

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

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June 16, 1994

Mr. Mark Zemelman
Kaiser Foundation Health Plan, Inc.
Regional Legal Department
One Kaiser Plaza, 21st Floor
Oakland, California 94612

**Re: Status Report
Border Zone Property Determination
and Hazardous Waste Property Determination
Kaiser Emeryville Medical Center
Emeryville, California**

Dear Mark:

This letter presents a summary of the status of the Cal-EPA Department of Toxic Substance Control's (DTSC) review of information regarding Kaiser's planned medical center in Emeryville, California. DTSC staff are nearly complete with a Hazardous Waste Property/Border Zone Property Determination (pursuant to California Health and Safety Code 25220, *et seq.*). Assessment of hazardous substance releases and the need for site remediation is being overseen by local agencies.

DTSC staff began work on the Kaiser project in late 1993. Sandra Karinen and Frances Anderson of the DTSC met with you and David Harnish of ENVIRON to discuss the project on October 13, 1993; Kaiser submitted a written application to DTSC staff during November 1993. Kaiser's November 1993 Hazardous Waste Property/Border Zone Property Determination application identified four sites within 2,000 feet of the planned medical center which appeared to have potential to trigger Border Zone considerations (Pacific Gas & Electric on Hollis Street, Electro-Coatings on 1421 Park Street, Myers Drum at 4500 Shellmound Street, Barbary Coast Steel on Shellmound Street). For the Hazardous Waste Property Determination, information was provided regarding non-petroleum chemicals detected in the subsurface at the Del Monte property. DTSC's progress with the Border Zone and Hazardous Waste Property Determination is described below.



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Border Zone Determination

DTSC independently checked site listing databases and DTSC files, and consulted with the local oversight agencies to evaluate the four sites identified by Kaiser. DTSC also evaluated if other sites could trigger **Border Zone considerations** for the Kaiser medical center. DTSC staff consulted with the following regulatory agency staff to discuss the area surrounding the Kaiser site: Brian Oliva of Alameda County Department of Environmental Health (ACDEH), Ravi Arulanantham and Rich Hielt of the Regional Water Quality Control Board (RWQCB), and Ted Park of the DTSC. Additionally, DTSC independently obtained and reviewed files at ACDEH. In addition to the four sites identified in Kaiser's November 1994 application, the Lowe/Chromex site was identified as potentially triggering Border Zone consideration because of concerns raised by Brian Oliva of the ACDEH (see below).

Based on the information obtained, DTSC staff analyzed the potential exposures that future occupants of the Kaiser medical center could have from chemical releases at the five contaminated sites. DTSC staff findings are described below.

- There are no significant exposure pathways between the five sites and future occupants of the Kaiser medical center (because ground water will not be used for water supply), with the exception of Lowe/Chromex as described below.
- We understand that the Lowe/Chromex site has a small area with soil containing elevated levels of chromium, zinc, lead and copper. This area has been partially remediated and soil containing elevated metals may currently be present at the surface, leaving the potential for fugitive dust emissions which could be blown by prevailing winds to the Kaiser site. Although we have no indication that this pathway will result in a significant risk, it is currently considered a potential exposure pathway. We understand that the exposed contaminated soil appears to be a temporary condition, and Lowe/Chromex is planning to remediate and repave the area.
- Once the potential for fugitive dust from Lowe/Chromex is mitigated, DTSC will issue a Border Zone Determination approving the Kaiser project from the standpoint of nearby properties.

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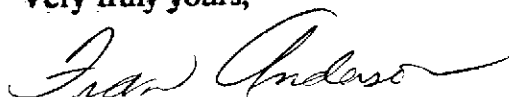
DTSC staff feels it is not necessary to assess exposures to future occupants of the Kaiser Medical Center by a Border Zone Property Preliminary Endangerment Assessment, pursuant to Section 25221 of the Health and Safety Code.

Hazardous Waste Property Determination

The second portion of Kaiser's application was for a Hazardous Waste Property Determination. Local regulatory agencies (RWQCB and ACDEH) are providing oversight to investigation and remediation activities within Kaiser's project area. Once the ACDEH and RWQCB requirements are met, it is DTSC's intention to issue a Hazardous Waste Property Determination of no expected impact.

Please feel free to call if you have any questions regarding this letter.

Very truly yours,



Frances Anderson, Chief
Environmental Science and
Support Unit
Program Development and
Technical support

cc: Gil Jensen, Alameda County District Attorney
Ravi Arulanantham, RWQCB
Kevin Graves, RWQCB
Sum Arigala, RWQCB
✓ Brian Oliva, ACDEH
Susan Hugo, ACDEH
David Harnish, ENVIRON