disposal of cuttings and development water.

8. Surveying plans for wells (requirements include surveying to established benchmark to 0.01 foot).

C. Groundwater sampling plans

1. Water level measurement procedure.

2. Well purging procedures and disposal protocol.
3. Sample collection and analysis procedures.
4. Quality assurance plan.
5. Chain-of-custody procedures.

V. Prepare a Site Safety Plan