

Chu, Eva, Env. Health

From: Larry Westland [Lwestland@btcommercial.com]
Sent: Tuesday, January 21, 2003 3:02 PM
To: echu@co.alameda.ca.us
Cc: ECCSDAWSON@aol.com; dkirshman@ccac-art.edu; EdwardsL@CTT.com; bkwoodsonsr@hotmail.com
Subject: RE: 810 Clay Building



Larry Westland1.vcf

eva:

I can be reached at BT Commercial via fax in Jack London Square at 510/465-1350.

Thanks for staying with us on this one....Larry

Larry Westland
Vice President
BT COMMERCIAL REAL ESTATE
530 Water Street, Suite 750
Oakland, CA 94607-3746
T: 510/465-8000
F: 510/465-1350
lwestland@btcommercial.com

>>> "Chu, Eva, Env. Health" <EChu@co.alameda.ca.us> 01/21/03 02:23PM
>>>

Larry, please send me a fax number and i'll fax over the crucial letters you need, and the wet copy will be in the mail some time this week. eva

-----Original Message-----

From: Larry Westland [mailto:Lwestland@btcommercial.com]
Sent: Tuesday, January 21, 2003 1:23 PM
To: dkirshman@ccac-art.edu
Cc: ECCSDAWSON@aol.com; echu@co.alameda.ca.us; EdwardsL@CTT.com; bkwoodsonsr@hotmail.com
Subject: 810 Clay Building

David:

1. In light of the Clay Street's property transfer on Friday, BACC has requested a walk-through of the building on Thursday at 10:00. Please let me know if this is convenient for CCAC.
 2. The buyer also would like to have all of the utilities turned-on by then. The electricity, gas and water can be placed in the name of Bay Area Christian Connection ("BACC").
 3. Let me know if you'd like to initiate this action or let it be BACC's responsibility.
 4. Also, please have the two black barrels removed this week from the parking lot. The buyer doesn't want to take any responsibility for these.
- Best...Larry

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

January 17, 2003

Mr. David Kirshman
CA College of Arts and Crafts
5212 Broadway
Oakland, CA 94618

Major Al Summerfield
Salvation Army
2794 Garden Street
Oakland, CA 94601-1314

Dear Mr. Kirshman and Maj. Summerfield:

Subject: Well Decommission at Former Salvation Army, 810 Clay Street, Oakland, CA; Case No. RO0000083

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. The onsite monitoring well (MW-1) should be decommissioned, if it will no longer be monitored. Please notify this office upon completion of well destruction.

Well destruction permits may be obtained from Alameda County Public Works. They can be reached at (510) 670-5554.

If you have any questions, I can be reached at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

email: Robert Kitay, Aqua Science



CCAC

5212 Broadway
Oakland, CA 94618
510.594.3600
510.655.3541 FAX
www.CCAC-art.edu

CALIFORNIA College of ARTS and Crafts
San Francisco/Oakland
ART ARCHITECTURE DESIGN

20-83

Alameda County

JAN 29 2003

Environmental Health

January 16, 2003

Ms. eva chu
Hazardous Materials Specialist
Environmental Health Services
Health Care Services Agency
ALAMEDA COUNTY
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6677

Re: 810 Clay Street, Oakland, CA

Dear eva,

I am in receipt of your letter of January 10 regarding an (i) intent to make a determination that no further action is required or (ii) issue a closure letter for subject property.

As the current owner of 810 Clay Street, California College of Arts and Crafts (CCAC) has no input or recommendations regarding this planned action by Alameda County.

Moreover, as the current record fee title owner my office certifies that it has been informed of the proposed action and requests that your office hasten these actions in light of the anticipated transfer of this property on January 24.

Sincerely,

CALIFORNIA COLLEGE OF ARTS & CRAFTS

David Kirshman
Vice President for Finance & Administration

C: Steve Dawson/Covenant Development Corporation
Betty Graham/RWQCB
Leroy Griffin/Oakland FD
Brian K. Woodson/Bay Area Christian Connection

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
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RO0000083

January 10, 2003

Mr. David Kirshman
CA College of Arts and Crafts
5212 Broadway
Oakland, CA 94618

Maj. Al Summerfield
Salvation Army
2794 Garden Street
Oakland, CA 94601-1314

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS
REQUIRED OR ISSUE A CLOSURE LETTER FOR 810 CLAY STREET, OAKLAND, CA**

Dear Mr. Kirshman and Major Summerfield:

This letter is to inform you that Alameda County Environmental Protection (LOP) intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact me at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

c: Betty Graham, RWQCB
Leroy Griffin, Oakland Fire Department-OES

Chu, Eva, Env. Health

From: Yoo, James
Sent: Tuesday, December 17, 2002 3:28 PM
To: 'rkitay@aquascienceengineers.com'
Cc: Chu, Eva, Env. Health
Subject: Well Search Request for 810 Clay street, Oakland

Mr. Kitay:

No Industrial, Municipal, Domestic or Irrigation wells were found within a 2,000' radius within your site.

If you have any questions, please feel free to contact me.
Thanks.

*James Yoo
Engineer-Scientist
Alameda County Public Works Agency
Water Resources Section
399 Elmhurst St.
Hayward, CA 94544
PH: (510) 670-6633
FAX: (510) 782-1939*

STATE OF CALIFORNIA - THE RESOURCES AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF WATER RESOURCES

CENTRAL DISTRICT
3251 S Street
Sacramento, CA 95816
(916) 227-7632
(916) 227-7600(Fax)

NORTHERN DISTRICT
2440 Main Street
Red Bluff, CA 96080
(530) 529-7300
(530) 529-7322 (Fax)

SAN JOAQUIN DISTRICT
3374 East Shields Avenue
Fresno, CA 93726
(559) 230-3300
(559) 230-3301 (Fax)

SOUTHERN DISTRICT
770 Fairmont Avenue
Glendale, CA 91203
(818) 543-4600
(818) 543-4604 (Fax)

WELL COMPLETION REPORT RELEASE AGREEMENT--AGENCY
(Government and Regulatory Agencies and their Authorized Agents)

Project/Contract No. 810 Clay Street, Oakland County Alameda

Township, Range, and Section _____ Radius 2,000 feet
(Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

Make a study, or,

Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped **CONFIDENTIAL** and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

Agua Science Engineers
Authorized Agent

Alameda Co. Environmental Health
Government or Regulatory Agency

208 W. El Pintado
Address

1131 Harbor Bay Parkway
Address

Danville, CA 94526
City, State, and Zip Code

Alameda, CA 94502
City, State, and Zip Code

Signature Rachel E. Kitay

Signature [Signature]

Title Senior Geologist

Title Haz Mat Specialist

Telephone (925) 820-9391

Telephone (510) 567-6762

Fax (925) 837-4853

Fax (510) 337-9335

Date 12-9-02

Date 12/9/02

E-mail rkitay@aguascienceengineers.com

E-mail echw@co.alameda.ca.us

Chu, Eva, Env. Health

From: Larry Westland [Lwestland@btcommercial.com]
Sent: Wednesday, November 20, 2002 11:30 AM
To: echu@co.alameda.ca.us
Cc: dkirshman@ccac-art.edu; steve.dawson@covchurch.org
Subject: 810 Clay (Oakland) Closure



Evangelical

Covenant Church.do...



Larry Westland1.vcf

Eva:

1. Thanks for taking my call regarding the County's review of the Aqua Sciences' report for the LUST at the former Salvation Army building in downtown Oakland.
 2. This call was a follow-up to the November 13th letter from the current owner of the property, California College of Arts & Crafts, requesting an expeditious review of the report in light of its scheduled transfer on December 20th.
 3. FYI I've attached a Purchase Timeline (October 9) for the transfer prepared for the benefit of seller and buyer - both of my clients.
 4. As of this writing, then, the only "open" issue are the County and State's review(s) and decision(s) regarding Aqua Sciences' findings at the site.
 5. As such, I'd appreciate receiving back a timeline of your own estimating how long this process might take.
 6. This way both of the interested parties can have a better sense of timing and cash flows - whether this be a December or January close (of escrow).
 7. Also, please let me know if there's any additional information I can forward that might hasten this process.
 8. I can be reached in Oakland at either 510/267-6029 or 510/459-5566.
- Best...Larry

Larry Westland
Vice President
BT COMMERCIAL REAL ESTATE
530 Water Street, Suite 750
Oakland, CA 94607-3746
T: 510/465-8000
F: 510/465-1350
lwestland@btcommercial.com

EVANGELICAL COVENANT CHURCH

Purchase Timeline

810 Clay Street, Oakland

October 9, 2002

#	Ref#	Action	Commence	End	Comment
1	7(a)	Execute Purchase & Sale Agreement	10-09-02	-	Escrow opens at Chicago Title - Oakland
2	7(a) 2(b)	"Effective Date" established	10-09-02	-	All "dates" are calculated from this point
3	2(b)	Buyer deposits cash deposit #1	10-11-02	-	Deposit to Chicago Title
4	3(b)	Congregation approves of purchase	10-09-02	11-08-02	Tour of property & approval
5	3(c)	Buyer approves of property's suitability	10-09-02	11-22-02	Seller is notified of suitability
6	3(d) 6(a)	Municipal approval request	10-09-02	11-30-02	Seller is notified of approvals
7	4(a) 2(b) 4(b)	Buyer's "Feasibility Period" Buyer deposits cash deposit #2	10-09-02	11-22-02	Buyer notifies Seller of approvals
8	4(a)(i)	Seller forwards all property documents	10-09-02	10-11-02	Buyer receives property's documentations
9	5(a)	Seller delivers title documents	10-09-02	10-18-02	Chicago Title forwards PTR
10	5(a)	Seller's review of P.T. Report	10-18-02	11-01-02	Review of public records from PTR
11	5(a)	Buyer's "Title Notice"	11-01-02	-	Buyer forwards title concerns, if any
12	5(a)	Seller's "Title Notice"	11-08-02	-	Seller responds to Buyer's concerns, if any
13	3(a)	Buyer's financing is approved	10-09-02	12-12-02	Approval keyed to monthly committee meeting in Chicago internal finance
14	7(d)	Document(s) delivery	12-12-02	12-19-02	Seller delivers all closing documents
15	7(c)	"Closing Date"/"Sunset Date"	11-22-02	12-20-02	Property title is transferred



CCAC

5212 Broadway
Oakland, ca 94618

510.594.3600

510.655.3547 FAX

www.ccac-art.edu

CALIFORNIA College of ARTS and Crafts
San Francisco/Oakland
Art ARCHITECTURE DESIGN

November 13, 2002

Ms. Eva Chu
Hazardous Materials Specialist
Department of Environmental Health
Country of Alameda
1131 Harbor Bay Parkway, Suite 350
Alameda, CA 94503

FAX: 510.337.9335

Dear Ms. Chu:

California College of Arts and Crafts is under contract to sell its property at 810 Clay Street in Oakland to Covenant Development Corporation of Chicago. This property transfer is scheduled for mid-December.

As part of the transfer review process, Aqua Science Engineers undertook a soil vapor study. The study (ASA Job No. 3857) was completed on November 5 with a recommendation for "case closure" relative to the LUST, and was forwarded to your office.

In light of the pending transfer of the property, I would appreciate an expeditious attention by your office to reviewing these recommendations.

Sincerely,

David Kirshman
Vice President for Finance and Administration
California College of Arts and Crafts
510.594.3688

cc: Steve Dawson/CDC
Larry Westland/BT Commercial Real Estate

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

RO0000083

October 28, 2002

Mr. David Kirshman
California College of Arts and Crafts
5212 Broadway
Oakland, CA 94618

RE: Work Plan Approval for 810 Clay Street, Oakland, CA

Dear Mr. Kirshman:

I have completed review of Aqua Science Engineers Inc.'s October 2002 *Workplan for a Soil Vapor Survey* prepared for the above referenced site. The proposal to collect soil vapor samples from two sampling points using a Geoprobe Point Run Tubing system is acceptable. Soil vapor samples will be analyzed for TPHg, BTEX, and MTBE. Field work should commence within 45 days of the date of this letter, **or by December 16, 2002**. Please provide at least 72 hours advance notice of field activities.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: Robert Kitay, Aqua Science

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO0000083

June 3, 2002

Maj. Al Summerfield
The Salvation Army
2794 Garden Street
Oakland, CA 94601-1314

RE: 810 Clay Street, Oakland, CA

Dear Maj. Summerfield:

I have completed review of the case file for the above referenced site and determined that the site does not qualify for site closure at this time. Additional information must be provided that: demonstrates residual soil and/or groundwater vapors will not pose a risk to human health and that the vertical extent of soil contamination near former boring SB-1 is delineated.

At this time, please provide a workplan for the collection of data to demonstrate that volatilization of vapors from soil and/or groundwater into the onsite building structure will not pose a risk to human health and to delineate the vertical extent of soil contamination.

The required workplan is due within 60 days of the date of this letter, **or by August 5, 2001**. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

P.S. Please provide a name and address of the new property owner of the above referenced site.

email: Robert Kitay, Aqua Science

salvationarmy-1

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



January 18, 2002

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Re: The Salvation Army
810 Clay Street
Oakland, CA 94604

Dear Ms. Chu:

Enclosed is the additional information requested in the letter from your office dated January 11, 2001.

- 1) A completed Unauthorized Release Form is attached.
- 2) ASE could not locate which properties were used to determine the groundwater flow direction at the site at the time of the initial assessment. I believe that the groundwater flow direction was discussed with Larry Seto of your office at the time of the initial assessment. However, the groundwater flow direction is consistently to the southwest at two of ASE's projects located 5 blocks away (approximately 1700-feet from the site) at 726 Harrison Street and 250 8th Street. The distribution of hydrocarbons in the site borings also suggests groundwater flow to the southwest.
- 3) The basement samples were taken approximately 9.7-feet below ground surface (bgs). The samples were collected 1-foot below the basement concrete surface and the floor of the basement is 8'4" below ground surface. If the concrete floor is assumed to be 4" thick, then the samples collected from the beneath the basement would be approximately 9.7-feet bgs.
- 4) ASE could not locate a copy of the well sampling field log for the groundwater sample collected on 7-19-2000. ASE's office copy of the report is missing this field log. ASE has not been able to locate the original copy in our files. Since it is highly unusual for an original document to be missing and a copy to be missing from at least two

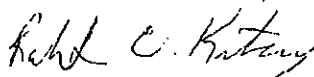
copies of a report, it may be possible that the original log went out in a report. Please be assured that all of ASE's standard procedures for wells sampling were followed and that the data from that well sampling is just as reliable as the data from the other sampling periods.

- 5) No groundwater samples were collected from the basement area. Only soil samples were collected from the borings in the basement area.

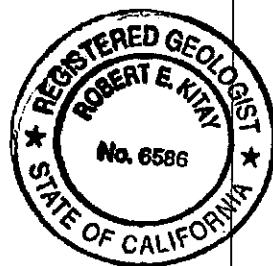
If you have any further questions, please feel free to call me at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.



Robert E. Kitay, R.G., R.E.A.
Senior Geologist



cc: Major Al Summerfield, The Salvation Army

Press [ESC] for the menu

W. UPDATED 4/28/01

UNDERGROUND STORAGE TANK CLEANUP SITE

SITE ID: 6638		SOURCE OF FUNDS: F	LOP: A	TRemov: --	SLIC: --
SITE NAME: Salvation Army			SUBSTANCE	: 8006619	
SITE ADDRESS: 810 -0 Clay St			DATE REPORTED	: 02/17/1999	
CITY: Oakland		ZIP CODE: 94607	DATE CONFIRMED	: 01/15/1999	
			MULTIPLE RPs	: N	
CASE TYPE: W	CONTRACT STAT: 2	PRIORITY: -0-	DATE ER: -0-		
RP SEARCH	: S		DATE END: -0-		
PRELIM ASSESSMENT	: -	DATE BEGIN: 01/11/1999	DATE END: 01/15/1999		
REMEDIAL INVEST	: -	DATE BEGIN: -0-	DATE END: -0-		
REMEDIAL ACTION	: -	DATE BEGIN: -0-	DATE END: -0-		
POST REMED MONITOR:	-	DATE BEGIN: -0-	DATE END: -0-		
ENFORCEMENT TYPE: 1		DATE ENFORCEMENT ACTION TAKEN: -0-			
LUFT CATEGORY: -0-		CASE CLOSED: -	DATE CASE CLOSED: -0-		
DT EXC START : -0-		REMEDIAL ACTIONS TAKEN: -0-			

PgDn for Screen #2

[ESC] Done [F2] Clear field [Shift-F2] Clear to end [Shift-F10] More
 Form: SITE Table: SITE Field: Source Page: 1

STID: 6638

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

IN-HOUSE MANAGEMENT:

RISK ASSESSMENT	: -0-	LOC-CleanUp Fund?	-0-
DATE LAST CORSP	: 06/29/1999	INSPECTOR INIT:	BC

CONTACT/RESPONSIBLE PARTY INFORMATION:

RP #1: CONTACT: Maj. Al Summerfield	RP COST: \$0.00
RP COMPANY NAME: The Salvation Army	Ph: -0-
ADDRESS: 810 Clay Street	
CITY/ST/ZIP: Oakland, Ca 94604	

COMMENT: case was referred to this office by the City of Oakland after Phase I Environmental Site Assessment was performed. MTBE=ND for a groundwater sample taken in 1/2000 with detection limit

PgUp For Screen #1;PgDn For More RP'S

[ESC] Done [F2] Clear field [Shift-F2] Clear to end [Shift-F10] More
 Form: SITE Table: SITE Field: FlagDate Page: 2

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

January 11, 2001

Mr. Robert Kitay
Aqua Science Engineers, Inc.
208 West El Pintado Road
Danville, CA 94526
STID 6638

RE: The Salvation Army, 810 Clay Street, Oakland, CA 94604

Dear Mr. Kitay:

I am preparing the case closure summary for the above site. To assist me in my task, please provide the following information to me:

- 1) Completed Unauthorized Release Form
- 2) Addresses of nearby sites used to determine groundwater flow direction
- 3) Depth below ground surface at which basement samples were taken
- 4) Copy of the well sampling log for groundwater samples collected on 7-19-2000
- 5) Any analytical data (if available) for groundwater samples collected in the basement area (former gas station area)

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Major Al Summerfield, Salvation Army, 810 Clay Street, PO Box 12397,
Oakland, CA 94604

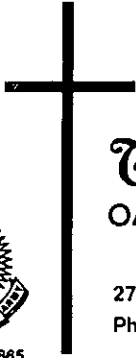
Files

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE. SIGNED: _____ DATE: _____	
REPORT DATE 1 2 2 8 0 0		CASE #			
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Robert Kitay		PHONE (925) 820-9391	SIGNATURE Robert C. Kitay	
	REPRESENTING <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OTHER <u>Consultant</u>		COMPANY OR AGENCY NAME Agua Science Engineers		
ADDRESS 208 West El Pintado, Danville, CA 95426					
RESPONSIBLE PARTY	NAME The Salvation Army		CONTACT PERSON Major Summerfield	STATE	ZIP
	ADDRESS 2794 Gardner Street, Oakland, CA 94601-1314		PHONE (510) 261-9607		
SITE LOCATION	FACILITY NAME (IF APPLICABLE)		OPERATOR	STATE	ZIP
	ADDRESS 810 Clay Street, Oakland, CA Alameda, CA, 94604				
	CROSS STREET 8th Street	TYPE OF AREA <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL		TYPE OF BUSINESS <input type="checkbox"/> FARM <input type="checkbox"/> OTHER <input checked="" type="checkbox"/> RETAIL FUEL STATION <u>Former</u>	
IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda County Health Care Services		CONTACT PERSON Larry Seto	PHONE (510) 567-6700	
	REGIONAL BOARD S.F. Bay Region		CONTACT PERSON Chuck Headlee	PHONE (510) 622-2433	
SUBSTANCES INVOLVED	(1) NAME Gasoline		QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN		
	(2) NAME Diesel		<input checked="" type="checkbox"/> UNKNOWN		
DISCOVERY/ABATEMENT	DATE DISCOVERED 0 1 1 9 9	HOW DISCOVERED <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> OTHER <u>Soil + Groundwater assessment</u>		SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/>	
	DATE DISCHARGE BEGAN _____	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER _____			
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE _____				
SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN		TANKS ONLY/CAPACITY _____ GAL.	MATERIAL <input type="checkbox"/> FIBERGLASS <input type="checkbox"/> STEEL <input type="checkbox"/> OTHER _____	
	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER _____				
CASE TYPE	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED				
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input checked="" type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES				
REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input checked="" type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT) _____				
COMMENTS					



FOUNDED 1865



The Salvation Army

OAKLAND GARDEN STREET CORPS

2794 Garden Street • P.O.Box 12397 • Oakland, California 94604

Phone (510) 437-9437

Fax (510) 437-9876

WILLIAM BOOTH
FOUNDER

GENERAL JOHN GOWANS
INTERNATIONAL COMMANDER

COMMISSIONER DAVID EDWARDS
TERRITORIAL COMMANDER

LT. COLONEL CHARLES T. STRICKLAND
DIVISIONAL COMMANDER

MAJOR AL SUMMERFIELD
OAKLAND CITY COORDINATOR
EXECUTIVE DIRECTOR

MAJOR JANET SUMMERFIELD
ASSOCIATE DIRECTOR

December 22, 2000

Mr. Marvin Diamond
MTC FINANCIAL
3001 Octavia St.
San Francisco, California 94123

RE: REQUEST FOR CASE CLOSURE
810 Clay Street
Oakland, California 94604

Dear Mr. Diamond:

Seeing that you represented the California College of Arts and Crafts in the purchase of the above referenced property from The Salvation Army, I am directing this letter to you.

Further, I am directing it to you as we are not aware whom we should contact at The California College of Arts and Crafts.

This letter is to inform The California College of Arts and Crafts that The Salvation Army has requested the Alameda County Health Care Services (ACHCSA) to close the case involving soil and groundwater contamination at the property referenced above. It is our understanding that the ACHCSA intends to issue a case closure letter for the site. If The California College of Arts and Crafts wishes to provide any input on this decision, please contact Mr. Larry Seto of the ACHCSA at (510) 567-6774.

Thank you for your attention and response to this matter.

Sincerely,

Al Summerfield, Major
Oakland City Coordinator

CC Mr. Larry Seto, ACHCSA

00 DEC 27 AM 11:23
ENVIRONMENTAL
PROTECTION

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

December 11, 2000

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

Major Al Summerfield
Salvation Army
810 Clay Street
Oakland, CA 94604
STID 6638

INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS
REQUIRED OR ISSUE A CLOSURE LETTER FOR SALVATION ARMY, 810 CLAY
STREET, OAKLAND, CA 94604

Dear Major Summerfield:

This letter is to inform you that Alameda County Environmental Health Department, Local Oversight Program (LOP), intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact Larry Seto at (510) 567-6774.

Sincerely,

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

Thomas Peacock
Manager, LOP

cc: Chuck Headlee, RWQCB
Leroy Griffin, City of Oakland Fire Department, 1603 Martin Luther King,
Oakland, CA 94612
Larry Seto, Alameda County Environmental Health
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



December 11, 2000

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

Major Al Summerfield
Salvation Army
810 Clay Street
Oakland, CA 94604
STID 6638

RE: Salvation Army, 810 Clay Street, Oakland, CA 94604

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Major Summerfield :

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.

LANDOWNER NOTIFICATION

Major Al Summerfield
Salvation Army
810 Clay Street
Oakland, CA 94604
December 11, 2000
Page 2 of 4

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) 567-6774 should you have any questions about the content of this letter.

Sincerely,



Larry Sétó
Sr. Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

Major Al Summerfield
Salvation Army
810 Clay Street
Oakland, CA 94604
December 11, 2000
Page 3 of 4

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:
2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

Major Al Summerfield
Salvation Army
810 Clay Street
Oakland, CA 94604
December 11, 2000
Page 4 of 4

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY
FOR (*Site Name and Address*)

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

September 18, 2000

Major Al Summerfield
Salvation Army
810 Clay Street
PO Box 12397
Oakland, CA 94604
STID 6638

RE: Salvation Army, 810 Clay Street, Oakland, CA 94604

Dear Major Summerfield:

I have reviewed the Quarterly Groundwater Monitoring Report dated August 15, 2000 that was prepared by Aqua Science Engineers Inc. This office concurs with your consultant's recommendation that this case be reviewed for case closure. Please have your consultant prepare a site summary report that includes the following:

- (1) site history
- (2) when the leak was first discovered
- (3) Describe each phase of the investigation
- (4) Describe each phase of the remediation
- (5) Explanation why this site should be considered for closure

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Robert Kitay, Aqua Science Engineers, 208 W. Pintado, Danville, CA 94526
Leroy Griffin, City of Oakland Fire Services, 1605 Martin Luther King,
Oakland, CA 94612

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

January 28, 2000

Major Al Summerfield
Salvation Army
810 Clay Street
PO Box 12397
Oakland, CA 94604
STID 6638

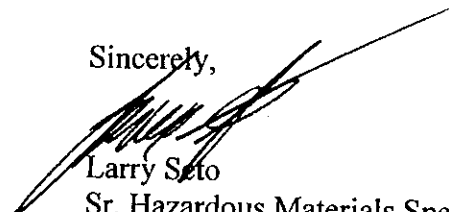
RE: Salvation Army, 810 Clay Street, Oakland CA 94604

Dear Major Summerfield:

I have reviewed the Quarterly Groundwater Monitoring Report, January 2000 Groundwater Sampling. The groundwater sample collected on January 6, 2000 was not tested for the presence of TPH(diesel). In future sampling events, please have your analytical laboratory test for the presence of diesel in the groundwater samples.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto

Sr. Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

June 29, 1999

Major Al Summerfield
Salvation Army
810 Clay Street
PO Box 12397
Oakland, CA 94604
STID 6638

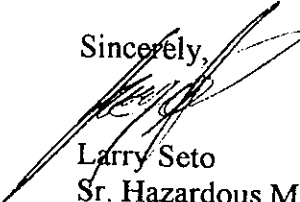
RE: Salvation Army, 810 Clay Street, Oakland, CA 94604

Dear Major Summerfield:

I have reviewed the Workplan for a Soil and Groundwater Assessment dated June 16, 1999 that was prepared by Aqua Science Engineers. It is acceptable.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Robert Kitay, Aqua Science Engineers, 208 West El Pintado Road, Danville,
CA 94526
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

June 23, 1999

Mr. Day W. Hilborn
3364 Sacramento Street
San Francisco, CA 94118
STID 6638

RE: Salvation Army, 810 Clay Street, Oakland, CA 94604

Dear Mr. Hilborn:

The Salvation Army has informed Alameda County Environmental Health (ACEH) that it intends to sell its property located at 810 Clay Street, Oakland, California 94604. Since March 1999, ACEH has been the lead agency in connection with the investigation and remediation of soil and groundwater contamination at the site. Over the past three months, Salvation Army has cooperated fully with ACEH, and it has committed to do so in the future.

In approximately 1965, the current structure, which includes a basement was built at the Property. In December 1998, a Phase I Environmental Site Assessment (ESA) was conducted on the site. Based on historical aerial photographs and business directories, it appeared that a portion of the Property was in use as a gasoline service station from at least 1939 through approximately 1965. No information was found indicating the condition of the underground storage tanks (UGTs), or details regarding their removal from the Property.

Based on the results of the Environmental Site Assessment, in January 1999 a subsurface soil and groundwater investigation was initiated to assess if previous operations at the Property had impacted subsurface conditions. Three(3) Geoprobe borings were advanced in and/or around areas suspected of previously containing underground storage tanks. Soil and groundwater samples were collected. TPH(diesel) was detected in soil and groundwater samples collected from all three borings at concentrations ranging from 3.3 ppm (mg/kg) to 1,000 ppm in soil samples and at concentrations ranging from 380 ppb (ug/L) to 1,000ppb in groundwater samples. TPH(gas) was detected in only the soil sample and groundwater sample collected from SB-1 at concentrations of 3,800 ppm and 610 ug/L, respectively. MTBE was not detected in any soil or groundwater sample submitted for analysis. Benzene, toluene, ethylbenzene and xylenes were detected above method detection limits in samples collected from SB-1. Benzene was detected in samples SB-1 and GW-1 reported at concentrations of 22 ppm and 47 ug/L, respectively.

Low levels of toluene and xylenes were also detected in samples GW-2 and SB-3. Volatile Halocarbons were not detected in any of the soil and groundwater samples submitted for analysis.

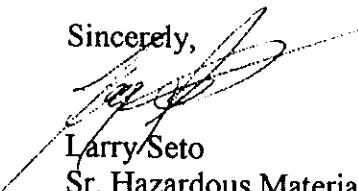
In April 1999, an additional subsurface investigation was initiated that consisted of the advancement of two soil borings BH-A and BH-B on the sidewalk adjacent to the building, and four soil borings in the basement of the building. Borings BH-A and BH-B were advanced into groundwater for collection of groundwater samples. A groundwater sample collected from boring BH-B contained 3,100 ppb TPH(gas), 1,000 TPH(diesel), 540 ppb benzene, 250 ppb ethylbenzene and 38 ppb total xylenes.

At this time, with the data and information available to this office, no active remediation is required. Salvation Army was given notice last month from this office that they need to install at least one groundwater monitoring well in the verified downgradient direction. Once the well(s) are installed, a quarterly groundwater-monitoring program will be implemented. After one year of monitoring, the monitoring schedule can be reviewed for modification. Site closure will be granted when the site present no significant risk to the environment and public health.

Alameda County Environmental Health , Local Oversight Program considers Salvation Army to be the primarily responsible party in connection with the remediation of contamination at the site, and Alameda County expects that Salvation Army will continue to implement the current remedial action plan until closure is obtained. The Regional Board does not pursue prospective purchasers where the primarily responsible party has the financial resources necessary to conduct the remediation, and where that responsible party is satisfactorily engaged in active remediation.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto

Sr. Hazardous Materials Specialist

Cc: Major Al Summerfield, Salvation Army, 810 Clay Street, P.O. Box 12397,
Oakland, CA 94604

Leroy Griffin, City of Oakland-Fire Department, 505-14th Street, 7th Floor,
Oakland, CA 945612

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

June 22, 1999

Major Al Summerfield
SalvationArmy
810 Clay Street
P.O. Box 12397
Oakland, CA 94604
STID 6638

RE: Salvation Army, 810 Clay Street, Oakland, CA 94604

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Major Summerfield:

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.

LANDOWNER NOTIFICATION

Re: Salvation Army, 810 Clay Street, Oakland, CA 94604

June 22, 1999

Page 2 of 2

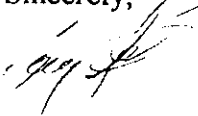
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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) 567-6774 should you have any questions about the content of this letter.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY
FOR *(Site Name and Address)*

In accordance with section 25297, 15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



May 25, 1999

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

Mr. Robert Kitay
Aqua Science Engineers
208 W. El Pintado Road
Danville, CA 94526
STID 6638

RE: 810 Clay Street, Oakland, CA 94604

Dear Mr. Kitay:

As per our conversation today, the subsurface investigation for the above site must include the installation of at least one groundwater monitoring well in the verified downgradient direction.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Major Al Summerfield, The Salvation Army, 810 Clay Street, P.O. Box 12397,
Oakland, CA 94604
Leroy Griffin, City of Oakland Fire Department, 505-14th Street, 7th Floor,
Oakland, CA 94612
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

Certified Mailer #

May 19, 1999

Major Al Summerfield
The Salvation Army
810 Clay Street
P.O. Box 12397
Oakland, CA 94604
STID 6638

510-451-5549

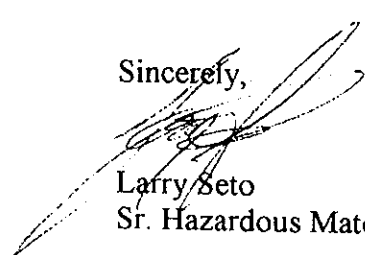
RE: 810 Clay Street, Oakland, CA 94604

Dear Major Summerfield:

I have reviewed the Report of Soil and Groundwater Assessment dated April 27, 1999 that was prepared by Aqua Science Engineers. Chromalab, a state certified laboratory analyzed a groundwater sample collected from boring BH-B, and detected 3,100 ppb TPH(gas), 1,000 TPH(diesel), 540 ppb benzene, 250 ppb ethylbenzene and 38 ppb total xylenes. Please submit a subsurface workplan to determine the lateral and vertical extent of contamination within 30 days of the receipt of this letter.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,


Larry Beto
Sr. Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland Fire Department, 505-14th Street, 7th Floor,
Oakland, CA 94612
Robert Kitay, Aqua Science Engineers, 208 W. El Pintado Road,
Danville, CA 94526
Files

Is your RETURN ADDRESS completed on the reverse side?

SENDER: ■ Complete items 1 and/or 2 for additional services. ■ Complete items 3, 4a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		LARRY SETO I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.
3. Article Addressed to: MAJOR AL SUMMERFIELD THE SALVATION ARMY 810 CLAY STREET P.O. BOX 12397 OAKLAND, CA. 94604	4a. Article Number P 368 729 372	4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
5. Received By: (Print Name)	7. Date of Delivery	
6. Signature: (Addressee or Agent) <i>X Al Summerfield</i>	8. Addressee's Address (Only if requested and fee is paid)	

Thank you for using Return Receipt Service.

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

P 368 729 372

US Postal Service
Receipt for Certified Mail

No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Sent to	
MAJOR AL SUMMERFIELD	
Street & Number	
810 CLAY STREET P.O. BOX	
Post Office, State, & ZIP Code	
OAKLAND, CA. 94604 12397	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	
5/21/99	

PS Form 3800, April 1995

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

April 7, 1999

Major Al Summerfield
The Salvation Army
810 Clay Street
P.O. Box 12397
Oakland, CA 94604

RE: 810 Clay Street, Oakland, CA 94604

Dear Major Summerfield:

I have reviewed the Workplan for a Soil and Groundwater Assessment dated March 31, 1999, and its addendum dated April 5, 1999 that was prepared by Aqua Science Engineers for the above site. The workplan is acceptable.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland-Fire Department, 505-14th Street, 7th Floor,
Oakland, CA 94612
Robert Kitay, Aqua Science Engineers, 208 W. El Pintado Road,
Danville, CA 94526
Files



April 5, 1999

Mr. Larry Seto
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Re: WORKPLAN ADDENDUM
The Salvation Army
810 Clay Street
Oakland, CA 94604

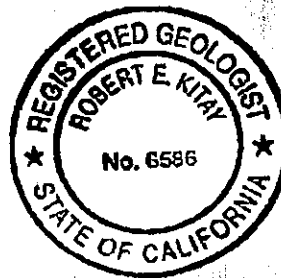
Dear Mr. Seto:

This letter presents an addendum to ASE's March 31, 1999 workplan for the above-referenced site. Per our telephone conversation on April 2, 1999, you requested that one additional boring be drilled across the street from the site in the anticipated downgradient direction. Attached, please find a map showing the proposed additional boring location. If you have any questions or have any other comments or concerns, please feel free to call me at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.

Robert E. Kitay, R.G., R.E.A.
Senior Geologist



cc: Major Al Summerfield, The Salvation Army, 810 Clay Street, P.O. Box 12397, Oakland, CA 94604

MEDAL COUNTY - ENVIRONMENTAL HEALTH
Transfer of Eligible Local Oversight Case

STID 10638 Date of input/By: 3/4/99
Back date of 2/22/99

Date: 2-26-99 From: Larry Solo
Site Name: Salvation Army
Address: 810 Clay St. City: Oak. Zip: ~~94607~~ 94607

To be eligible for LOP, case must meet 3 qualifications:

1. **Y** **N** Tanks Removed? # of removed? unk. Date removed: unk.
2. **Y** **N** Samples received? Contamination level: 3,800 ppm gasoline
Type of test _____
Contamination should be over 100 ppm TPH to qualify for LOP
3. **Y** **N** Petroleum? Circle Type(s): • Avgas **leaded** • unleaded • fuel oil • jet
• diesel • waste oil • kerosene • solvents

Procedure to follow should your site meet all the above qualifications:

1. a. _____ Close the deposit refund case.
b. _____ Account for **ALL** time you have spent on the case.
c. _____ Turn in account sheet to Leslie.
If there are funds still remaining it is still better to transfer the case to LOP as the rate for LOP allows more overhead. **DO NOT** attempt to continue to oversee the site simply because there are funds remaining!

Remaining DepRef \$'s: _____

DepRef Case Closed with Candyce/Leslie? **Y** **N** (If no, explain why below.)

- Case was transfer from City of Oakland*
2. Submit the completed **A** and **B** permit application forms to **NORMA**.
 3. Give the entire case to the proper LOP staff.



NORTH

SCALE
Not to Scale

Ninth Street

Clay Street

J & M Meats

Parking

SB-3

Parking

Salvation Army Building

Approximate Location
of Former Service Station

SB-1

SB-2

Eighth Street

LEGEND



Previous Soil Boring



Proposed Deep Boring



Proposed Shallow Boring

**SOIL BORING
LOCATION MAP**

THE SALVATION ARMY
810 CLAY STREET
OAKLAND, CALIFORNIA

AQUA SCIENCE ENGINEERS, INC.

Figure 2



Environmental Assessment,
Remediation, and Waste
Management

Facsimile
Transmission



This Company has been
independently rated
Very High in Client Satisfaction

5040 COMMERCIAL CIRCLE, SUITE F
CONCORD, CALIFORNIA 94520
Phone (925) 825-4466 Fax (925) 825-4441

TO: Larry Seto

FROM: Mike Siembicki

Company:

Date: 2/26/99

Fax Number: 510-337-9335

Pages: 2.

Ceres Associates Project:

+ 8^{1/2} + Clog - San Geronimo Map
Shows Former Gas Station

102

8TH ST.

CLAY

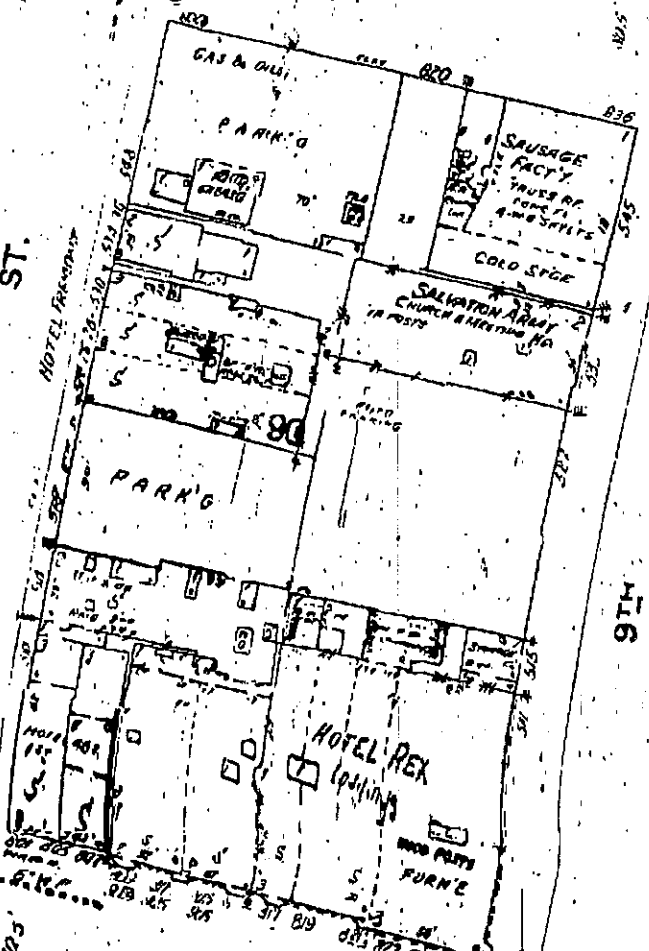
ST.

9TH

85

85

WASHINGTON



ENVIRONMENTAL
PROTECTION

99 FEB 25 PM 4:09



February 22, 1999

Mr. Leroy Griffin
City of Oakland Fire Department
505 14th Street, 7th Floor
Oakland, CA 94612

Re: The Salvation Army
810 Clay Street
Oakland, CA ~~94604~~ 94607

Dear Mr. Griffin:

Enclosed please find an environmental site assessment report prepared by Ceres Associates for a potential buyer of the site. Our client, The Salvation Army, is the owner of the property. They would like to work toward obtaining case closure at this site. They would appreciate any regulatory guidance you may offer. Mr. Larry Seto of the Alameda County Health Care Services Agency requested that I forward a copy of this report to you since I understand that at your discretion you may either keep this site or refer it to the ACHCSA. I understand that a deposit will be required to open this case. Our client has requested that the deposit request be made in writing directly to them. Their address is as follows:

Major Al Summerfield
The Salvation Army
810 Clay Street, P.O. Box 12397
Oakland, CA 94604

If you have any questions, please feel free to call me at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.

Robert E. Kitay
Robert E. Kitay, R.G., R.E.A.
Senior Geologist

cc: Mr. Larry Seto, Alameda County Health Care Services Agency