

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

June 30, 2008

Mr. Millard Dorntge
1321 Acton Street
Berkeley, CA 94706

Subject: SLIC Case No. RO0002512 and Geotracker Global ID T06019705283, Dorntge Property, 410 Fairmount Avenue, Oakland, CA 94611

Dear Mr. Dorntge:

This letter confirms the completion of site investigation and remedial actions for the soil and groundwater investigation at the above referenced site. We are also transmitting the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported releases at the subject site with the provision that the information provided to this agency was accurate and representative of existing conditions. The subject Spills, Leaks, Investigation, and Cleanup (SLIC) case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (<http://geotracker.swrcb.ca.gov>) and the Alameda County Environmental Health website (<http://www.acgov.org/aceh/index.htm>).

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- Total petroleum hydrocarbons as diesel remain in soil at concentrations up to 240 ppm.

If you have any questions, please call Jerry Wickham at (510) 567-6791. Thank you.

Sincerely,



Donna L. Drogos, P.E.
LOP and Toxics Program Manager

Enclosures:

1. Case Closure Summary

Mr. Millard Dorntge
RO0002512
June 30, 2008
Page 2

cc: Cherie McCaulou (w/enc)
SF- Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612

Leroy Griffin (w/enc)
Oakland Fire Hazardous Materials Unit
250 Frank Ogawa Plaza, Suite 3341
Oakland, CA 94612

City of Oakland Building Services (w/enc)
250 Frank H. Ogawa Plaza, Suite 2114
Oakland, CA 94612
Livermore, CA 94550

Brent Wheeler (w/o enc)
Golden Gate Tank Removal, Inc.
3730 Mission Street
San Francisco, CA 94110

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

**CASE CLOSURE SUMMARY
SPILLS, LEAKS, INVESTIGATION, AND CLEANUP PROGRAM**

I. AGENCY INFORMATION

Date: March 26, 2008

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6791
Responsible Staff Person: Jerry Wickham	Title: Senior Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Dorntge Property		
Site Facility Address: 410 Fairmount Avenue, Oakland, CA 94611		
RB Case No.: ---	Local Case No.: ---	SLIC Case No.: RO0002512
URF Filing Date: 03/05/2002	Geotracker ID: T06019705283	APN: 10-809-13-00
Responsible Parties	Addresses	Phone Numbers
Millard & Michele Dorntge	1321 Acton Street, Berkeley, CA 94611	

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	Approximately 1,500 gallons	Heating Oil	Removed	01/09/2002
Piping			Removed	01/09/2002

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Unknown. Tank was in poor condition when removed with sections of rust and one visible hole.		
Site characterization complete? Yes	Date Approved By Oversight Agency: -----	
Monitoring wells installed? No	Number: 0	Proper screened interval? ---
Highest GW Depth Below Ground Surface: >36 feet bgs	Lowest Depth: >36 feet bgs	Flow Direction: Presumed to southeast based on topography
Most Sensitive Current Use: Potential drinking water source.		

Summary of Production Wells in Vicinity: No water supply wells are located within 2,000 feet of the site.	
Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest SW Name: Glen Creek is approximately 700 feet northwest of the site.
Off-Site Beneficial Use Impacts (Addresses/Locations): None	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health and Oakland Fire Department

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	1,500 gallons	Transported to Circosta Metal and Iron Works in San Francisco, CA for disposal	01/09/2002
Piping	Not reported	Transported to Circosta Metal and Iron Works in San Francisco, CA for disposal	01/09/2002
Free Product	1,082 gallons	Residual product from the tank was transported to a licensed Treatment, Storage and Disposal Facility by Clearwater Environmental	01/09/2002
Soil	20 cubic yards	Overburden soil did not appear to be impacted and was compacted in the excavation along with clean imported fill	01/09/2002
Groundwater	--	---	---

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS BEFORE AND AFTER CLEANUP
 (Please see Attachments 1 through 5 for additional information on contaminant locations and concentrations)

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	NA	NA	NA	NA
TPH (Diesel)	42,000	240	NA	NA
Oil and Grease	NA	NA	NA	NA
Benzene	0.024	<0.012	NA	NA
Toluene	0.292	<0.012	NA	NA
Ethylbenzene	0.544	<0.012	NA	NA
Xylenes	2.89	<0.012	NA	NA
Lead	42(1)	42(1)	NA	NA
MTBE	0.127(2)	0.026(3)	NA	NA
Other (8240/8270)	NA(4)	NA(4)	NA	NA

- (1) Lead analysis only; no analysis for other metals.
 (2) MTBE = 0.127 ppm; no analysis for other fuel oxygenates.
 (3) MTBE = 0.026 ppm; DIPE, ETBE, TAME, EDB, and EDC <0.012 ppm; TBA <0.1 ppm in soil.
 (4) No other VOCs or SVOCs analyzed.

Site History and Description of Corrective Actions:

A former UST was removed from beneath a sidewalk near a residential property at 410 Fairmount Avenue. The tank, which was approximately 10 feet long and 5 feet in diameter, was constructed of single-walled steel. The age of the tank was unknown. The bottom of the tank, which was 15 feet below the sidewalk, appeared to rest on a hard surface, which prevented continued excavation. The tank appeared to be in generally poor condition with rust and at least one visible hole. Impacted soil was observed underlying the east end of the tank and was excavated to the extent feasible. Soil samples were collected from the base of the excavation at depths of approximately 16 feet bgs. The soil sample from the east end of the excavation contained 42,000 ppm of total petroleum hydrocarbons as diesel. The soil sample collected from the west end of the excavation did not contain detectable concentrations of TPH as gasoline, BTEX, or MTBE.

On March 20, 2007, one direct push soil boring (B-1) was advanced on the east side of the former UST excavation where the highest concentration of TPH as diesel was previously detected in the UST excavation soil samples. Soil samples were logged continuously from 4 to 36 feet bgs. A temporary piezometer was placed in the boring to collect a grab groundwater sample; however, no groundwater entered the boring. Soil samples were collected for laboratory analysis at depths of 8, 16, 22, and 36 feet bgs. Stained soils were observed in the boring between depths of 16 and 22 feet bgs. Soil samples collected at 16 and 22 feet bgs contained 220 and 240 ppm of TPH as diesel, respectively. TPH as diesel, BTEX, and fuel oxygenates were not detected or were detected at trace concentrations in the remaining soil samples.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, it does not appear that the release would present a risk to human health based upon current land use and conditions.		
Site Management Requirements: None		
Should corrective action be reviewed if land use changes? No		
Was a deed restriction or deed notification filed? No		Date Recorded: --
Monitoring Wells Decommissioned: ---	Number Decommissioned: 0	Number Retained: 0
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: ---		

V. ADDITIONAL COMMENTS, DATA, ETC.

Considerations and/or Variances:

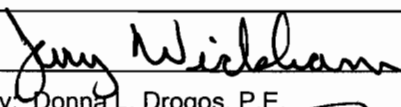
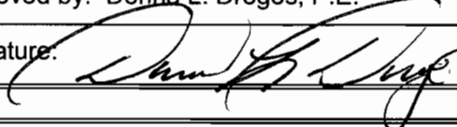
Following tank removal, residual soil contamination with concentrations of up to 42,000 ppm of TPH as diesel was left in place at the bottom of the former UST excavation. The extent of elevated concentrations of TPH as diesel at the base of the former tank pit appears to be limited in both horizontal and vertical extent. Although soil sample 8143-E, which was collected during the 2002 tank removal at a depth of 16 feet bgs from the east end of the tank pit, contained 42,000 ppm of TPH as diesel, sample 8143-W, which was collected approximately 12 feet away, did not contain detectable concentrations of TPH as diesel. In addition, boring B-1 was advanced in March 2007 at approximately the same horizontal location as soil sample 8143-E. A soil sample collected at a depth of 16 feet bgs from boring B-1, contained 240 ppm of TPH as diesel. The significantly lower concentration of TPH as diesel detected in soil collected from the 2007 soil boring (240 ppm) versus soil collected during the 2002 tank removal (42,000 ppm), indicates that the extent of highly elevated concentrations of TPH as diesel in soil is either limited to a small portion of the excavation or TPH as diesel concentrations in soil have decreased since 2002. The vertical extent of soil contamination encountered in boring B-1 is limited to a depth of approximately 22 feet bgs.

No groundwater samples were collected from this home heating oil site. Groundwater did not accumulate within a temporary piezometer set in boring B-1. Based on the limited horizontal and vertical extent of soil contamination, type of petroleum hydrocarbons stored in the UST, and the depth to water of greater than 36 feet bgs, any impacts to groundwater are expected to be minimal. No water supply wells are located within 2,000 feet of the site.

Conclusion:

Alameda County Environmental Health staff believe that the levels of residual contamination do not pose a significant threat to water resources, public health and safety, and the environment based upon the information available in our files to date. No further investigation or cleanup is necessary. ACEH staff recommend case closure for this site.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Jerry Wickham, P.G.	Title: Senior Hazardous Materials Specialist
Signature: 	Date: 03/27/08
Approved by: Donna L. Drogos, P.E.	Title: Supervising Hazardous Materials Specialist
Signature: 	Date: 04/16/08

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
RB Response: Concur, based solely upon information contained in this case closure summary.	Date Submitted to RB: 6/5/08
Signature: <i>Cherie McCaulou</i>	Date: 6/25/08

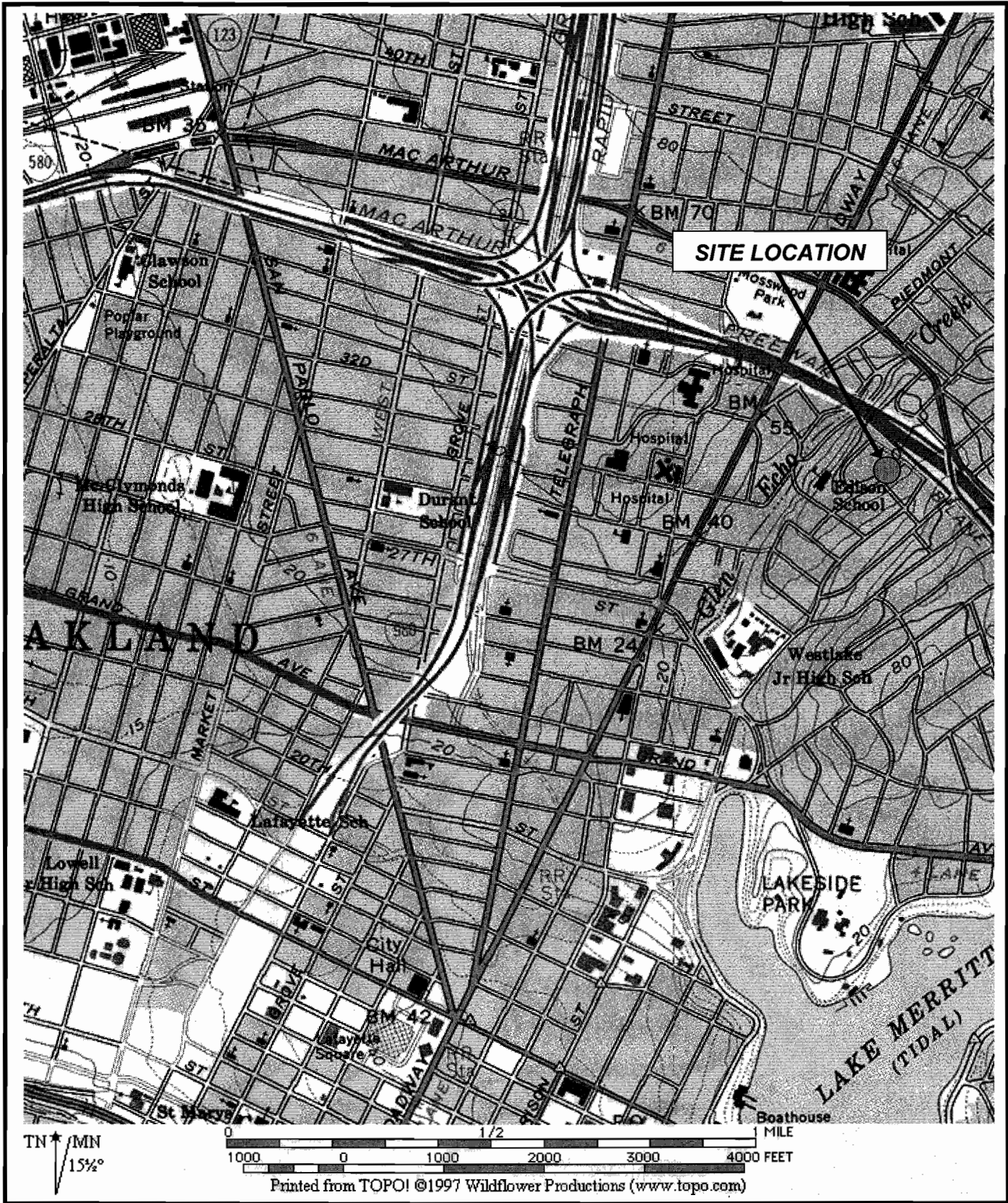
VIII. MONITORING WELL DECOMMISSIONING

Date Requested by ACEH: NA	Date of Well Decommissioning Report: NA	
All Monitoring Wells Decommissioned: NA	Number Decommissioned: 0	Number Retained: 0
Reason Wells Retained: NA		
Additional requirements for submittal of groundwater data from retained wells: NA		
ACEH Concurrence - Signature: <i>Jerry W. Williams</i>	Date: 06/25/08	

Attachments:

1. Site Vicinity Map (1 page)
2. Site Plans (2 pages)
3. Boring Location and Analytical Results (1 page)
4. Soil Analytical Data (2 pages)
5. Boring Logs (2 pages)

This document and the related CASE CLOSURE LETTER & REMEDIAL ACTION COMPLETION CERTIFICATE shall be retained by the lead agency as part of the official site file.



GOLDEN GATE TANK REMOVAL, INC.

3730 Mission Street
 San Francisco, CA 94110
 Ph (415) 512-1555 Fx (415) 512-0964

VICINITY MAP

410 Fairmount Avenue
 Oakland, CA 94611

GGTR Project No. 8143

Drawing By: SM

December 2006

Figure 1



STANLEY PLACE

RESIDENTIAL

RESIDENTIAL

FAIRMOUNT AVENUE

171 FEET (NOT TO SCALE)

RESIDENTIAL

FORMER UNDERGROUND STORAGE TANK (UST)

SOIL SAMPLE
8143-E
(01/09/02)
TPH-D 42,000 PPM

GARAGE ENTRANCE

UST

410 FAIRMOUNT AVE.

BUILDING ENTRANCE

SOIL SAMPLE
8143-W
(01/09/02)
TPH-D ND<1.0 PPM

SIDEWLAK

RESIDENTIAL

LEGEND

PPM = Parts per Million
ND = Not Detected
TPH-D = Total Petroleum Hydrocarbons as Diesel



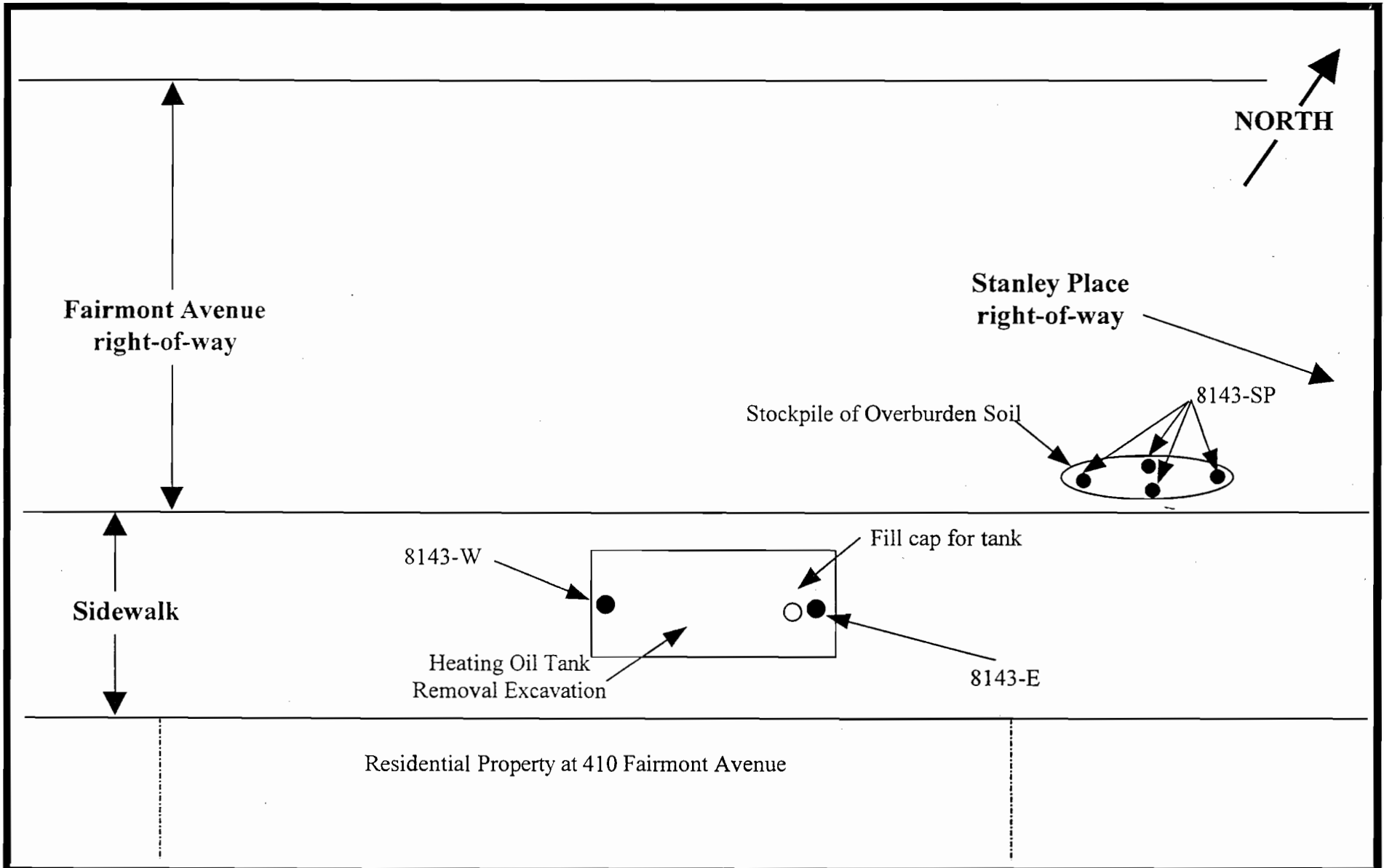
Landscaped Area

GOLDEN GATE TANK REMOVAL, INC.

3730 Mission Street
San Francisco, CA 94110
Ph (415) 512-1555 Fx (415) 512-0964

SITE PLAN

410 Fairmount Avenue
Oakland, CA 94611



GOLDEN GATE TANK REMOVAL, INC.

255 Shipley Street
 San Francisco, California 94107
 Telephone (415) 512 1555 Fax (415) 512 0964

SITE PLAN

410 Fairmont Avenue
 Oakland, California

Project Number 8143

By: tlw

Not to scale

January, 2002

Figure 2



STANLEY PLACE

SIDEWLAK

RESIDENTIAL

410 FAIRMOUNT AVE.

RESIDENTIAL

SOIL BORING B-1

(03/20/07)

B-1-8

TPH-D ND<2.5 ppm
 B ND<0.005 ppm
 T ND<0.005 ppm
 E ND<0.005 ppm
 X ND<0.01 ppm
 MTBE ND<0.005 ppm

B-1-16

TPH-D 220 ppm
 B ND<0.005 ppm
 T ND<0.005 ppm
 E ND<0.005 ppm
 X ND<0.01 ppm
 MTBE 0.014 ppm

B-1-22

TPH-D 240 ppm
 B ND<0.012 ppm
 T ND<0.012 ppm
 E ND<0.012 ppm
 X ND<0.025 ppm
 MTBE 0.026 ppm

B-1-36

TPH-D ND<2.5 ppm
 B ND<0.005 ppm
 T ND<0.005 ppm
 E ND<0.005 ppm
 X ND<0.01 ppm
 MTBE ND<0.005 ppm

171 FEET (NOT TO SCALE)

UST

GARAGE ENTRANCE

BUILDING ENTRANCE

FORMER UNDERGROUND STORAGE TANK (UST)

FAIRMOUNT AVENUE

SIDEWLAK

RESIDENTIAL

RESIDENTIAL

LEGEND

ND = Not Detected
 ppm = Parts per Million
 TPH-D = Total Petroleum Hydrocarbon as Diesel
 B = Benzene
 T = Toluene
 E = Ethyl Benzene
 X = Total Xylenes
 MTBE = Methyl Tertiary Butyl Ether

⊙ = Boring Location



Landscaped Area

GOLDEN GATE TANK REMOVAL, INC.

3730 Mission Street
 San Francisco, CA 94110
 Ph (415) 512-1555 Fx (415) 512-0964

BORING LOCATION AND ANALYTICAL RESULTS

410 Fairmount Avenue
 Oakland, CA 94611

TABLE
Summary of Soil Analytical Data
RESIDENTIAL APARTMENT BUILDING
410 FAIRMOUNT AVENUE
OAKLAND, CALIFORNIA

Sample ID	Depth (fbg)	Date Sampled	TPH-D	B	T	E	X	MTBE	ETBE	TBA	DIPE	TAME	1,2-DCA	EDB
			mg/kg					mg/kg						
UNDERGROUND STORAGE TANK REMOVAL ANALYTICAL RESULTS (01/09/02)														
8143-SP (STOCKPILE)	NA	1/9/2002	ND<1.0	ND<0.005	ND<0.005	ND<0.005	ND<0.01	ND<0.005	NA	NA	NA	NA	NA	NA
8143-E (EAST SIDE OF EXCAVATION)	16	1/9/2002	42,000	0.024	0.292	0.544	2.89	0.127	NA	NA	NA	NA	NA	NA
8143-W (WEST SIDE OF EXCAVATION)	16	1/9/2002	ND<1.0	ND<0.005	0.007	0.006	0.034	ND<0.005	NA	NA	NA	NA	NA	NA
SOIL BORING ANALYTICAL RESULTS (03/20/07)														
B-1-8	8	3/20/2007	ND<2.5	ND<0.005	ND<0.005	ND<0.005	ND<0.01	ND<0.005	ND<0.005	ND<0.04	ND<0.005	ND<0.005	ND<0.005	ND<0.005
B-1-16	16	3/20/2007	220	ND<0.005	ND<0.005	ND<0.005	ND<0.01	0.014	ND<0.005	ND<0.04	ND<0.005	ND<0.005	ND<0.005	ND<0.005
B-1-22	22	3/20/2007	240	ND<0.012	ND<0.012	ND<0.012	ND<0.025	0.026	ND<0.012	ND<0.10	ND<0.012	ND<0.012	ND<0.012	ND<0.012
B-1-36	36	3/20/2007	ND<2.5	ND<0.005	ND<0.005	ND<0.005	ND<0.01	ND<0.005	ND<0.005	ND<0.04	ND<0.005	ND<0.005	ND<0.005	ND<0.005
COMP-(A-D)* (SOIL CUTTING COMPOSITE SAMPLE)	NA	3/20/2007	ND<50	ND<0.25	ND<0.25	ND<0.25	ND<0.05	ND<0.25	ND<0.25	ND<2.0	ND<0.25	ND<0.25	ND<0.25	ND<0.25
Final ESL**			100	0.044	2.90	3.30	2.3	0.023	NA	1.50	NA	NA	0.045	0.0045

Notes:
fbg Feet below grade
mg/kg Milligrams per Kilogram
TPH-D Total petroleum hydrocarbons as diesel
BTEX Benzene, toluene, ethylbenzene, total xylenes
MTBE Methyl tertiary butyl ether
ETBE Ethyl Tertiary Butyl Ether
TBA Tertiary-butyl alcohol
DIPE Diisopropyl Ether
TAME Tertiary-amyl methyl ether
1,2-DCA 1,2-Dichloroethane
EDB 1,2-Dibromoethane or Ethylene Dibromide
NA Not applicable, not listed, or not analyzed for the specific compound
*Lead (Pb) was detected at 42 mg/kg in the soil cutting composite sample
** Screening for Environmental Concerns At Sites With Contaminated Soil and Groundwater, Volume 1, California



City of Oakland Fire Department
SOIL/GROUND WATER SAMPLING DATA FORM

Underground Storage Tank Site Address:

410 Fairmount Avenue, Oakland, GGTR Job #8143

Business Site Name:

Residential Building

Description Sample ID (Specify location; ie, tank, pipe, stockpile) and number	Sample Depth (Indicate depth of sample from grade)	Media (soil/water)	Date (Date Sample was collected)	Soil Type (specify if sand, clay, fill, etc.)	Laboratory Results, express in mg/kg unless otherwise specified									
					TPHg	TPHd	B	T	E	X	Lead	TOG	ClHC	Other mtbe
8143-E east end of tank pit	16 feet	soil	1/9/2002	Clay/Rock		42000	0.024	0.292	0.544	2.89				0.127
8143-W west end of tank pit	16 feet	soil	1/9/2002	Clay/Rock		ND	ND	7	6	34				ND
8143-SP stockpile	--	soil	1/9/2002	Clay		ND	ND	ND	ND	ND				ND

TPHg = Total Petroleum Hydrocarbons as Gasoline
 BTEX = Benzene, Toluene, Ethylbenzene, Xylene
 ClHC = Chlorinated hydrocarbon compounds

TPHd = Total Petroleum Hydrocarbon as Diesel
 TOG = Total Oil and Grease
 Other = Semivolatile organic compounds, heavy metals, etc.

List additional analytical results and / or additional samples on a separate sheet

Submit this form as part of the closure final report. Attach soil/ground water sampling location map.

BORING LOG - B-1

Depth (fbg)	Recovery/ Sample ID	Blow Counts (#/6")	Organic Vapor (ppm)	USCS Soil Type	Description	Boring Backfill Detail
1	 Hand Auger			 0-7" Concrete	(7'-4') Silty Sand (SM) . 10YR 4/4 Dk. Yell. Brown. Damp. Loose. Medium grained, poorly graded. Approx. 70% sand, 20% fines. No HC odor, no staining.	 Concrete (0'-7')
5				 SM	(4'-8') Silty Sand (SM) . 10YR 4/6 Yellowish Brown. Dry. Loose. Fine grained, poorly graded. Approx. 70% sand, 30% fines. HC odor. No staining	 Portland Cement Seal (7' - 36')
10	B-1-8	NA	0.0	 CL	(8'-15') Silty-Sandy Clay (CL) . 10YR 5/6 Yellowish brown with reddish mottling. Dry. Stiff. Sand is fine grained, poorly graded. Approx. 15% sand, 25% silt, 60% clay. No HC odor. No staining.	
15	B-1-12	NA	0.0			
15	B-1-15				(15'-17') Sandy Clay (CL) . 5G3/1 Dk. greenish gray. Moist. Stiff. Low plast. Fine grained sand, poorly graded. Approx. 40% sand, 60% fines. Strong HC odor. Stained.	
15	B-1-16	NA	450			
15	B-1-17			 GW	(17'-18') Sandy Gravel (GW) . 10YR 5/2 Grayish brown. Wet. Medium dense. Fine-coarse grained, well graded. Sub-angular. Approx. 70% gravel, 30% sand. Slight HC odor. No staining.	
20	B-1-20	NA	60			
25	B-1-22	NA	150	 CL	(18'-24') Silty Clay (CL) . 10YR 4/3 Brown. Moist to wet. Very stiff. Some coarse gravel and fine sand. Approx. 10% gravel, 10% sand, 80% clay. Strong HC odor. Stained.	 2 Inches

BORING NUMBER: B-1
LOCATION: 410 Fairmount Avenue
 Oakland, CA
PROJECT NO: 8143
DRILLING CONTRACTOR: EnProb Drilling
DRILLING METHOD: HA (7"-4'); DPT (4'-36')
DRILLING DATE: March 20, 2007

Logged By: E. Diaz **Checked By:** S. Malaeb

Legend/Notes:

- fbg = feet below grade
- ppm = parts per million; NA = Not Applicable
- = Lithological sample interval
- = Analytical sample

BORING LOG - B-1

Depth (fbg)	Recovery/Sample ID	Blow Counts (#/6")	Organic Vapor (ppm)	USCS Soil Type	Description	Boring Backfill Detail
<div style="text-align: center;">26</div> <div style="text-align: center;">30</div> <div style="text-align: center;">35</div> <div style="text-align: center;">40</div> <div style="text-align: center;">45</div> <div style="text-align: center;">50</div>	<div style="text-align: center;">B-1-28</div> <div style="text-align: center;">B-1-36</div>	<div style="text-align: center;">NA</div> <div style="text-align: center;">NA</div>	<div style="text-align: center;">12</div> <div style="text-align: center;">0.0</div>	<div style="text-align: center;">CL</div>	<p>(24'-28') Sandy Clay (CL). 2.5Y5/2 grayish brown. Moist to dry. Stiff. Low plasticity. Very fine grained sand, poorly graded. Slight HC odor. No stain. Approx. 20% sand and 80% clay.</p> <p>(28'-36') Silty Clay (CL). 2.5Y5/2 grayish brown. Dry. Stiff. Low plasticity. Some very fine grained sand, poorly graded. No HC odor. No stain. Approx. 10% sand, 20% silt and 70% clay.</p>	<div style="text-align: center;"> <p>Portland Cement Seal (0.5' - 36')</p> </div> <div style="text-align: center;"> <p>2 Inches</p> </div>
					<p>Total Boring Depth = 36 fbg. On 3/20/07 at 10:15 hrs.</p>	

BORING NUMBER: B-1
LOCATION: 410 Fairmount Avenue
 Oakland, CA
PROJECT NO: 8143
DRILLING CONTRACTOR: EnProb Drilling
DRILLING METHOD: HA (7'-4'); DPT (4'-36')
DRILLING DATE: March 20, 2007

Logged By: E. Diaz Checked By: S. Malaeb

Legend/Notes:

Page 2 of 2

Golden Gate Tank Removal, Inc.