

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO#687

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

November 18, 1996  
StID # 5577

← NOTE  
Case closure date  
in Envision:

05/08/1997

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

**Re: Closure of Monitoring Wells at 2647 E. 14th St., Oakland  
CA 94601, St. Joseph Professional Center**

Dear Mr. Casatico:

This letter is to inform you that our office has received concurrence on the recommendation for site closure for the above referenced site. Prior to issuance of the Remedial Action Completion Certificate (RACC) we must receive documentation of the proper closure of the two monitoring wells at the site. You should contact your consultant to arrange monitoring well closure. Alternatively, you may also provide a written statement indicating what type of regular inspection and safety precautions will be taken to insure the integrity of the existing wells.

Please notify me of your intentions in regards to these wells so I may facilitate site closure.

You may reach me at (510) 567-6765 should you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: B. Chan, files

Mr. Jim Larsson, S.F. Federal Savings & Loan, 88 Kearney St.,  
San Francisco, CA 94108

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ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

RO# 687

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

June 24, 1996  
StID# 5577

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

**Re: Groundwater Sampling at 2647 E. 14th St., Oakland CA 94601**

Dear Mr. Casatico:

As a requirement to complete the underground tank investigation at the above site, it was agreed that the two existing wells, MW-2 and MW-3 would be sampled, at a minimum. This was stated in Mr. Lewis Vohland's April 4, 1996 letter. It was uncertain, however, whether any additional investigation would be required subsequently. You were informed that there were some objections for site closure from colleagues after their internal review. Mr. Vohland requested that I consult with the Water Board after the initial sampling results were received. I am willing to do this, therefore, this letter requests the immediate resampling of the previously mentioned wells for the parameters Total Petroleum Hydrocarbons as gas, as diesel (TPHg and TPHd) and BTEX (benzene, toluene, ethylbenzene and xylenes). Also, please run the water samples for PAHs (polyaromatic hydrocarbons).

Please submit the results of your groundwater sampling to our office **within 30 days or by July 26, 1996.**

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: Mr. L. Volhand, 55 Santa Clara Ave., Ste 280, Oakland CA 94610  
Mr. J. Larsson, SF Fed Savings & Loan, 88 Kearny St., San  
Francisco, CA 94108  
Ms. K. Castor, Terracorp, 2647 E. 14th St., Suite 203, Oakland  
CA 94601

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO#687  
RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510)567-6700

March 25, 1996  
StID # 5577

Mr. Micheal Mulligan  
First Nationwide Bank  
135 Main St., 5th Floor  
San Francisco, CA 94104

**Re: Subsurface Investigation at St. Joseph's Professional Center,  
2647 E. 14th St., Oakland CA 94601**

Dear Mr. Mulligan:

As a follow-up to our office's last letter, this site has been reviewed for potential recommendation for site closure. As you may recall, the impact to groundwater was still an issue and must be resolved prior to site closure.

Upon internal review, it was determined that the presence of petroleum hydrocarbons (diesel, gasoline and oil) in the subsurface soils near groundwater in TB-2 and MW-2 indicate the possibility of migration of these compounds. In order to complete site characterization, in addition to monitoring the existing two (2) wells, you are requested to perform a boring further downgradient of MW-2. A southwesterly gradient is assumed, therefore, your boring should be in line with MW-1 and MW-2. Please field screen soil samples every five (5) feet and run at least one soil sample near groundwater for the analytes; TPHg,d,mo and BTEX. Please also add the analyte PAHs (Method 8100) in all soil and groundwater samples which detect diesel.

Please provide a work plan for this work within 30 days or by April 26, 1996.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: Ms. S. Scheib, First Nationwide Bank, 135 Main St., 5th Floor  
San Francisco, CA 94104  
Mr. R. Castor, c/o Ms. K. Castor, Terracorp, 2647 E. 14th St.,  
Suite 203, Oakland CA 94601  
Mr. D. Charlton, Charlton Intl. (via fax)  
G. Coleman, files add2647

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO# 687

RAFAT A. SHAHID, DIRECTOR

March 25, 1996  
StID # 5577

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6777

Mr. Micheal Mulligan  
First Nationwide Bank  
135 Main St., 5th Floor  
San Francisco, CA 94104

**Re: Subsurface Investigation at St. Joseph's Professional Center,  
2647 E. 14th St., Oakland CA 94601**

Dear Mr. Mulligan:

As a follow-up to our office's last letter, this site has been reviewed for potential recommendation for site closure. As you may recall, the impact to groundwater was still an issue and must be resolved prior to site closure.

Upon internal review, it was determined that the presence of petroleum hydrocarbons (diesel, gasoline and oil) in the subsurface soils near groundwater in TB-2 and MW-2 indicate the possibility of migration of these compounds. In order to complete site characterization; in addition to monitoring the existing two (2) wells, you are requested to perform a boring further downgradient of MW-2. A southwesterly gradient is assumed, therefore, your boring should be in line with MW-1 and MW-2. Please field screen soil samples every five (5) feet and run at least one soil sample near groundwater for the analytes; TPHg,d,mo and BTEX. Please also add the analyte PAHs (Method 8100) in all soil and groundwater samples which detect diesel.

**Please provide a work plan for this work within 30 days or by April 26, 1996.**

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: Ms. S. Scheib, First Nationwide Bank, 135 Main St., 5th Floor  
San Francisco, CA 94104

Mr. R. Castor, c/o Ms. K. Castor, Terracorp, 2647 E. 14th St.,  
Suite 203, Oakland CA 94601

Mr. D. Charlton, Charlton Intl. (via fax)

✓ Mr. A. Casatico, 27570 Mission Blvd., Hayward CA 94544  
G. Coleman, files add2647

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#687

Alameda County Environmental Health Div.  
Mail Code: 430-4580  
Environmental Protection Services  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577

February 29, 1996  
StID # 5577

Mr. Micheal Mulligan  
First Nationwide Bank  
135 Main St., 5th Floor  
San Francisco, CA 94104

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

Dear Mr. Mulligan:

This letter confirms that one 1500 gallon heating oil underground storage tank (UST) was removed from the subject site on 12/19/95 under the supervision of Mr. Dale Klettke, Hazardous Materials Specialist, of Alameda County Environmental Health. According to manifests provided by Alton Geoscience, the tank has been removed from the property and properly disposed according to State Law. Therefore, the removal of this UST from this property has satisfied the requirements of this Agency, as lead implementing Agency for UST closures in the City of Oakland. At this time, no further action in regards to soil contamination is required, however, groundwater impact is still in question and groundwater monitoring of the existing wells will be required at a minimum.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: Ms. Susan Scheib, First Nationwide Bank, 135 Main St., 5th  
Floor, San Francisco, CA 94104  
Mr. Raymond Castor c/o Ms. K. Castor, Terracorp, 2647 E. 14th  
St., Suite 203, Oakland CA 94601  
Mr. D. Charlton, Charlton Intl. (via fax)  
G. Coleman, files

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#687

RAFAT A. SHAHID, Assistant Agency Director

January 8, 1996

Mr. Michael Mulligan  
San Francisco Savings and Loan  
88 Kearny St., Suite 201  
San Francisco, CA 94108-5591

Alameda County  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577  
(510) 567-6700

**Re: Status of Underground Tank Removal at 2647 E. 14th St.,  
Oakland CA 94601, St. Joseph Professional Center**

Dear Mr. Mulligan:

Our office has been in communication with Mr. Doug Charlton of Charlton International and has been requested to comment on the status of the underground tank removal at the above site. As you are aware, a 1500 gallon heating oil tank was removed from this site on 12/19/95 and soil sampled that day and on 12/20/95. Our office has received a copy of analytical results of the soil samples analyzed by Geochem Environmental Laboratories. I have also reviewed the County's field notes of the inspector onsite during the removal. Based on these results, no further soil excavation is required for this site.

Please be aware, however, final decision on whether any additional investigation will be required will be based on a thorough review of analytical and geological data. This cannot be done any sooner than upon receipt of your formal tank closure report.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: Ms. K. Castor, Terracorp, 2647 E. 14th St., Suite 203, Oakland  
CA 94601

*JK* Mr. D. Charlton, Charlton International (via fax)  
G. Coleman, files

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ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RO687

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

November 7, 1995  
StID # 5577

Mr. Jim Larsson  
San Francisco Federal Savings and Loan  
88 Kearny St.  
San Francisco, CA 94108

**Re: Request for Technical Reports for St. Joseph's Professional  
Center, 2647 E. 14th St., Oakland CA 94601**

Dear Mr. Larsson:

Our office has recently been provided several technical reports dated September 13, 1991 and December 15, 1993 reflecting results of an **Environmental Audit and Property Condition and the Findings of a Phase II Investigation** performed at the above site. Based on this information, our office requests additional technical information to allow adequate site evaluation and recommendation.

Our office, through contract with the State Water Resources Control Board (SWRCB), has been designated a Local Oversight Program (LOP) agency. Through this contract and an agreement with the Regional Water Quality Control Board (RWQCB), the County's LOP oversees the investigation of petroleum fuel release sites within our jurisdiction. You have been notified of the LOP through the **Notice of Requirement to Reimburse (NORR)** letter recently sent to you.

The results of the referenced reports indicate that there has been a release of petroleum hydrocarbon at this site to both soil and groundwater, the extent of which must be determined and potentially remediated. Enclosed please find an Unauthorized Leak Report (ULR). Please complete this form and return to our office **within 15 days or by November 22, 1995.**

Because the release has originated from the existing (assumed) underground storage tank, you must either permit or remove this tank per Chapter 6.7. of the Health and Safety Code. Our office has appropriate forms/information to procede with either choice. Please notify our office **in writing within 30 days or by December 8, 1995** of your intention to either permit or remove the underground tank (assuming it still exists). As stated in these reports, it may be more cost effective to perform additional investigation and/or remediation subsequent to tank removal while the subsurface is exposed. Should you decide to do this, please provide a work plan to perform this work.

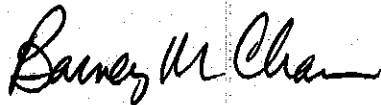
Mr. Jim Larsson  
StID # 5577  
2647 E. 14th St.  
November 7, 1995  
Page 2

Please send a copy to your consultant, Mr. Doug Charlton, as I have yet to speak with him to obtain his new mailing address.

For your information, based on our conversation today, our office has removed Mr. Raymond Castor as a responsible party. You are encouraged to identify any other responsible party if they exist.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

*sf*  
cc: Mr. M. Freed, Esq., Griffinger, Levinson, Freed, & Heinemann,  
One Market Plaza, Stewart St. Tower, Suite  
2400, San Francisco, CA 94105

G. Coleman, files

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ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

October 30, 1995  
StID # 5577

Mr. Raymond Castor  
Ms. Barbara and C. D. Arnold Trs  
P.O. Box 4949  
Oakland CA 94605

**Re: Request for Technical Reports for St. Joseph's Professional Center, 2647 E. 14th St., Oakland CA 94601**

Dear Ms. Arnold and Mssrs. Arnold and Castor:

Our office has recently been provided several technical reports dated September 13, 1991 and December 15, 1993 reflecting results of an **Environmental Audit and Property Condition and the Findings of a Phase II Investigation** performed at the above site. Based on this information, our office requests additional technical information to allow adequate site evaluation and recommendation.

Our office, through contract with the State Water Resources Control Board (SWRCB), has been designated a Local Oversight Program (LOP) agency. Through this contract and an agreement with the Regional Water Quality Control Board (RWQCB), the County's LOP oversees the investigation of petroleum fuel release sites within our jurisdiction. You have been notified of the LOP through the **Notice of Requirement to Reimburse (NORR)** letter recently sent to you.

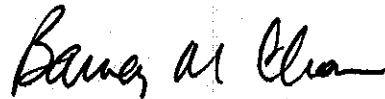
The results of the referenced reports indicate that there has been a release of petroleum hydrocarbon at this site to both soil and groundwater, the extent of which must be determined and potentially remediated. Enclosed please find an **Unauthorized Leak Report (ULR)**. Please complete this form and return to our office **within 15 days or by November 15, 1995**.

Because the release has originated from the existing (assumed) underground storage tank, you must either permit or remove this tank per Chapter 6.7. of the Health and Safety Code. Our office has appropriate forms/information to proceed with either choice. Please notify our office **in writing within 30 days or by November 30, 1995** of your intention to either permit or remove the underground tank (assuming it still exists). As stated in these reports, it may be more cost effective to perform additional investigation and/or remediation subsequent to tank removal while the subsurface is exposed. Should you decide to do this, please provide a work plan to perform this work.

Mr. Raymond Castor, Barbara & C. D. Arnold Trs  
StID # 5577  
2647 E. 14th St.  
October 30, 1995  
Page 2

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. M. Freed, Esq., Griffinger, Levinson, Freed, & Heinemann,  
One Marketn Plaza, Stewart St. Tower, Suite  
2400, San Francisco, CA 94105

G. Coleman, files

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