



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

March 4, 2011

Mr. Brian McCormack and Ms. Cynthia Chackerian
c/o McCormack. Law Firm
120 Montgomery Street, #1600
San Francisco, CA 94104

Mr. John Morehouse and Ms. Katrina Rapa
5925 Ocean View Dr.
Oakland, CA 94618

Subject: Closure Transmittal; Fuel Leak Case No. RO0003003 and Geotracker Global ID
T10000001165, McCormack / Chackerian Property, 5925 Ocean View Dr., Oakland, CA 94618

Dear Responsible Parties:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health (ACEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE L INVESTIGATION AND CLEANUP SUMMARY

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

- Residual petroleum hydrocarbon contamination in soil and groundwater remains in place at this site. Overexcavation of impacted soil at the base of the UST excavation at 8.5 feet bgs was not performed.

If you have any questions, please call Mark Detterman at (510) 567-6876. Thank you.

Sincerely,

Donna Drogos, P.E.
Division Chief

Enclosures: 1. Remedial Action Completion Certificate
2. Case Closure Summary

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Suite 3341, Oakland, CA
94612-2032 (sent via electronic mail to lgriffin@oaklandnet.com)
Donna Drogos, (sent via electronic mail to donna.drogos@acgov.org)
Mark Detterman (sent via electronic mail to mark.detterman@acgov.org)
Case File, GeoTracker



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

March 2, 2011

Mr. Brian McCormack and Ms. Cynthia Chackerian
c/o McCormack. Law Firm
120 Montgomery Street, #1600
San Francisco, CA 94104

Mr. John Morehouse and Ms. Katrina Rapa
5925 Ocean View Dr.
Oakland, CA 94618

REMEDIAL ACTION COMPLETION CERTIFICATE

Subject: Fuel Leak Case No. RO0003003; and Geotracker Global ID T10000001165, McCormack / Chackerian Property, 5925 Ocean View Dr., Oakland, CA 94618

Dear Responsible Parties:

This letter confirms the completion of a site investigation and remedial action for the underground storage tank formerly located 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 storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

Please contact our office if you have any questions regarding this matter.

Sincerely,


Ariu Levi
Director
Alameda County Environmental Health

**CASE CLOSURE SUMMARY
LEAKING UNDERGROUND FUEL STORAGE TANK - LOCAL OVERSIGHT PROGRAM**

I. AGENCY INFORMATION

Date: March 2, 2011

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567- 6876
Responsible Staff Person: Mark Detterman	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: McCormack / Chackerian Property		
Site Facility Address: 5925 Ocean View Drive, Oakland, CA 94618		
RB Case No.: NA	Local Case No.: ---	LOP Case No.: RO0003003
URF Filing Date: 4/24/2009	Geotracker ID: T10000001165	APN: 48A-7111-31

Responsible Parties	Addresses	Phone Numbers
Brian McCormack & Cynthia Chackerian	McCormack Law Firm 120 Montgomery Street, #1600 San Francisco, CA 94104	(415) 440-6662
John Morehouse & Katrina Rapa	5925 Ocean View Drive Oakland, CA 94618	(415) 512-3016
---	---	---

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	250	Heating Oil	Removed	4/23/2009
---	---	---	---	---
---	---	---	---	---
---	---	---	---	---
Piping			None Found	

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Unknown; UST appeared intact upon removal. Odors noted in overburden soil, and also noted beneath UST.		
Site characterization complete? Yes	Date Approved By Oversight Agency: ----	
Monitoring wells installed? No	Number: 0	Proper screened interval? NA
Highest GW Depth Below Ground Surface: 16.5 feet	Lowest Depth: 16.5 feet	Flow Direction: Presumed S to SSW*
Most Sensitive Current Use: Potential drinking water source.		

* Groundwater wells not installed, gradient from nearby site RO0000026.

Summary of Production Wells in Vicinity:	
<p>One 80 foot deep well, classified as "Domestic", was located approximately 1,130 feet NNW of the site. It does not appear to be a receptor based on distance and the presumed groundwater flow direction at the subject site. One abandoned 400 foot well or bore is located approximately 1,525 feet SSE of the site. Additionally, one 120 foot cathodic protection well is located approximately 630 feet SSE of the site. Both of these wells do not appear to be receptors based on distance and the presumed groundwater flow direction at the subject site.</p>	
Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest SW Name: Broadway Branch of Glen Echo Creek; 225 feet, south
Off-Site Beneficial Use Impacts (Addresses/Locations): None	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health and City of Oakland Fire Department

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	1 – 250-gallon	Destruction; Circosta Iron & Metal, San Francisco, CA	4/23/2009
Piping	None found	NA	NA
Free Product	None Reported	NA	----
Soil	6.59 tons	Keller Canyon Landfill, Pittsburg, CA	5/5/2009
Groundwater	Not Reported	NA	NA

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS BEFORE AND AFTER CLEANUP
 (Please see Attachments 1 through 6 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)	2,750	448	NA	<44*
TPH (Motor Oil)	<1,000	<100	NA	NA*
Oil and Grease	NA	NA	NA	NA
Benzene	<0.022	<0.0015	<0.49	<0.49
Toluene	<0.022	<0.00098	<0.22	<0.22
Ethylbenzene	0.0447	<0.00086	<0.28	<0.28
Xylenes	0.0396	<0.0026	<0.48	<0.48
Heavy Metals (Pb)	35.6	35.6	NA	NA
MTBE**	<0.110	<0.110	<0.55	<0.55
Other (8240/8270)	NA	NA	NA	NA

* Due to limited sample volume, micro-extraction was performed and sample was analyzed for TPH_{dro} (C9 – C23), which covers same carbon range as diesel and heating oil.

** MTBE only; other fuel oxygenates not analyzed

NA = Not analyzed

Site History and Description of Corrective Actions:

A 250-gallon heating oil UST was discovered during due diligence for a property transaction at the site. On April 23, 2009 the UST was removed and one confirmation sample was collected beneath the UST, and two four-point stockpile samples were collected. The hotspot four point sample contained 2,750 mg/kg TPH_{ho}, <0.240 mg/kg benzene, 0.0562 mg/kg toluene, 0.453 mg/kg ethylbenzene, 0.545 total xylenes, <1.2 MTBE, and 8.8 mg/kg lead. The confirmation sample at the base of the excavation contained 448 mg/kg TPH_{ho}, and similar concentrations of BTEX.

On August 3, 2010, soil bores SB-1 and SB-2 were installed at the site. Bedrock was encountered at 11 and 6 feet below grade surface (bgs). No PID detections were encountered in both bores. Two soil samples were collected; both were non-detectable for TPH_{ho} and BTEX. Groundwater was encountered at a depth of 16.5 feet in SB-2, and a sample was collected. Insufficient volume was present to conduct analysis for TPH_{ho}; however, sufficient volume was present to analyze from TPH_{dro} (carbon range C9 – C23) by micro-extraction techniques, as well as BTEX and MTBE. All analytes were nondetectable. Soil vapor probes (SGP-1 and SGP-2) were installed immediately adjacent to the former UST location and soil gas samples were collected at a depth of 5 feet bgs. Concentrations of benzene, toluene, and total xylenes were detected at concentrations below residential ESLs.


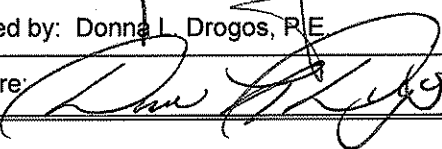
IV. CLOSURE

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.		
<p>Site Management Requirements:</p> <p>Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.</p> <p>This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site.</p>		
Should corrective action be reviewed if land use changes? No		
Was a deed restriction or deed notification filed? No		Date Recorded: NA
Monitoring Wells Decommissioned: NA	Number Decommissioned: 0	Number Retained: 0
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: None		

V. ADDITIONAL COMMENTS, DATA, ETC.

<p>Considerations and/or Variances:</p> <ul style="list-style-type: none"> Residual petroleum hydrocarbon contamination in soil and groundwater remains in place at this site. Overexcavation of impacted soil at the base of the UST excavation at 8.5 feet bgs was not performed. <p>Conclusion:</p> <p>Alameda County Environmental Health staff believes 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 for the fuel leak case is necessary. ACEH staff recommends case closure for this fuel leak site.</p>
--

VI. LOCAL AGENCY REPRESENTATIVE DATA

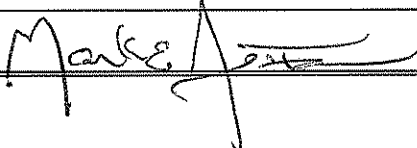
Prepared by: Mark Detterman	Title: Senior Hazardous Materials Specialist
Signature: 	Date: 3/2/11
Approved by: Donna L. Drogos, P.E.	Title: Division Chief
Signature: 	Date: 03/02/11

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
Notification Date: 3/2/11	

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: None installed.		
Additional requirements for submittal of groundwater data from retained wells: NA		
ACEH Concurrence - Signature: 	Date: 3/2/11	

Attachments:

1. Site Vicinity Map (1 pp)
2. Site Plans (1 pp)
3. Soil Analytical Data (1 pp)
4. Groundwater Analytical Data (1 pp)
5. Soil Gas Analytical Data (1 pp)
6. Boring Logs (2 pp)

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.

Detterman, Mark, Env. Health

From: Cherie McCaulou [CMccaulou@waterboards.ca.gov]
Sent: Wednesday, March 02, 2011 4:25 PM
To: Detterman, Mark, Env. Health
Subject: Re: RO0003003; Closure Summary for McCormack / Chackerian Property (T10000001165)

Mark - the Regional Water Board has no objection to ACEH's recommendation to close this home heating oil tank case. Thank you.

Sincerely,

Cherie McCaulou
Engineering Geologist
San Francisco Bay Regional Water Quality Control Board
cmccaulou@waterboards.ca.gov
510-622-2342

>>> "Detterman, Mark, Env. Health" <Mark.Detterman@acgov.org> 3/2/2011 4:11 PM >>>
Hi Cherie,

Attached is a closure summary for RO0003003; the McCormack / Chackerian Property, located at 5925 Ocean Drive in Oakland, in order to comply with the RWQCB's 30-day review period. If no comments from the RWQCB are received within the 30-day review period, ACEH's will proceed with case closure.

This was a recent home heating oil UST removal with one round of subsurface investigation. No wells were installed.

Should you have questions, please let me know.
Best,

*Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org*

PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

ATTACHMENT 1

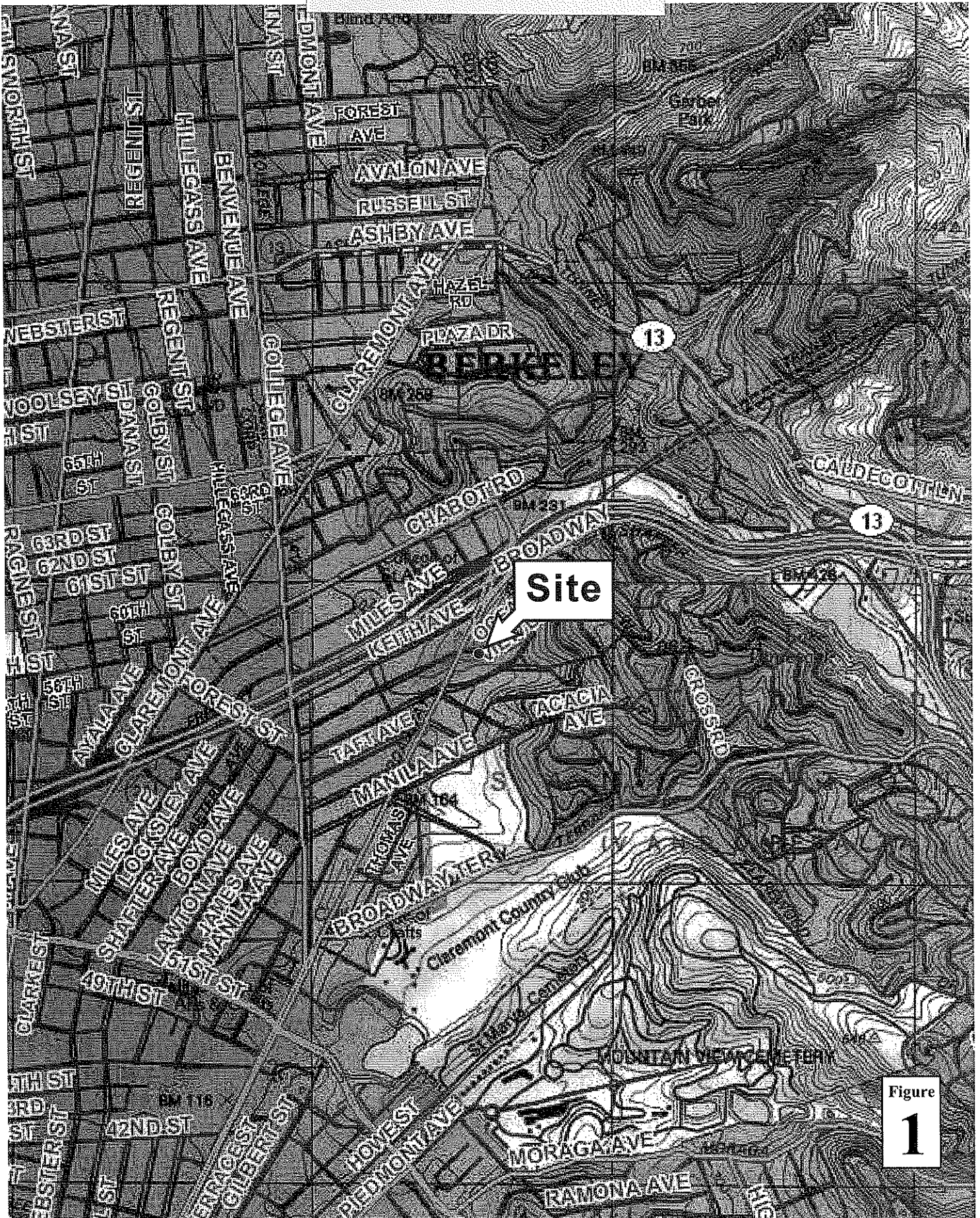
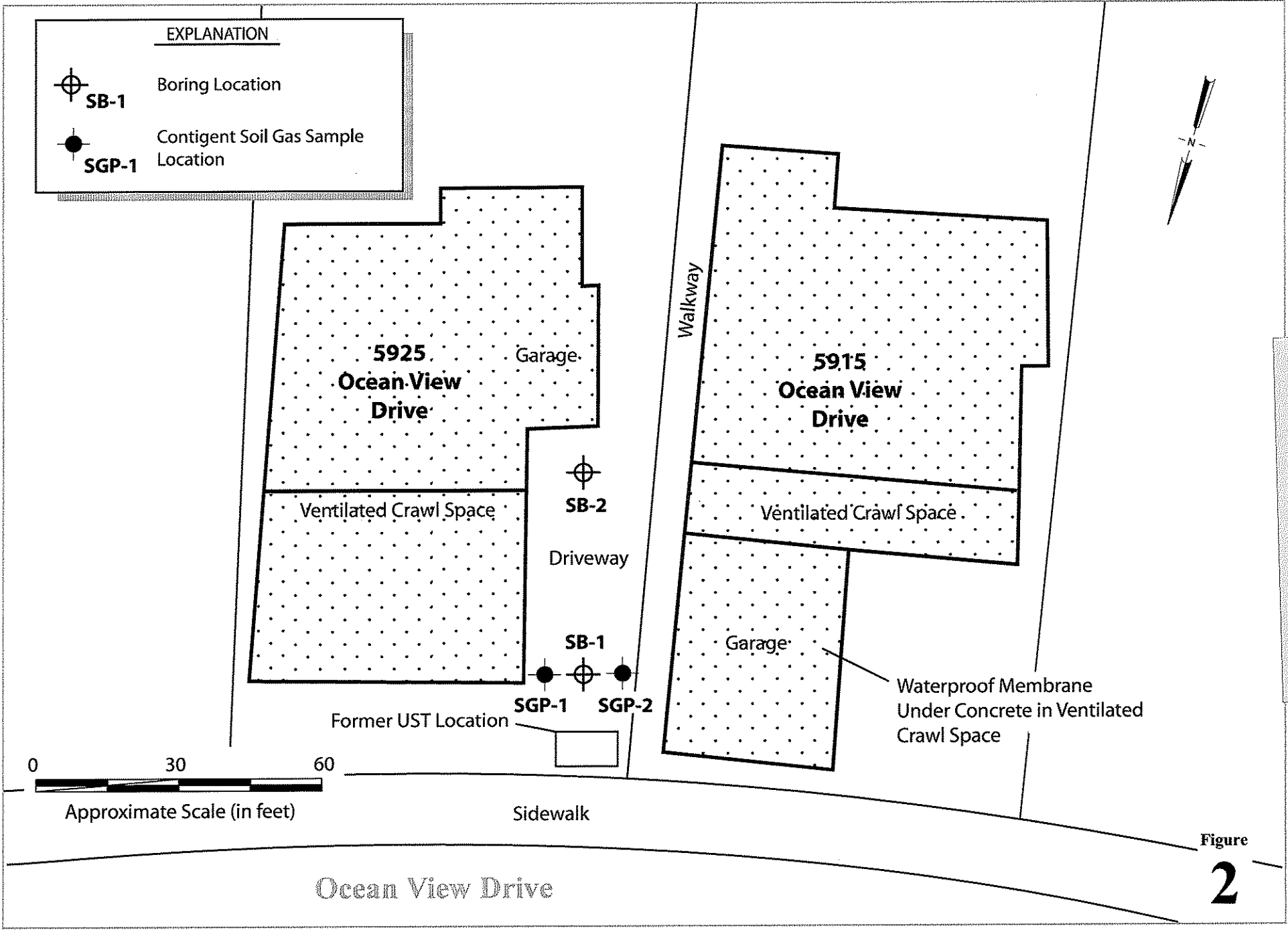


Figure
1

Morehouse
5925 Ocean View Drive
Oakland, California



Vicinity Map



5925 Ocean View Drive
Oakland, California



Boring and Soil Gas Sampling
Location Map

Pangea

Table 1. Soil Analytical Data - 5925 Ocean View Dr., Oakland, California

	TPHd	TPHmo	TPHho	Benzene	Toluene	Ethylbenzene	Xylenes	Notes	
Residential ESL for shallow soil dw(<3 m bgs):	83	370	370	0.044	2.9	2.3	2.3		
Residential ESL for deep soil dw(>3 m bgs):	83	5,000	5,000	0.044	2.9	3.3	2.3		
Residential ESL for shallow soil non-dw(<3 m bgs):	500	370	370	0.12	9.3	2.3	11		
Residential ESL for deep soil non-dw(>3 m bgs):	180	5,000	5,000	2.00	9.3	4.7	11		
Commercial ESL for shallow soil non-dw (<3 m bgs):	180	2,500	2,500	0.27	9.3	5	11		
Commercial ESL for deep soil non-dw (>3 m bgs):	180	5,000	5,000	2.0	9.3	5	11		
	←----- mg/Kg -----→								
Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)							
August 2010 Investigation									
SB-1-8	8/3/2010	8	--	--	<100	<0.0015	<0.00098	<0.00086	<0.0026
SB-2-4	8/3/2010	4	--	--	<3.3	<0.0015	<0.00098	<0.00086	<0.0026
UST Compliance Sample									
9081-C8.5	4/23/2009	8.5	--	<100	448	<0.022	<0.022	0.0447	0.0396
Stockpile Samples									
9081-SP(A-D)	4/23/2009	--	--	10.6	29.2	<0.25	0.0568	<0.25	<0.5
9081-VC(A-D)	4/23/2009	--	--	<1,000	2,750	<0.24	0.0562	0.453	0.545

Explanation:

Benzene, Toluene, Ethylbenzene and Xylenes by EPA Method 8260.

TPHd = Total Petroleum Hydrocarbons as diesel.

TPHmo - Total Petroleum Hydrocarbons as motor oil.

TPHho = Total Petroleum Hydrocarbons as heating oil by EPA Method 8015.

mg/Kg = milligrams per Kilogram

m bgs = Depth below ground surface (bgs) in meters

ft bgs = Depth below ground surface (bgs) in feet.

< n = Chemical not present at a concentration in excess of detection limit shown.

-- = Not analyzed

ESL = Environmental Screening Level for Shallow/Deep Soil with Residential and Commercial/Industrial Land Use, Groundwater is/is not a current or potential drinking water resource (Tables A, B, C and D).

ESL established by the SFBRWQCB, Interim Final - November 2007 (revised May 2008).

non-dw = groundwater is not a current or potential source of drinking water

dw = groundwater is a current or potential source of drinking water

ATTACHMENT 3

Pangea

Table 2. Groundwater Analytical Data - 5925 Ocean View Dr., Oakland, California

	TPHg	TPHdro	TPHmo	Benzene	Ethylbenzene	Toluene	Xylenes	Notes		
Final ESL for groundwater, non-dw:	210	210	210	46	43	130	100			
Final ESL for groundwater, dw:	100	100	100	1.0	30	40	20			
Ceiling Value:	100	100	100	170	30	40	20			
Drinking Water Toxicity:	210	210	210	1.0	700	150	1,800			
Indoor Air Impacts:	10,000	10,000	N/A	530	14,000	380,000	150,000			
Aquatic Habitat Goal:	500	640	640	46	290	130	13			
	←			µg/L	→					
Sample ID	Date Sampled									
SB-2	8/3/2010		---	<44	---	<0.49	<0.22	<0.28	<0.48	1

Explanation:

Benzene, Toluene, Ethylbenzene and Xylenes by EPA Method 8260.

TPHg = Total Petroleum Hydrocarbons as Gasoline.

TPHdro = Total Petroleum Hydrocarbons as Diesel Range Organics by EPA Method 8015 (see Note 1).

TPHmo = Total Petroleum Hydrocarbons as Motor Oil.

µg/L = micrograms per Liter

< n = Chemical not present at a concentration in excess of detection limit shown.

--- = Not analyzed

ESL = Environmental Screening Level for groundwater, Groundwater is not a current or potential source of drinking water. (Table F-1b).

ESL = Environmental Screening Level for Groundwater, groundwater is a current or potential source of drinking water. (Table F-1a).

ESL established by the SFBRWQCB, Interim Final - November 2007 (revised May 2008).

Bold = Concentration above ESLs for groundwater, not drinking water

non-dw = groundwater is not a current or potential source of drinking water

dw = groundwater is a current or potential source of drinking water

Notes:

1 = Due to limited sample volume, micro extraction performed and sample analyzed for TPHdro (C9-C23) which covers heating oil range.

Pangea

Table 3. Soil Gas Analytical Data - 5925 Ocean View Dr., Oakland, California

Boring/ Sample ID	Date Sampled	Sample Depth (ft - ft bgs)	ug/m ³							Notes
			Benzene	Toluene	Ethylbenzene	Xylenes	TPH Gasoline	MTBE	Isopropyl Alcohol	
Residential ESL for shallow soil gas:			84	63,000	980	21,000	10,000	9,400	--	
Commercial ESL for shallow soil gas:			280	180,000	3,300	58,000	29,000	31,000	--	

Soil Gas Probe Samples

SGP-1	8/3/2010	4.7-5.0	8.68	22.7	<2.0	28.94	--	<1.7	127	Isopropanol = 0.28% of total sample volume*
SGP-2	8/3/2010	4.7-5.0	65.8	29.8	<2.0	19.28	--	<1.7	18.5	Isopropanol = 0.05% of total sample volume*

Leak Check Samples

SGP-1 Leak Check	8/3/2010	--	--	--	--	--	--	--	44,700
SGP-2 Leak Check	8/3/2010	--	--	--	--	--	--	--	38,100

Abbreviations:

SGP-1 = Soil Gas Probe Sample

ug/m³ = Micrograms per cubic meter of air results calculated by laboratory from parts per billion results using normal temperature and pressure (NPT).

ft - ft bgs = Depth interval below ground surface (bgs) in feet.

Volatile organic compounds by EPA Method TO-15 (partial list), uses GC/MS scan.

<n = Chemical not present at a concentration in excess of detection limit shown.

-- = Not analyzed

MRL = Method reporting limit. Laboratory reporting limit based on parts per billion on volume to volume basis (ppbv/v) and converted to ug/m³.

ESL = Environmental Screening Level for Shallow Soil Gas with Residential and Commercial/Industrial Land Use, for samples less than five feet below a building foundation or ground

ESL established by the SFBRWQCB, Interim Final - November 2007 (revised May 2008).

Bold = Concentrations above ESLs for Residential and/or Commercial Land Use for shallow soil gas (SG samples).

* = Since the air flow regulators on the sampling and leak check summa canisters were setup identically, the percentage of sample that leaked from ambient air within the leak-check enclosure into the sample probe can be estimated by dividing the concentration of isopropanol in the sample canister by the concentration of isopropanol in the leak-check canister.

ATTACHMENT 6

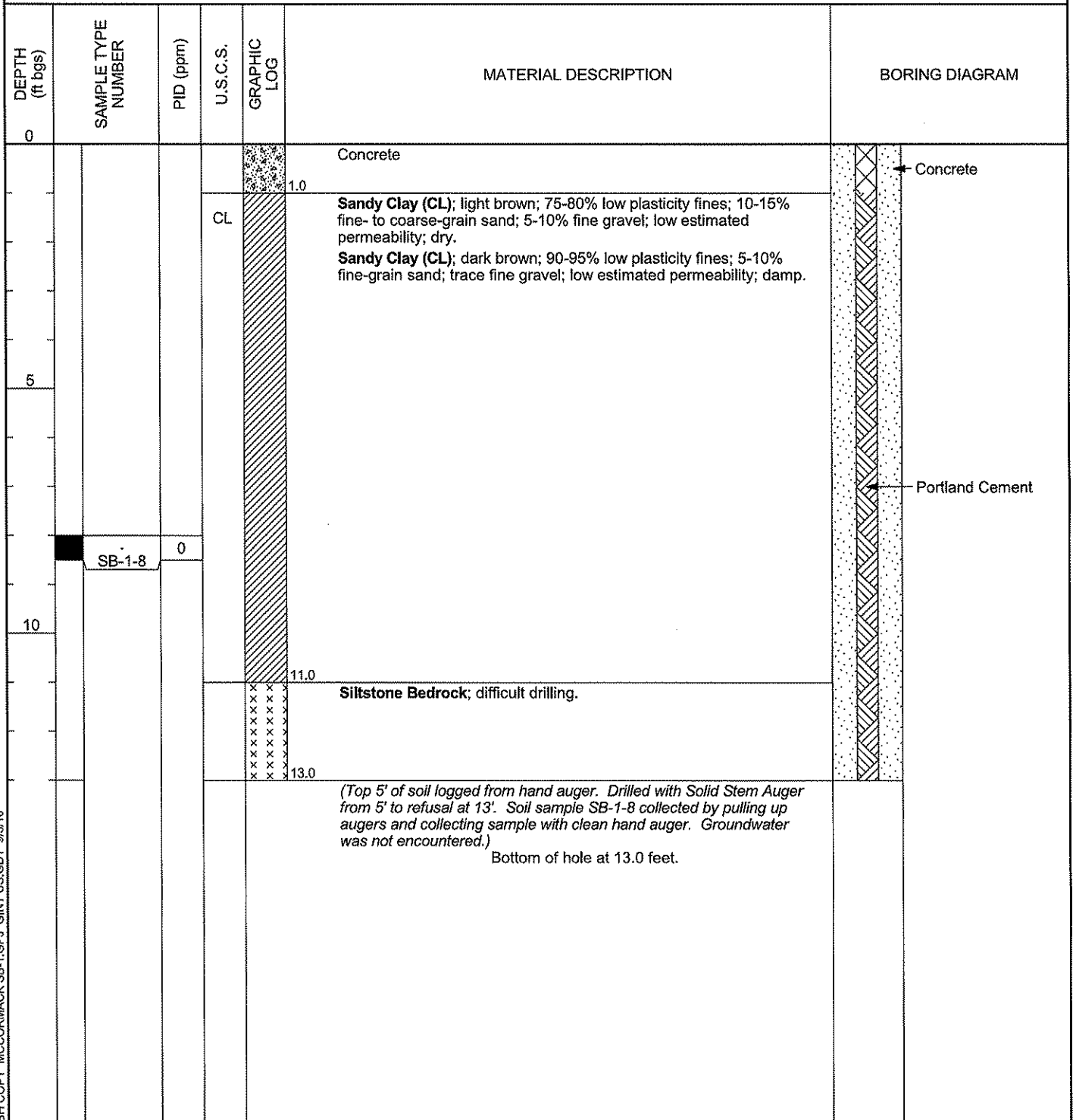


Pangea Environmental Services, Inc.
 1710 Franklin Street Suite 200
 Oakland, CA 94612

BORING NUMBER SB-1

PAGE 1 OF 1

CLIENT <u>McCormack</u>	PROJECT NAME <u>McCormack - 5925 Ocean View</u>
PROJECT NUMBER <u>1350.001</u>	PROJECT LOCATION <u>5925 Ocean View Dr, Oakland</u>
DATE STARTED <u>8/3/10</u> COMPLETED <u>8/3/10</u>	GROUND ELEVATION _____ HOLE SIZE <u>4.25"</u>
DRILLING CONTRACTOR <u>Penecore</u>	GROUND WATER LEVELS:
DRILLING METHOD <u>Solid Stem Auger</u>	AT TIME OF DRILLING <u>---</u>
LOGGED BY <u>Tina de la Fuente</u> CHECKED BY <u>Bob Clark-Riddell</u>	AT END OF DRILLING <u>---</u>
NOTES <u>Hand auger to 5'.</u>	AFTER DRILLING <u>---</u>



BH COPY MCCORMACK SB-1.GPJ, GINT US.GDT 9/3/10



Pangea Environmental Services, Inc.
 1710 Franklin Street Suite 200
 Oakland, CA 94612

CLIENT McCormack PROJECT NAME McCormack - 5925 Ocean View
 PROJECT NUMBER 1350.001 PROJECT LOCATION 5925 Ocean View Dr, Oakland
 DATE STARTED 8/3/10 COMPLETED 8/3/10 GROUND ELEVATION _____ HOLE SIZE 2.25"/4.25"
 DRILLING CONTRACTOR Penecore GROUND WATER LEVELS:
 DRILLING METHOD Direct Push - Dual Wall/Solid Stem Auger AT TIME OF DRILLING _____
 LOGGED BY Tina de la Fuente CHECKED BY Bob Clark-Riddell ▼ AT END OF DRILLING 16.3 ft
 NOTES Hand auger to 4' AFTER DRILLING _____

DEPTH (ft bgs)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	BORING DIAGRAM
0					Concrete	← Concrete
1.0			CL		Silty Clay (CL) ; dark brown; 80-90% low plasticity fines; 10-20% very fine-grain sand; trace fine gravel; damp.	
4.5	SB-2-4	0	GP		Poorly-graded Gravel (GP) ; 90-95% fine to course gravel; 5-10% medium plasticity fines; light grey; dry.	
6.0					Siltstone Bedrock ; difficult drilling.	
10		0				← Portland Cement
15						
18.0						

▼

(Drilled with Direct Push Dual Wall until refusal at 11'. Drilled with 4.25" diameter Solid Stem Augers from 11' to 18'. Installed temporary PVC casing with 5' of screen at bottom and collected a groundwater sample using new polyethylene tubing and a clean check valve.)
 Bottom of hole at 18.0 feet.

BH COPY MCCORMACK SB-2.GPJ GINT US.GDT 9/3/10