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

May 9, 1997
StID # 5577

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Alfonso Casatico
27570 Mission Blvd.
Hayward, CA 94544

RE: St. Joseph's Professional Center, 2647 E. 14th St., Oakland 94601

Dear Mr. Casatico:

This letter confirms the completion of site investigation and remedial action for the one underground 1500 gallon heating oil tank at the above described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground tank is greatly appreciated.

Based upon the available information and with provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721 (e) of the California Code of Regulations.

Please contact Barney Chan at (510) 567-6765 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung
Director, Environmental Health

c: B. Chan, Hazardous Materials Division-files
Kevin Graves, RWQCB
L. Casias, SWRCB (with attachment)

RACC2647

R 01-2192

ENVIRONMENTAL PROTECTION
96 NOV 15 PM 3:51

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION **Date:** ~~8/19/96~~ 10/17/96

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Parkway Rm 250, Alameda CA 94502**

City/State/Zip: **Alameda** Phone: **(510) 567-6700**

Responsible staff person: Barney Chan Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: St. Joseph's Professional Center

Site facility address: 2647 E. 14th St., Oakland CA 94601

RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: 5577

ULR filing date: 11/15/95 SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
1. Mr. Alfonso Casatico	27570 Mission Blvd. Hayward, CA 94544	
2. Mr. Jim Larsson S. F. Fed. S&L	88 Kearny St. San Francisco, CA 94108	

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	1,500	heating oil	Removed	12/20/95

III RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown

Site characterization complete? Yes

Date approved by oversight agency:

Monitoring Wells installed? YES Number: 3

Proper screened interval? Yes, screen interval set based upon the depth to first encountered gw. Groundwater appears to be under confined conditions as gw rose significantly from depth at time of drilling.

Leaking Underground Fuel Storage Program

Highest GW depth: 13.3'BGS Lowest depth: 16.7' BGS

Flow direction: gradient is inconsistent, therefore the regional direction is assumed (southwesterly).

Most sensitive current use: commercial

Are drinking water wells affected? No Aquifer name: NA

Is surface water affected? No Nearest affected SW name: NA

Off-site beneficial use impacts (addresses/locations): NA

Report(s) on file? **Yes** Where is report(s)? Alameda County
1131 Harbor Bay Parkway,
Room 250, Alameda CA 94502-6577

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Tanks & Piping	1-1500 gallon	Disposed, H&H Ship Service China Basin, San Francisco	12/19/95
Soil	23 tons	BFI Landfill, Livermore	2/7/96
Groundwater	110 gallon	McKittrick Waste Treatment McKittrick, CA	2/22/96
Free Product/ Water	850 gallon	Oil Refining Co., Woodland CA 98674	12/19/95

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	[1]Before	After[2]	[3]Before	After
TPH (Gas)		710		ND
TPH (Diesel)	1200	470		ND
Benzene			8	ND
Toluene			13	ND
Ethylbenzene			7.3	ND
Xylenes			21	ND
Oil and Grease	430			
Other- PNAs				*

Comments (Depth of Remediation, etc.):
1 Boring TB-2 @ 20'
2 MW2 @ 20-20.5'
3 Grab GW sample during tank removal
*** 41ppb bis(2-ethylhexyl phthalate and 11ppb di-N-butyl phthalate detected in MW-3. These are plasticizers and common laboratory contaminants.**

Leaking Underground Fuel Storage Tank Program

IV. **CLOSURE**
Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Undetermined

Does corrective action protect public health for current land use? YES

Site management requirements: NA

Should corrective action be reviewed if land use changes? Yes

Monitoring wells Decommisioned: One closed, others not,pending closure

Number Decommisioned: 1 Number Retained: 2

List enforcement actions taken: None

List enforcement actions rescinded:None

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Barney M. Chan Title: Hazardous Materials Specialist

Signature: Barney M Chan Date: 10/17/96

Reviewed by

Name: Susan Hugo Title: Sen. Haz Mat Specialist

Signature: Susan J. Hugo Date: 8/23/96

Name: ~~Dale Klettke~~ Title: Haz. Mat. Specialist

Signature: Dale Klettke Date: 10/9/96

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: Approved

RWQCB Staff Name: K. Graves Title: AWRCE Date: 11/14/96

VII. ADDITIONAL COMMENTS, DATA, ETC.

See site summary, attached

Site Summary for 2647 E. 14th St., StID # 5577
St. Joseph's Professional Center

This site was the location of a 1500 gallon underground heating fuel tank.

In November 1993, to determine if there had been a release from this tank, two borings, TB-1 and TB-2 were drilled just to the east and to the south of this tank, respectively. Soil samples were taken (and analyzed) every five feet to a depth of 35' and 44.5' bgs for TPHd and TPHmo. The soil sample from TB-2 @20' detected 1200 ppm diesel and 430 ppm oil. All other samples were unremarkable. See Table 1 for data. A hydropunch grab water sample obtained from TB-1 at 40' depth detected 0.3 mg/l diesel and ND for TPHmo. Static water level was at 28.5' bgs in both borings. In addition, three monitoring wells, MW-1 through MW-3 were installed at the same time. Groundwater was encountered at different levels in these wells and their boring logs were somewhat different indicating non-uniformity in the water bearing zones. Soil samples were not analyzed in the boring from MW-1, possibly because of its close proximity to TB-1 and TB-2. The only soil sample from the other MW borings detecting petroleum contamination was from the 20-20.5'boring in MW-2 which detected 710 ppm TPHg and 470 ppm TPHd. All other soil samples were ND for these two analytes. BTEX was not run on any of these samples.

The three monitoring wells were sampled on 2/22/94 for TPHd and TPHoil. TPHd at 2.0 mg/l and TPHoil at 1.0 mg/l was detected in MW-2. These analytes were ND in MW-1 and MW-3.

On November 30, 1995, prior to destroying MW-1, this well was sampled. The results were 480 ppb TPHd and ND for PAHs (Method 610). No other parameters were tested in this water sample.

On December 19 and 20, 1995 the heating fuel tank was removed. Prior to removal, approximately 850 gallons of product/water was removed from the tank. Obvious soil contamination was observed in soils beneath the fill end. Approximately 3" of water was observed at the bottom of the excavation. This water was sampled and analyzed for BTEX only. Results were 8.0, 13, 7.3 and 21 ppb BTEX, respectively. Six soil samples from beneath the tank were taken from 15-17.0' bgs. The highest residual soil sample was 77 ppm diesel. All samples were ND for BTEX.

The gradient data for the site is suspect since the wells were never surveyed and the boring logs indicated that the depth of initial encountered groundwater was significantly different in the wells. It is, therefore, more reasonable to assume the regional flow direction of west-southwest. Our office requested

an additional groundwater sampling of the remaining two wells at this site. These wells are located in the assumed downgradient direction 30-40' from the former UST. On July 24, 1996, the remaining two monitoring wells were sampled and analyzed for TPHg, TPHd, BTEX and PAHs. TPHg, TPHd and BTEX was not detected in either of the wells. Only, bis (2-ethylhexyl) phthalate at 41 ppb and Di-n-butyl phthalate at 11 ppb were detected in MW3. These compounds are common plasticizers and are possibly from either sampling or laboratory contamination.

No further work is recommended for this site based on the following conditions:

1. The source, the heating oil tank and the overexcavation of the affected soils beneath the tank, was successful in removing the majority of petroleum contamination.

2. Groundwater appears to be either minimally or not impacted by petroleum contamination. Any residual soil contamination in the area of MW-2 has not impacted groundwater.

3. There is an absence of BTEX and PNAs, those chemicals of known potential toxicity. Therefore, no apparent risk to human health or groundwater exists.

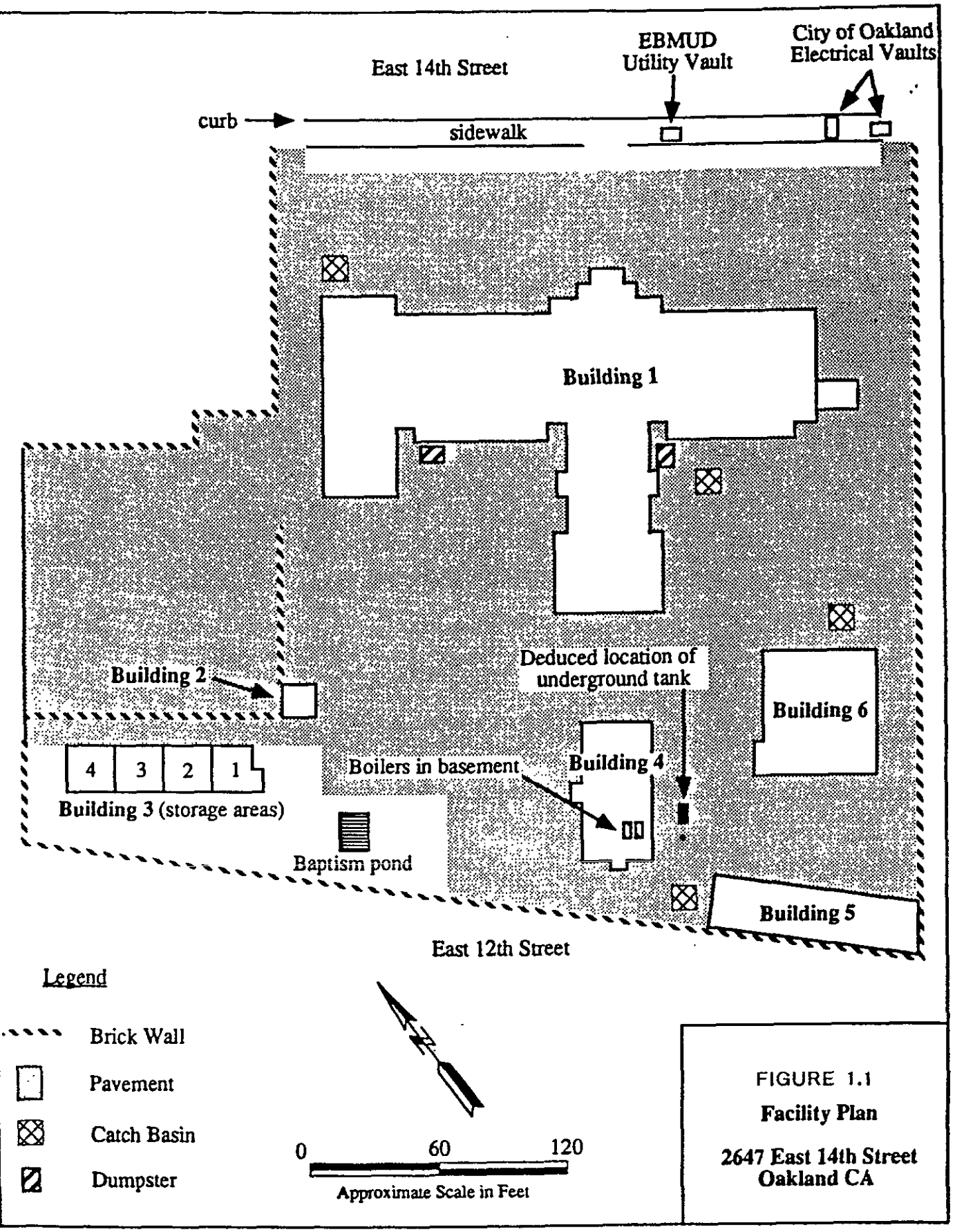


FIGURE 1.1

Facility Plan

2647 East 14th Street
Oakland CA

FIGURE 2

2647 EAST 14TH STREET

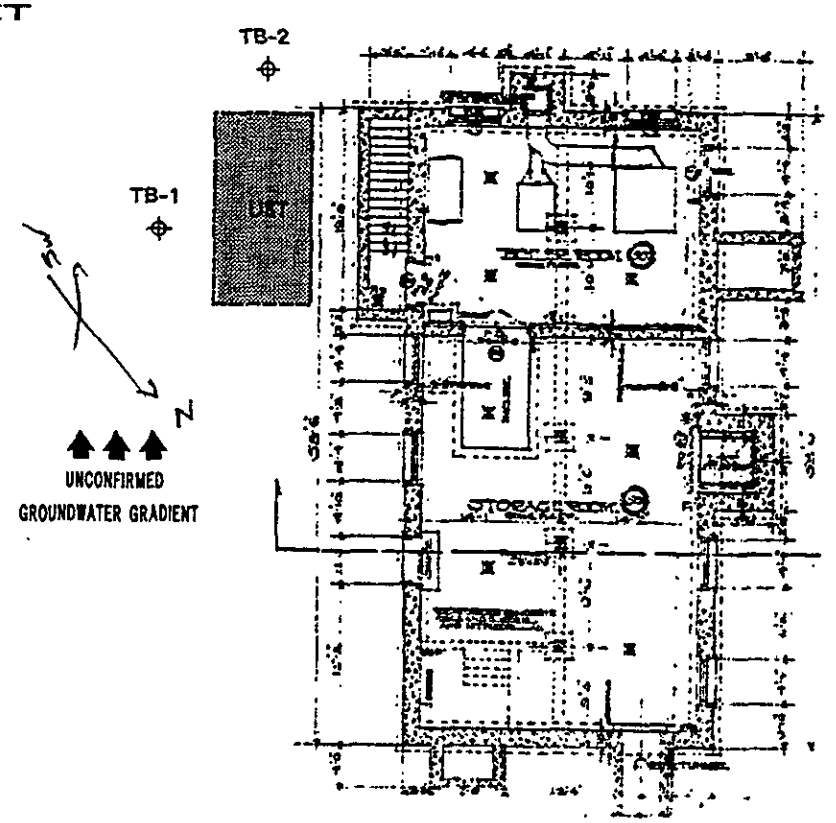
TEST BORING LOCATIONS

PROPERTY OWNER
SAN FRANCISCO FEDERAL S&L
MICHAEL MULLIGAN
88 KEARNY ST 4TH FLOOR
SAN FRANCISCO, CA. 94108

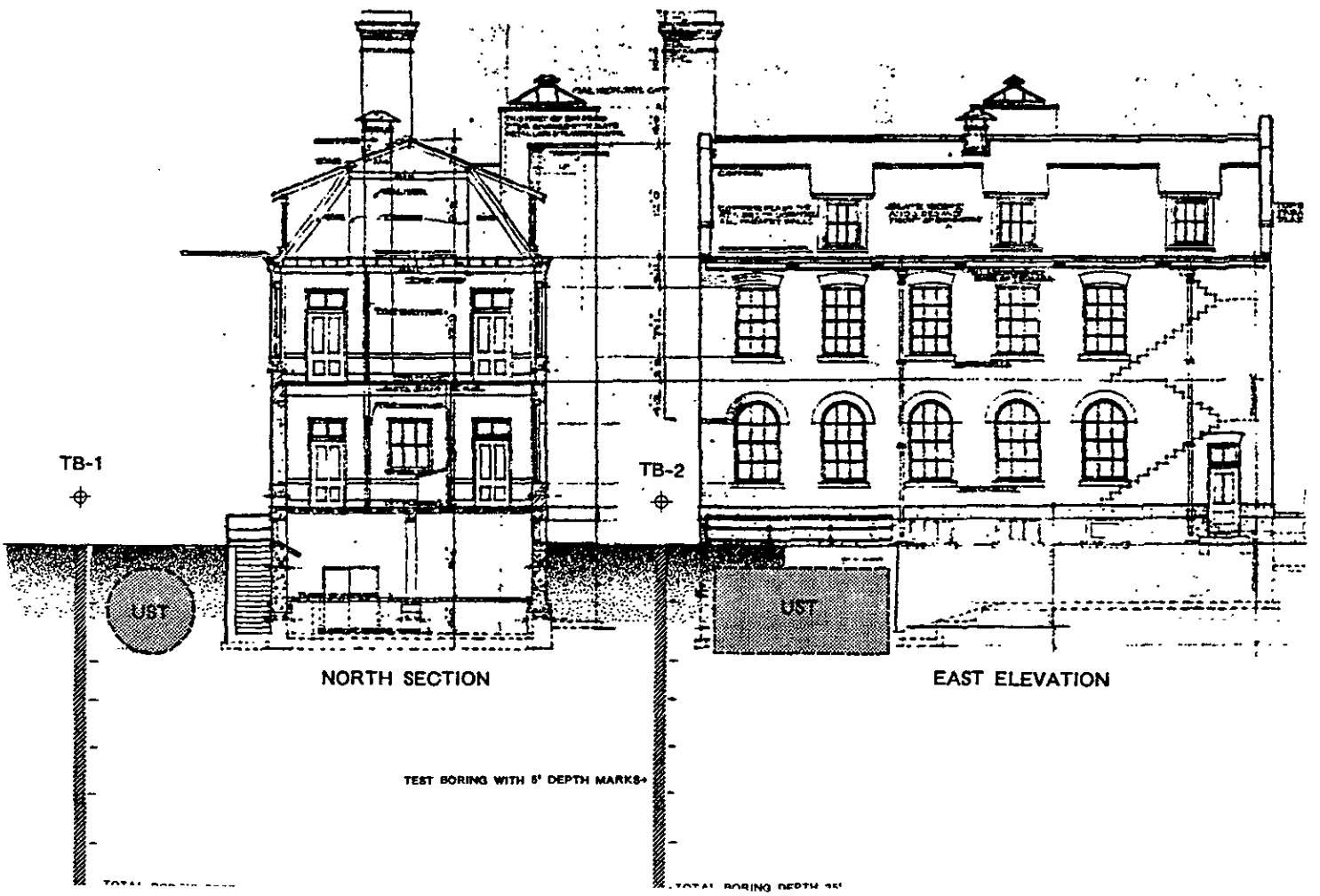
CONSULTANT
VAN BRUNT ASSOCIATES
MICHAEL VAN BRUNT
1981 N. BROADWAY STE 415
WALNUT CREEK, CA. 94596

THIS DRAWING SHOWS THE APPROXIMATE LOCATION AND DEPTH OF THE UNUSED UNDERGROUND STORAGE TANK (UST) . ALSO SHOWN ARE THE APPROXIMATE LOCATIONS OF THE TWO SOIL BORINGS AND HYDROPUNCH.

THE ACTUAL LOCATION AND CONSTRUCTION OF THE TANK IS UNKNOWN.



BASEMENT PLAN



NORTH SECTION

EAST ELEVATION

~11/13/93

5. LABORATORY ANALYSES

Soil samples were analyzed for extractable hydrocarbons as diesel and oil utilizing EPA Method 3550 GCFID, TPH as diesel and oil utilizing EPA Method 3510 GCFID, and lead utilizing EPA Method 7420. The ground water sample was analyzed for extractable hydrocarbons as diesel and oil utilizing EPA Method 3510 GCFID. Formal chain-of-custody records were maintained and are attached.

Table I
Summary of Laboratory Hydrocarbon Analyses

Location	Sample #	Diesel* (ppm)	Oil (ppm)
TB-1 5.0 ft	TB1-1	ND	7
10.0 ft	TB1-2	ND	770
15.0 ft	TB1-3	ND	ND
20.0 ft	TB1-4	180	93
25.0 ft	TB1-5	ND	ND
30.0 ft	TB1-6	ND	ND
35.0 ft	TB1-7	ND	ND
40-44 1/2 ft	TB1-HP	0.3	ND
TB-2 5.0 ft	TB2-1	ND	73
10.0 ft	TB2-2	ND	ND
15.0 ft	TB2-3	110	50
20.0 ft	TB2-4	1200	430
25.0 ft	TB2-5	2	ND
30.0 ft	TB2-6	ND	ND
35.0 ft	TB2-7	ND	ND

Notes

1. Refer to Figure 2 for test boring (TB) locations.
2. Samples obtained in test borings obtained in the half foot interval below indicated depth.
   Example: TB-4 10 ft Sample obtained in depth interval 10 ft - 10 1/2 feet.
3. * Lab Note: "Diesel range hydrocarbons, but pattern is quite dissimilar"
4. Not Detected (ND) in laboratory analysis.
5. parts per million (ppm).
6. Depths relative to paved ground surface.
7. Sample TB1-2 diesel detection limit = 20 ppm

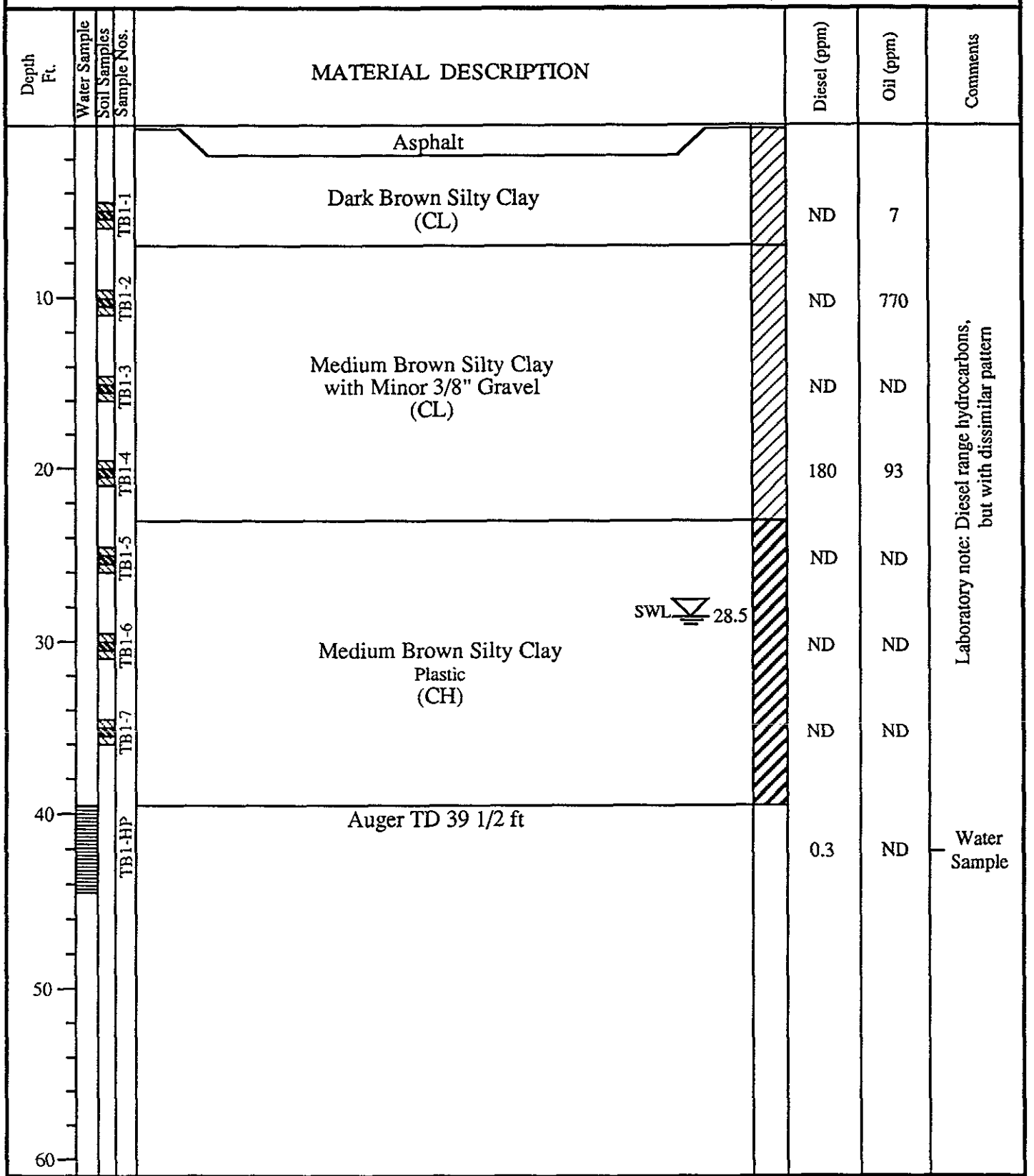
Project: SF Federal, E. 14th St., Oakland, CA	Log of Test Boring TB-1

Date Drilled: November 13, 1993

Type of Boring: 6 " Solid stem auger

Remarks: Vertical datum - Ground Surface
(see legend sheet for sampler types and laboratory tests)

Logged by: S. R. Clark Reviewed by: DaleG. Wilder, CEG



Project: E. 14th St., Oakland	Van Brunt & Associates	

Project: SF Federal, E. 14th St., Oakland, CA	Log of Test Boring TB-2

Date Drilled: November 13, 1993

Type of Boring: 6 " Solid stem auger

Remarks: Vertical datum - Ground Surface
(see legend sheet for sampler types and laboratory tests)

Logged by: S. R. Clark Reviewed by: Dale G. Wilder, CEG

Depth Ft.	Water Sample	Soil Samples	Sample Nos.	MATERIAL DESCRIPTION	Diesel (ppm)	Oil (ppm)	Comments
				Asphalt			
				Medium Brown Silty Clay (CL)			
			TB2-1	Dark Brown Silty Clay (CL)	ND	73	
10			TB2-2		ND	ND	
			TB2-3	Medium Brown Silty Clay (CL)	110	50	
20			TB2-4	Silty Gravel (GM)	1200	430	
			TB2-5	Medium Brown Silty Clay (CL)	2	ND	
				Medium Brown Silty Clay (CH) SWL 28.5			
30			TB2-6	Silty, Gravelly Clay (CL)	ND	ND	
			TB2-7		ND	ND	
40				Medium Brown Silty Clay (CL) ATD 40			
				Auger TD 41 ft			
50							
60							

Laboratory note: Diesel range hydrocarbons, but with dissimilar pattern

ATD = at time of caving

Project: E. 14th St., Oakland	Van Brunt & Associates	

8. LABORATORY RESULTS

8.1 LABORATORY RESULT SUMMARY TABLE

TABLE 8.1
Summary of Laboratory Results
Water Samples

WELL	SAMPLE DATE	TPHd (ppm)	TPHoil (ppm)
MW-1	02/22/94	ND	ND
MW-2	02/22/94	2.0	1.0
MW-3	02/22/94	ND	ND

TPHd Total Petroleum Hydrocarbons as diesel
TPHoil Total Petroleum Hydrocarbons as oil
(ppm) parts per million (mg/L)
(ppb) parts per billion (µg/L)
ND Not Detected

TABLE 8.2
Summary of Laboratory Results
Soil Samples

Boring #	Depth (ft)	Sample Date	TPHg (ppm)	TPHd (ppm)
MW-1				
MW-2	10-10.5	2/18/94	ND	ND
	15-15.5	2/18/94	ND	ND
	20-20.5	2/18/94	710	470
MW-3	5-5.5	2/18/94	ND	ND
	10-10.5	2/18/94	ND	ND
	15-15.5	2/18/94	ND	ND
	20-20.5	2/18/94	ND	ND
	25-25.5	2/18/94	ND	ND

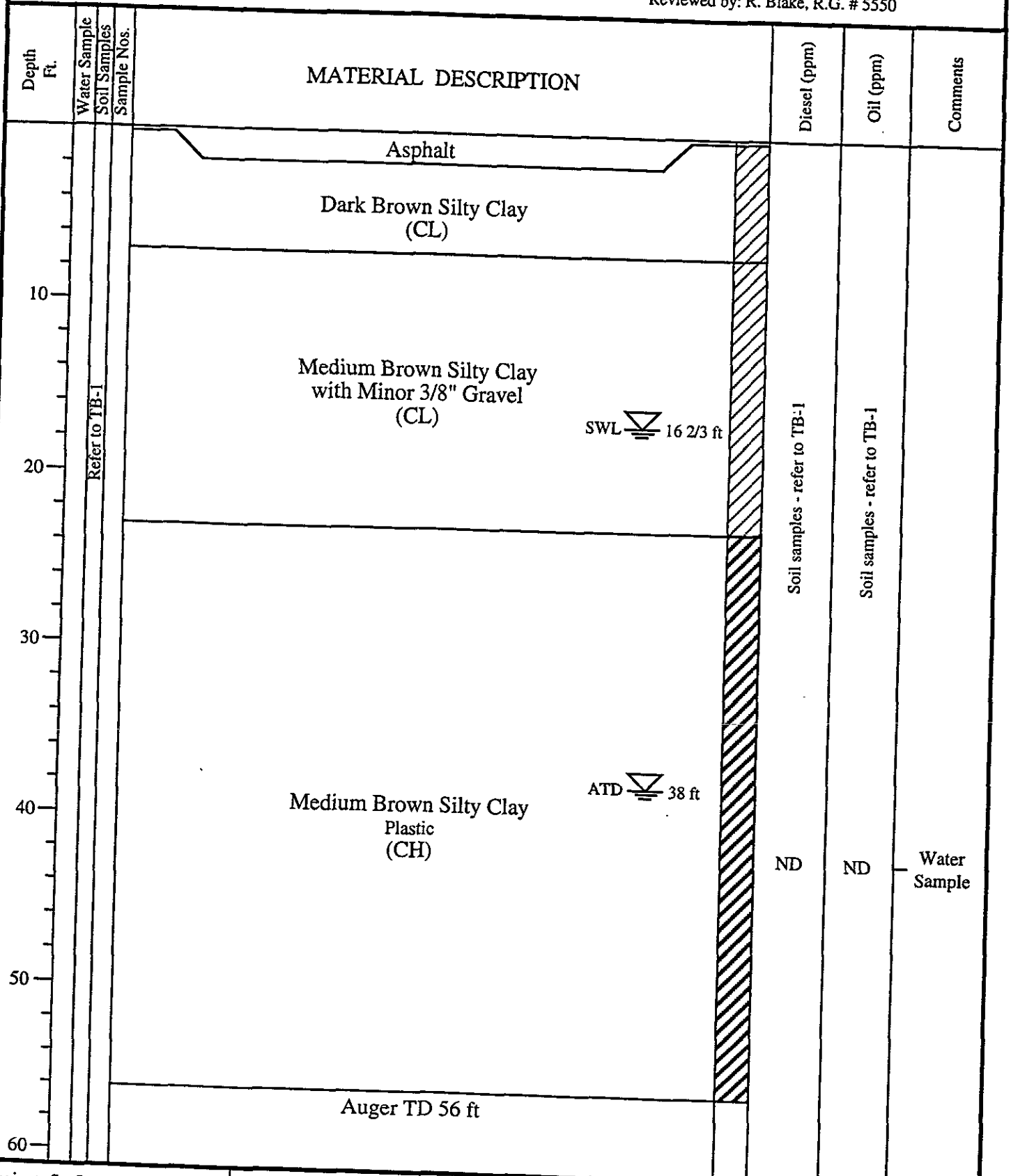
TPHd Total Petroleum Hydrocarbons as diesel
TPHoil Total Petroleum Hydrocarbons as oil
(ppm) parts per million (mg/L)
(ppb) parts per billion (µg/L)
ND Not Detected

Project: St Joseph's Professional Center
Oakland, CA

Log of Monitoring Well MW-1

Drilled and constructed by: Soils Exploration Services, Benicia, CA
Designed by S. R. Clark
Completion Date: February 11, 1994

Zone 7 Water Agency
Permit No. 94101
Reviewed by: R. Blake, R.G. # 5550



Project: St. Josephs	Van Brunt & Associates	Figure 5.2

Project: St Joseph's Professional Center
Oakland, CA

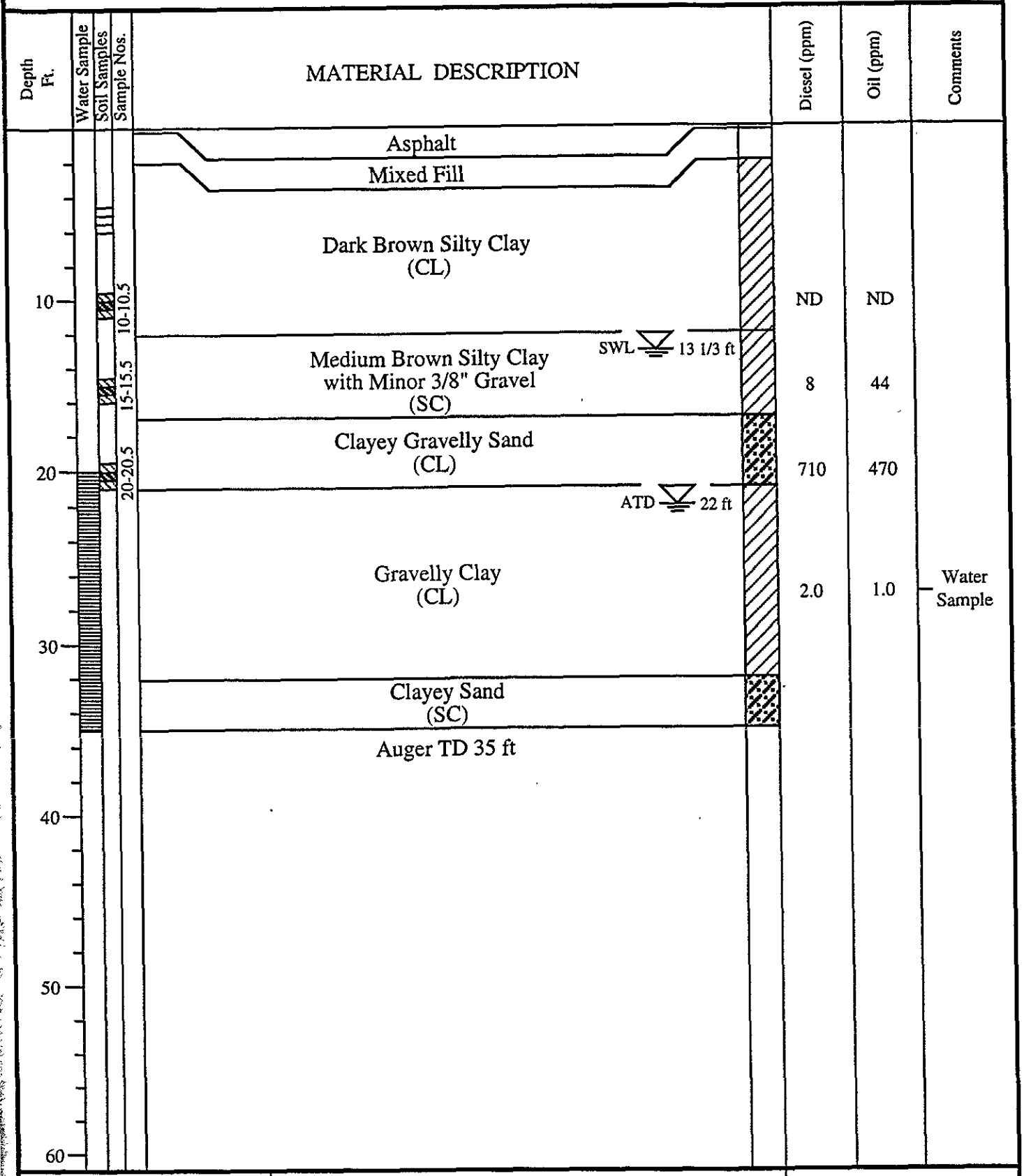
Log of Monitoring Well MW-2

Date Drilled: November 13, 1993

Remarks: Vertical datum - Ground Surface
(see legend sheet for sampler types and laboratory tests)

Type of Boring: 6 " Solid stem auger

Logged by: S. R. Clark Reviewed by: DaleG. Wilder, CEG



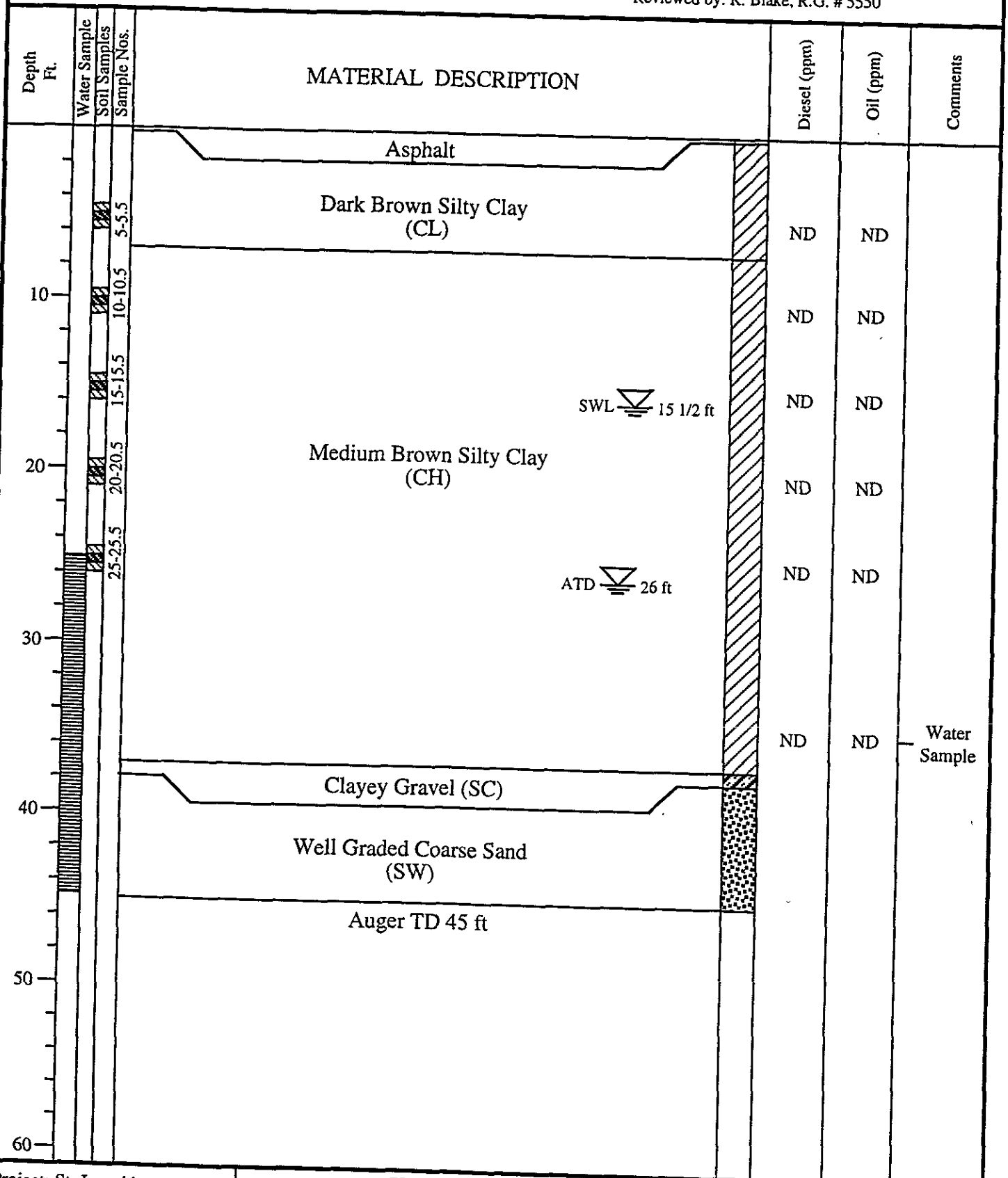
Project: St. Joseph's	Van Brunt & Associates	Figure 5.3

Project: St Joseph's Professional Center
Oakland, CA

Log of Monitoring Well MW-3

Drilled and constructed by: Soils Exploration Services, Benicia, CA
Designed by S. R. Clark
Completion Date: February 11, 1994

Zone 7 Water Agency
Permit No. 94101
Reviewed by: R. Blake, R.G. # 5550



Project: St. Joseph's	Van Brunt & Associates	Figure 5.4

PROJECT: St. Joseph's Professional Center, Oakland, CA

Drilled and constructed by: Soils Exploration Services, Benicia, CA
Designed by S. R. Clark
Completion Date: February 11, 1994

Zone 7 Water Agency
Permit No. 94101
Reviewed by: R. Blake, R.G. # 5550

Construction of Monitoring Well MW-1

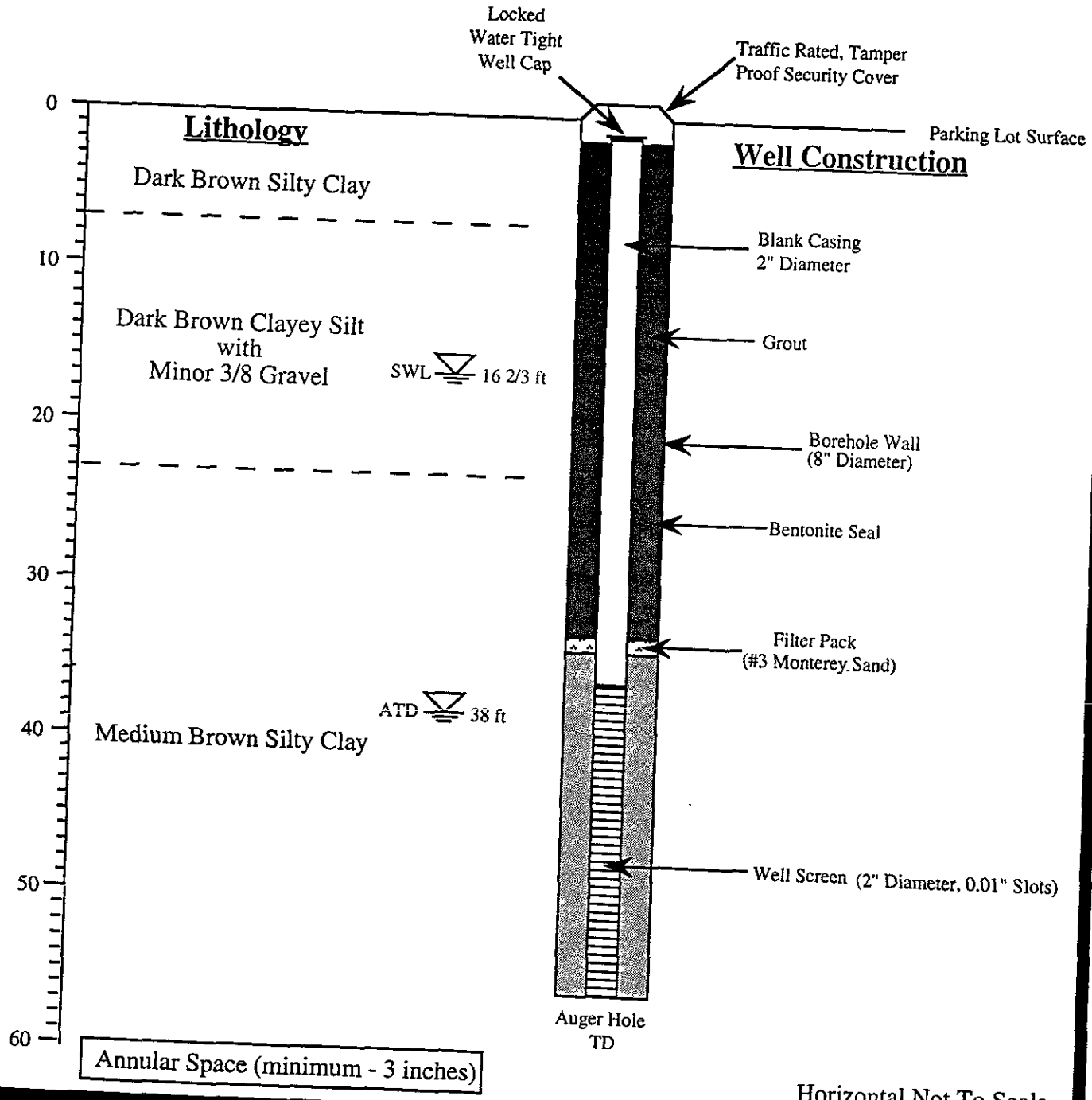


Figure 5.7

PROJECT: St. Joseph's Professional Center, Oakland, CA

Drilled and constructed by: Soils Exploration Services, Benicia, CA
Designed by S. R. Clark
Completion Date: February 11, 1994

Zone 7 Water Agency
Permit No. 94101
Reviewed by: R. Blake, R.G. # 5550

Construction of Monitoring Well MW-2

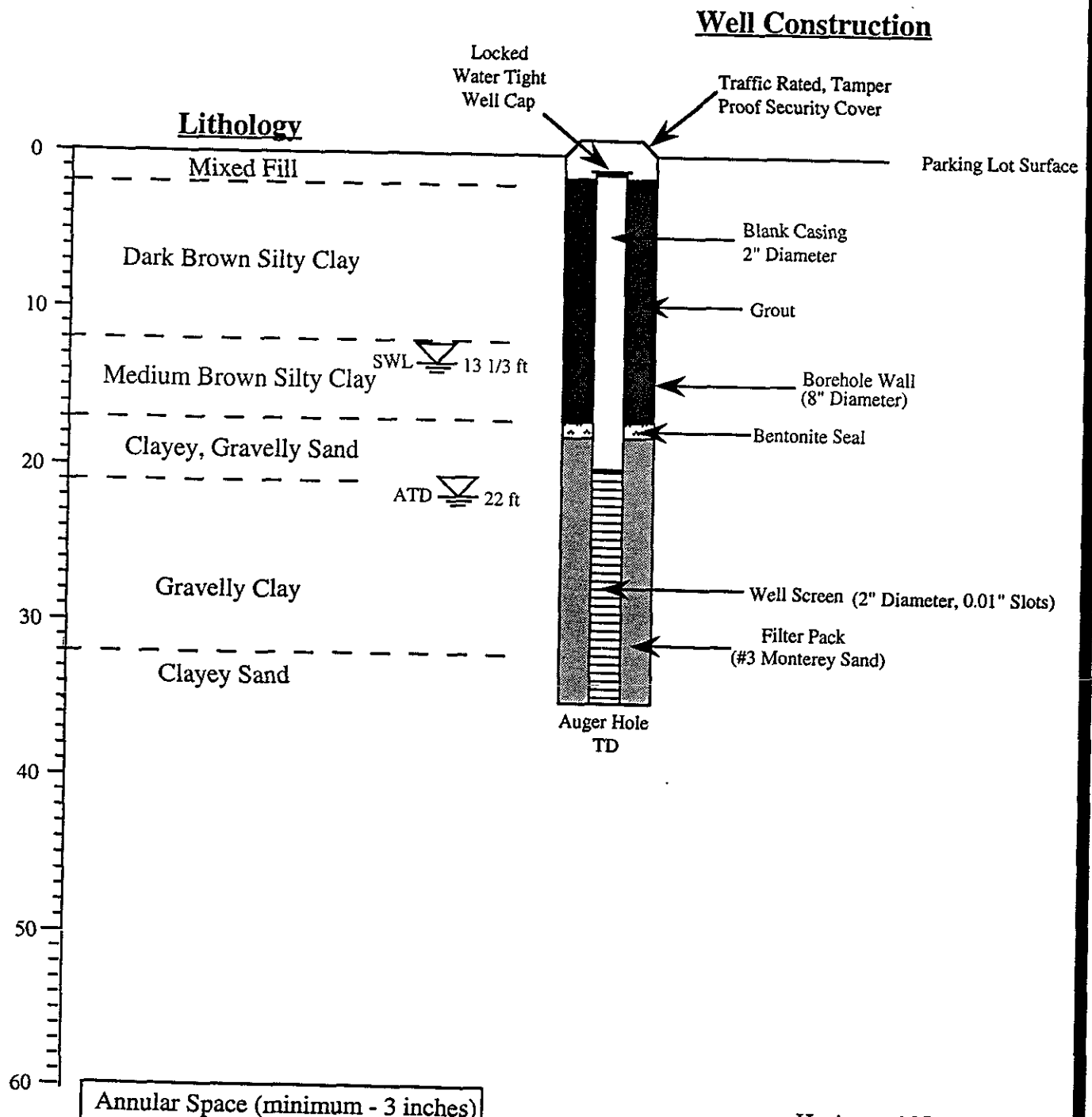


Figure 5.8

PROJECT: St. Joseph's Professional Center, Oakland, CA

Drilled and constructed by: Soils Exploration Services, Benicia, CA
Designed by S. R. Clark
Completion Date: February 11, 1994

Zone 7 Water Agency
Permit No. 94101
Reviewed by: R. Blake, R.G. # 5550

Construction of Monitoring Well MW-3

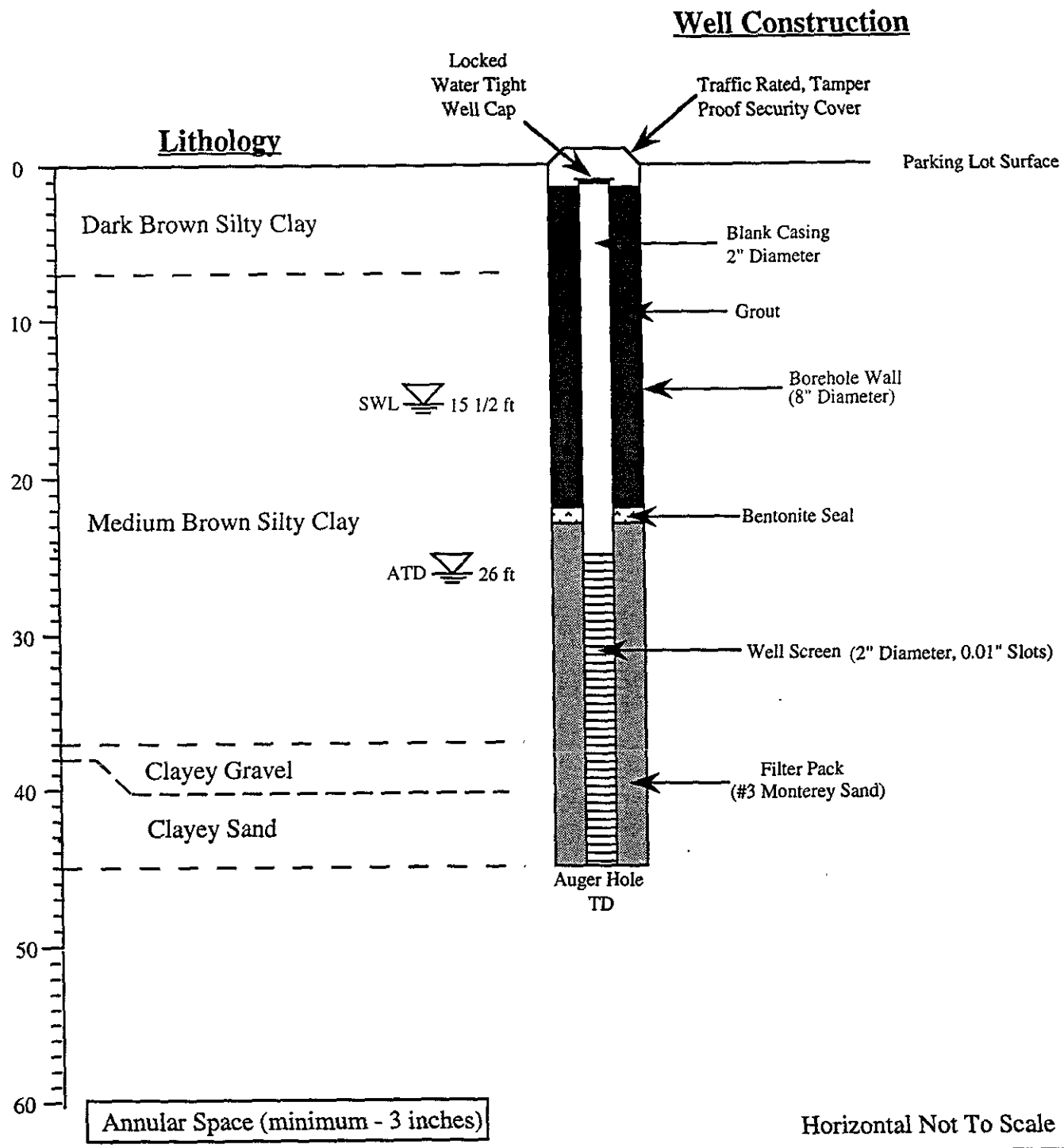
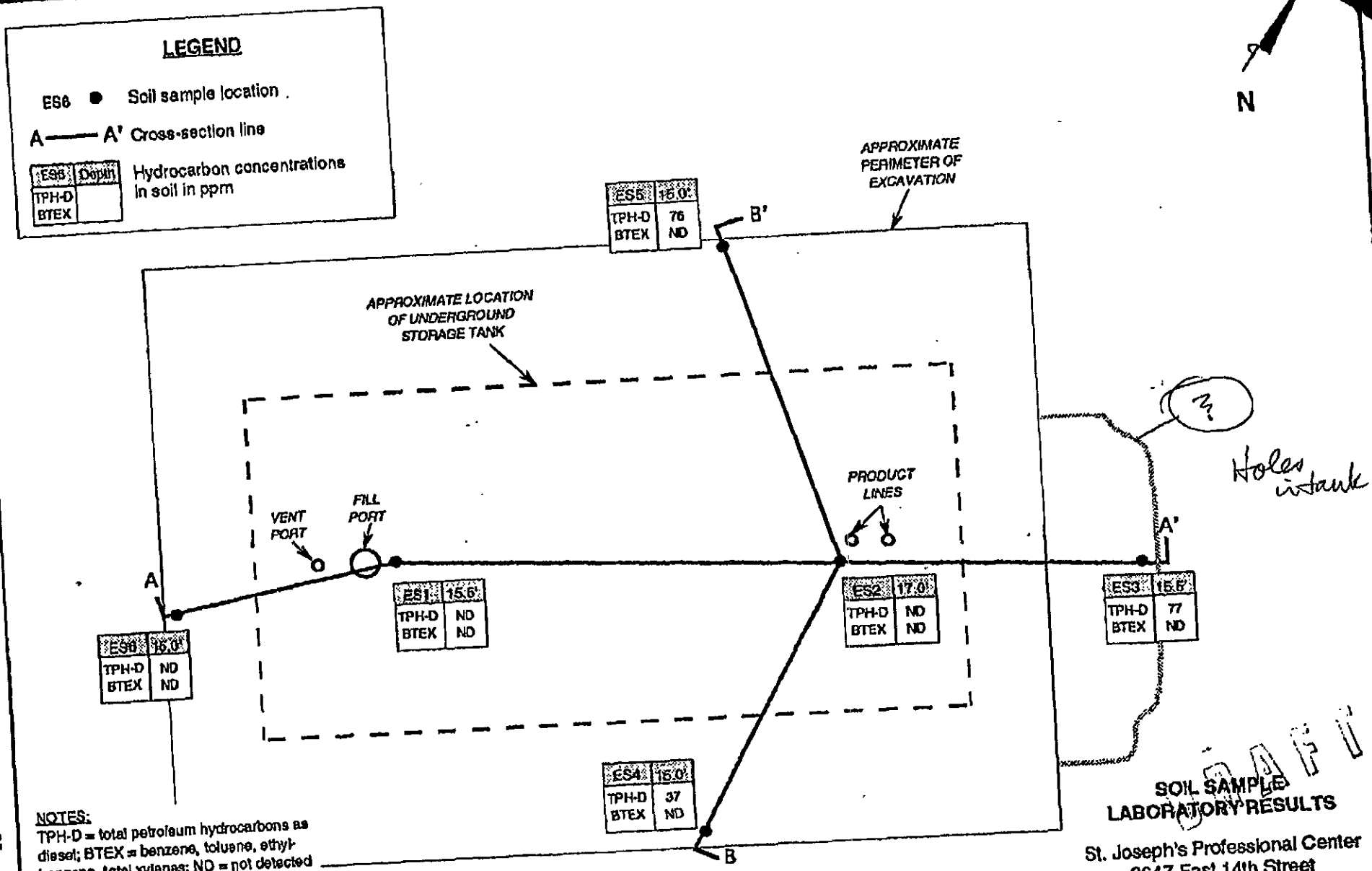


Figure 5.9



NOTES:
TPH-D = total petroleum hydrocarbons as diesel; BTEX = benzene, toluene, ethylbenzene, total xylenes; ND = not detected at or above laboratory detection limit; ppm = parts per million.

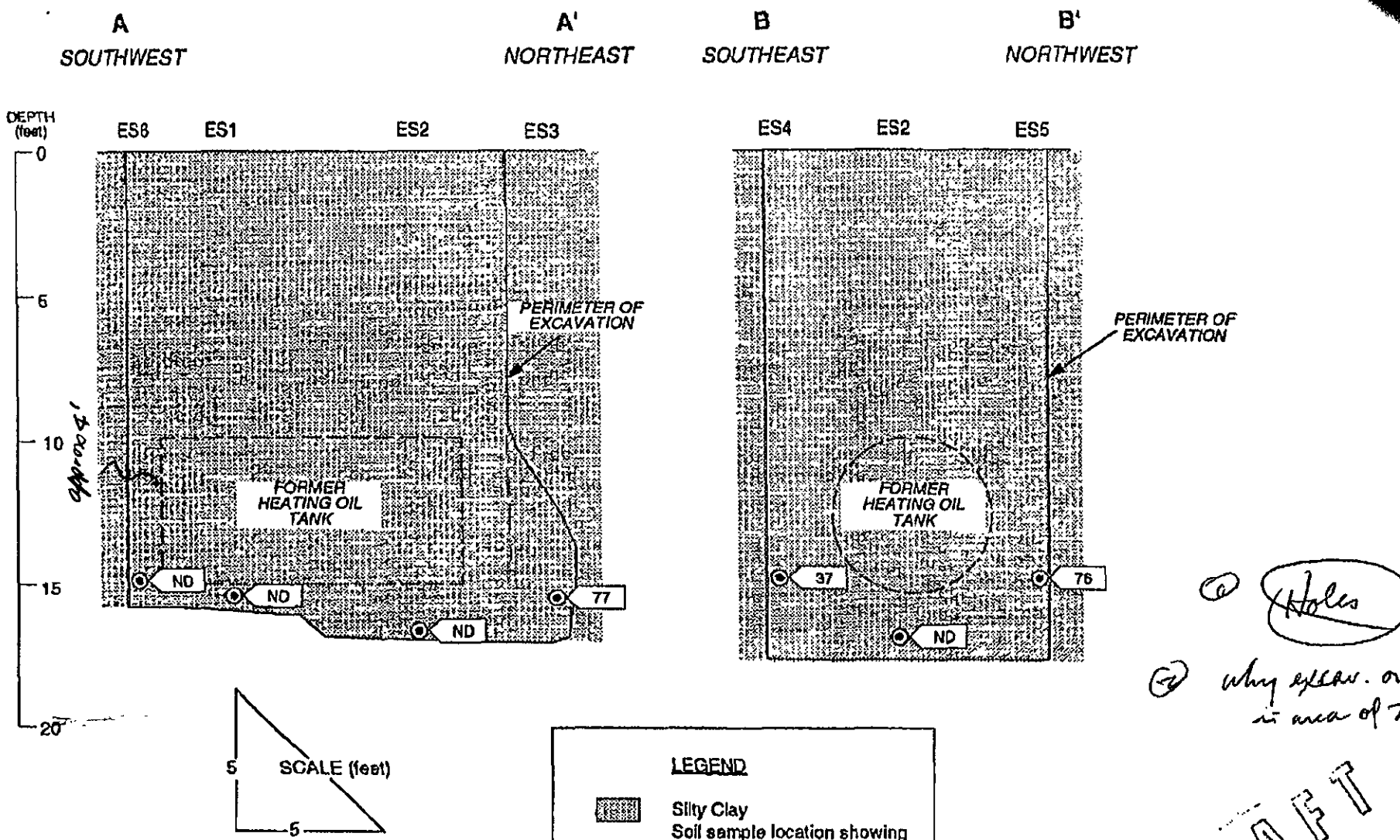
ALTON GEOSCIENCE
Livermore, California

SOIL SAMPLE LABORATORY RESULTS

St. Joseph's Professional Center
2647 East 14th Street
Oakland, California

FIGURE 3

41-0067/Soil Lab Fig 01/18/96



NOTES:
TPH-D = total petroleum hydrocarbons as diesel; ppm = parts per million. The lithology depicted in cross-section represents the pre-tank pull conditions.

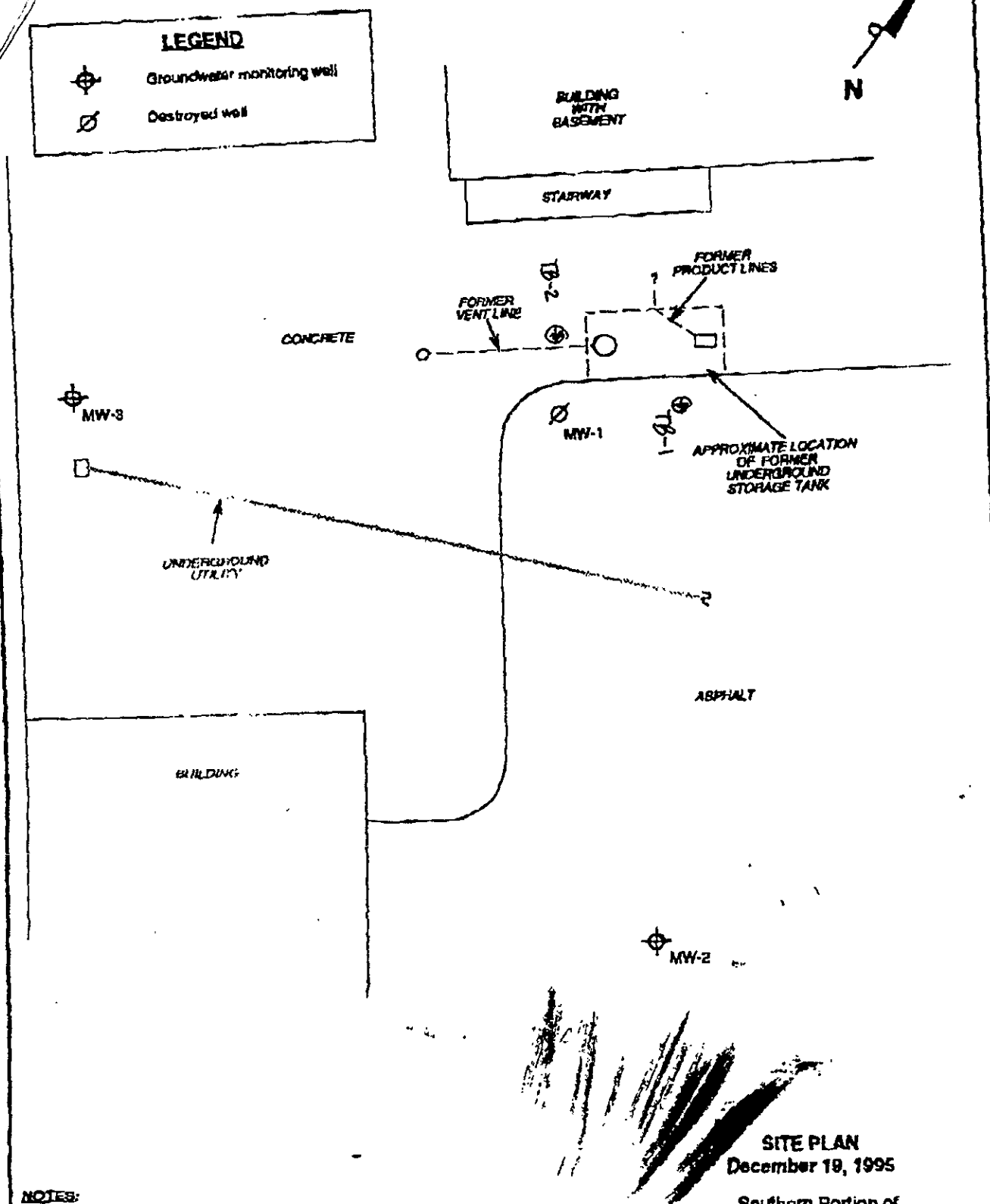
ALTON GEOSCIENCE
Livermore, California

CROSS-SECTIONS
A-A' and B-B'

St. Joseph's Professional Center
2647 East 14th Street
Oakland, California

FIGURE 4

41-0067/X-sections 01/16/96



SITE PLAN
December 19, 1995

Southern Portion of
St. Joseph's Professional Center
2647 East 14th Street
Oakland, California

NOTES:
Well numbers were created for this study (original identity was not established).

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Livermore, California