

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

July 13, 2004

Mr. Robert Tuck
Atlas Heating and Air Conditioning
1451 32nd St.
Oakland, CA 94608

Dear Mr. Tuck:

Subject: Fuel Leak Case RO0002592, Atlas Heating and Air Conditioning, 1451 32nd St.,
Oakland, CA 94608

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the subject site including the June 10, 2004 Workplan for Additional Site Characterization Activities by Stellar Environmental Solutions, Inc. The work plan follows the County's June 4, 2004 e mail to Stellar Environmental regarding the initial April 2004 Preliminary Site Assessment. The work plan is acceptable. Please comply with the following technical comments when performing the proposed work.

TECHNICAL COMMENTS

1. Six additional borings are proposed in the vicinity and in the assumed down-gradient direction of the former tank pit. One will be located east of the tank pit and the others in the assumed down-gradient direction on the west and east sides of Louise St.. Continuous core soil samples will be collected for geologic logging and field screening. Soil samples should be collected for screening or chemical analysis every 5', at changes in lithology and in obvious contaminated locations. A groundwater sample will be collected from the first encountered and any other water bearing zones for analysis. The borehole will be further advanced to approximately 3' into the low permeable zone beneath the first encountered groundwater and another soil sample collected to determine the vertical extent of the contamination. All samples will be analyzed for TPHg, MTBE, BTEX, TAME, ETBE, DIPE, TBA, ethanol, EDB and EDC.

TECHNICAL REPORT REQUEST


- 45 days after completion of subsurface investigation- submit investigation report with conclusions, recommendations and a work plan for monitoring well installations.

All reports and work plans are to be submitted under cover, signed under penalty of perjury, by the Responsible Party(ies) who have taken a lead role in compliance with corrective action directives.

Please be advised the new caseworker for your site is Mr. Don Hwang and you may contact him with any questions at (510)- 567-6746.

July 13, 2004
Mr. Robert Tuck
Atlas Heating and Air Conditioning, 1451 32nd St. , Oakland
RO0002592
Page 2 of 2

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos, D. Hwang
Mr. B. Rucker, Stellar Environmental Solutions, 2198 Sixth St., Berkeley, CA 94710
7_13_04Wpap1451 32ndSt

Chan, Barney, Env. Health

From: Bruce Rucker [brucker@stellar-environmental.com]
Sent: Friday, July 02, 2004 7:57 AM
To: Barney Chan
Subject: 1451 - 32nd Street, Oakland, CA

Barney -

Per our conversation last week, we are hoping that Alameda County Health will issue the workplan amendment approval letter, as you verbally indicated that our amendment met your requirements. Thank you in advance.

Bruce M. Rucker, R.G., R.E.A
Stellar Environmental Solutions, Inc.
2198 Sixth Street, #201
Berkeley, CA 94710

Tel: 510-644-3123
Fax: 510-644-3859
e-mail: brucker@stellar-environmental.com

Chan, Barney, Env. Health

From: Chan, Barney, Env. Health
Sent: Friday, June 04, 2004 3:34 PM
To: Bruce Rucker (E-mail)
Subject: Atlas Heating & Air Conditioning, 1451 32nd St, RO2592

Bruce:

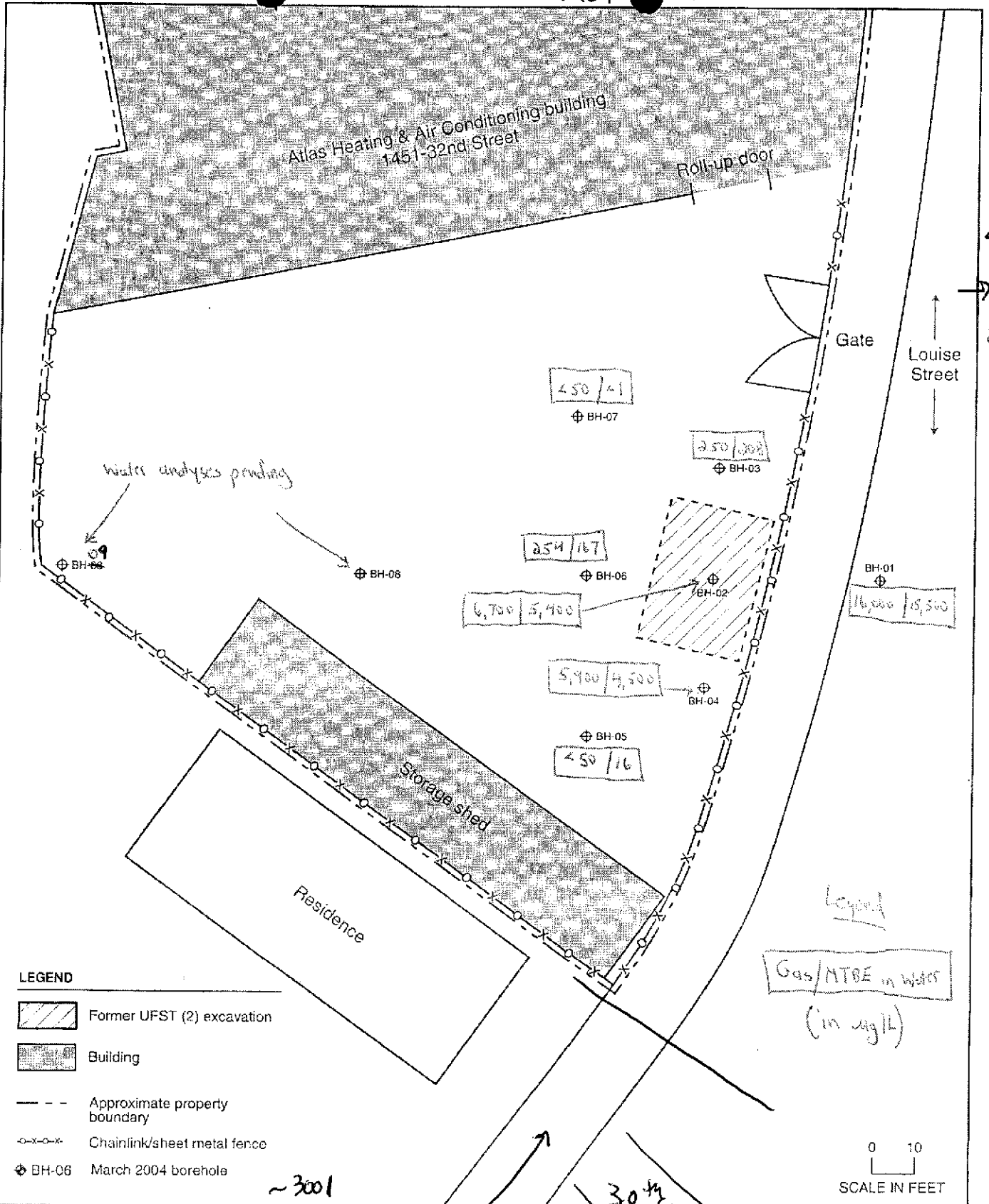
I reviewed the PSA report and have the following comments:

it looks like there must be an easterly gradient at the site (real or man made), the easterly extent of the plume has not been define and the highest concentrations in gw appear to be off-site. I think it would be better to do additional off site borings to better define the plume before installing monitoring wells. This could be done by drilling additional borings north and south of BH-1 and borings north and south of the proposed well across Peralta/Louise St. including a boring where the well is proposed. Using these results, you could better locate your wells. In addition, a well on the west side of Peralta St, perhaps at BH-1, would be reasonable for monitoring and/or remediation in addition to one across the street. Lastly, I think the wells, when constructed should be done after the depth of the water bearing zone(s) has been determined. Are there several zones and do they need to be sampled separately? Give me a call next week to discuss or e mail me your response.

Thanks

Barney M. Chan
Hazardous Materials Specialist
Alameda County Environmental Health
510-567-6765

1451 32nd St



4000
Helen St

~3001

Realtor St

30th St



1451-32nd Street
Oakland, CA

By: MJC

MARCH 2004

SITE PLAN

Figure 3

Stellar Environmental Solutions, Inc.
Geoscience & Engineering Consulting

R02592

2003-05-08

4000 + HOLLIS ST (3421 HOLLIS) - TOO FAR

LOUISE ✓ NOTHING

2856 HECEN ST Patch Prop R0177

2857 HANNAH JH' Fitzmaurice R0561 CL (LSP) cannot locate

1200 32nd (closed SLIC) POCKET DEVELOPMENT.

Chan, Barney, Env. Health

From: Bruce Rucker [brucker@stellar-environmental.com]
Sent: Monday, March 01, 2004 8:39 AM
To: Barney Chan
Cc: Bob Tuck
Subject: Atlas Heating & Air Conditioning, 1451-32nd Street, Oakland RO0002592

Barney-

We received your PSA workplan approval letter dated February 26, 2004. Thank you again for your prompt attention to this case, which the responsible party appreciates.

There is one technical issue in your approval letter that we would like to clarify. Our workplan proposed up to 8 boreholes, including two toward the inferred downgradient (west) property boundary, that we proposed to drill "time permitting." (We have estimated 1.5 days to complete the project). You asked us to install an additional borehole in the inferred upgradient direction (east), which we will, making a total of 9 boreholes. Your letter mentioned that we would install the six primary borings (plus the additional you requested), and install the additional two downgradient borings if "field results indicate necessary." The primary site contaminant appears to be MTBE, and we doubt if our field monitoring during drilling (visual, odor and PID readings) will pick up MTBE. To ensure that the maximum amount of cost-effective data are obtained in this phase of work, we plan to drill all 9 boreholes.

We are providing you this clarification to ensure compliance with California Tank Fund requirements that all corrective actions are conducted under regulatory directive. We will inform you of the drilling date once permits and subcontractors are procured. Please call if you have questions.

Bruce M. Rucker, R.G., R.E.A
Stellar Environmental Solutions, Inc.
2198 Sixth Street, #201
Berkeley, CA 94710

Tel: 510-644-3123
Fax: 510-644-3859
e-mail: brucker@stellar-environmental.com

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1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
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February 26, 2004

Mr. Robert Tuck
Atlas Heating and Air Conditioning
1451 32nd St.
Oakland, CA 94608

Dear Mr. Tuck:

Subject: Fuel Leak Case RO0002592, Atlas Heating and Air Conditioning, 1451 32nd St.,
Oakland, CA 94608

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the subject site including the February 19, 2004 Workplan for Preliminary Site Assessment by Stellar Environmental Solutions, Inc. Please address the following technical comments when performing the proposed work.

TECHNICAL COMMENTS

1. Six borings are proposed in the immediate vicinity of the former tank pit. One will be located within the tank pit and the others in the assumed down gradient directions. Soil samples will be collected for chemical analysis at depths exhibiting the highest screening level or just above the first encountered groundwater. A groundwater sample will be collected from the first encountered groundwater for analysis. The borehole will be further advanced to approximately 3' into the low permeable zone beneath the first encountered groundwater and another soil sample collected to determine the vertical extent of the contamination. All samples will be analyzed for TPHg, MTBE, BTEX, TAME, ETBE, DIPE, TBA, ethanol, EDB and EDC. Our office approves this work plan. Please drill an additional boring immediately east of the former dispenser, into native soil and take soil and groundwater samples, similarly, as proposed in the other borings. If field results indicate necessary, additional borings may be drilled to complete site characterization.
2. Please perform a preferential pathway and sensitive receptor survey.

Please contact our office prior to performing the proposed work. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos

Mr. B. Rucker, Stellar Environmental Solutions, 2198 Sixth St., Berkeley, CA 94710

Wpap1451 32ndSt

202592

Alameda County

FEB 02 2004

Date: January 28, 2004 **Environmental Health**

To: City of Oakland Fire Services Agency – Office of Emergency Services
250 Frank Ogawa Plaza, Suite 3341
Oakland, CA 94612
Attn: Mr. Leroy Griffin

cc: Atlas Heating & Air Conditioning, Inc. (owner and Responsible Party)
Alameda County Environmental Health Dept. – Mr. Barney Chan

From: Bruce Rucker, Stellar Environmental Solutions, Inc. BNR

Subject: Transmittal of Underground Storage Tank Unauthorized Release (Leak)
Contamination Site Report
Atlas Heating & Air Conditioning, Inc. Facility – 1451 32nd Street, Oakland, CA

As authorized agent for the property owner, Stellar Environmental Solutions, Inc. has since 2003 been conducting UST-related corrective actions and investigations, including determining potential eligibility for reimbursement from the California Petroleum Underground Storage Tank Cleanup Fund. The Alameda County Environmental Health Department (Mr. Barney Chan) is currently the lead agency, and City of Oakland Fire oversaw the two UST removals. Mr. Chan has requested that we complete and submit the attached Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report. Per the form instructions, enclosed are the 4 top copies of the form for your distribution, as necessary.

Thank you for your previous assistance in moving this site toward closure. Please call me directly (510-644-3123) if you have any questions.

From: Bruce Rucker [brucker@stellar-environmental.com]
Sent: Wednesday, January 28, 2004 10:08 AM
To: Chan, Barney, Env. Health
Subject: RE: Atlas Heating and Air Conditioning 1451-32nd Street

Barney -

Thank you so much for your prompt action on this case.

Re: the UST sizes. You are correct, the UST sizes were 2,000 (not 20,000) gallons each, and all subsequent SES technical reports will include the correct sizes.

Re: the UST orientation: You are correct that the long axes of the USTs were east-west (as shown on our figure, but incorrectly stated as north-south in our text). Any future references to UST axis orientation in future SES reports will state as such.)

As you requested, we will submit a URL form (to your office) on behalf of the owner.

Re: the location of UST confirmation soil samples: The information on our report's page 5 is correct, per the Oakland Fire Department onsite inspection form and the contractor's chain of custody. One 4-point composite soil sample was collected from each of the East and West sidewalls, all collected at a depth of 7' (2' above tank pit waterline). You are correct that normally one discrete sample would have been collected from beneath each UST end. I guess the Fire Dept inspector felt that a composite would have been more appropriate. We will be further characterizing source area residual soil contamination in our PSA workplan.

We will be submitting our PSA workplan soon after we have conducted the near-site utility locating (conducted before the workplan so that the findings may be used to refine proposed borehole locations). Likely you will see our workplan in mid February 2004. Thanks again.

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

From: Chan, Barney, Env. Health [mailto:barney.chan@acgov.org]
Sent: Tuesday, January 27, 2004 3:52 PM
To: 'Bruce Rucker'
Subject: RE: Atlas Heating and Air Conditioning 1451-32nd Street

Bruce: Unfortunately it is true. I am the new case worker for this site. I have created the case in Geotracker. If you would like to submit a work for PSA, without receiving a request, that is OK with me. Please fill out and submit a ULR for this site on behalf of the RP. I noted a couple of errors in your 7/2003 report ie the size of the USTs I believe were 2K not 20K and the orientation appears to be east-west along the longest axis. I am still not sure where the sidewall samples were collected. Four samples composited from the east and west sides of the pit instead of one discrete from each end of the USTs.

Sincerely,

Barney Chan

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

From: Bruce Rucker [mailto:brucker@stellar-environmental.com]
Sent: Monday, January 26, 2004 4:00 PM
To: Barney Chan
Subject: Atlas Heating and Air Conditioning 1451-32nd Street

Barney -

I understand from Don Hwang that this "new" case was incorrectly assigned to him (zip code issue) and has been sent back to ACEH tech to confirm that you will be case officer. If that is so, the following is a quick status note and request for information from you.

The owner has received the ACEH "Notification of Responsible Party" letter, to which he will be responding directly. They have retained us to begin working on the project. Our first task is to "claim" the site on GeoTracker, however the case is not yet listed. Could you please upload the site to the GeoTracker database, so that we may begin our uploads? Thank you in advance.

On a technical note, the owner is considering redeveloping the property within the year, which will include putting a building footprint over the former UST. He is rightfully concerned about future environmental activities compromising his ability to develop. Specifically, he wants to conduct the initial activities (i.e. source characterization) as soon as possible, so that we can determine if the source area needs to remain undeveloped (i.e. to provide access for additional characterization and/or corrective action).

We understand that the next step ACEH will take is to issue a letter requesting a technical workplan for a Preliminary Site Assessment (PSA). In order to minimize the time required to conduct initial activities (yet still remain compliant with Tank Fund requirements about regulatory agency directives), he has asked if we can immediately submit to ACEH the PSA workplan that you will be requiring in the near future, rather than waiting for ACEH to issue a request for workplan. Your final approval of the workplan would then be sufficient regulatory agency directive to satisfy the Fund.

We therefore are proposing the following:

Submit to ACEH the PSA that includes all the elements usually requested by ACEH for similar sites (such as the Russ Elliott site you are working on with us). Prior to the borehole program, we conduct an evaluation of potential nearby preferential pathways (i.e. locating underground utilities) that will aid us in siting borehole locations, which will be fully discussed in the workplan. We propose to conduct the vicinity well survey after the borehole program when the plume data will allow for a more meaningful evaluation of potential offsite receptors.

Could you please respond (e-mail is fine) as soon as possible with your concurrence to this proposed approach? We will then follow with our technical workplan. We hope that this

Bruce M. Rucker
Stellar Environmental Solutions, Inc.
2198 Sixth Street, #201
Berkeley, CA 94710

Tel: 510-644-3123
Fax: 510-644-3859
E-mail: Brucker@stellar-environmental.com

Hwang, Don, Env. Health

From: Bruce Rucker [brucker@stellar-environmental.com]
Sent: Friday, January 16, 2004 9:25 AM
To: Don Hwang
Subject: Atlas Heating and Air Conditioning

Don-
Regarding the "new" fuel leak case for Atlas Heating and Air Conditioning (1451 - 32nd Street, Oakland) .

The owner has received the ACEH "Notification of Responsible Party" letter, to which he will be responding directly. They have retained us to begin working on the project. Our first task is to "claim" the site on GeoTracker, however the case is not yet listed. Could you please upload the site to the GeoTracker database, so that we may begin our uploads? Thank you in advance.

On a technical note, the owner is considering redeveloping the property within the year, which will include putting a building footprint over the former UST. He is rightfully concerned about future environmental activities compromising his ability to develop. Specifically, he wants to conduct the initial activities (i.e. source characterization) as soon as possible, so that we can determine if the source area needs to remain undeveloped (i.e. to provide access for additional characterization and/or corrective action).

We understand that the next step ACEH will take is to issue a letter requesting a technical workplan for a Preliminary Site Assessment (PSA). In order to minimize the time required to conduct initial activities (yet still remain compliant with Tank Fund requirements about regulatory agency directives), he has asked if we can immediately submit to ACEH the PSA workplan that you will be requiring in the near future. We therefore are proposing the following:

Submit to ACEH the PSA that includes all the elements usually requested by ACEH for similar sites, including a preliminary evaluation of potential nearby preferential pathways (i.e. locating underground utilities) that will aid us in proposing borehole locations. We propose to conduct the vicinity well survey concurrent with the borehole program, so that all elements of the preferential pathway and well survey can be discussed in the Soil and Water Investigation Report.

Could you please respond (e-mail is fine) as soon as possible with your concurrence to this proposed approach?

p.s. Can you give us an updated timeline for approving the technical workplan for the Oakland Auto Works site (initial workplan submitted to you August 20, 2003, and amended workplan submitted to you on December 10, 2003). Thank you

Bruce M. Rucker
Stellar Environmental Solutions, Inc.
2198 Sixth Street, #201
Berkeley, CA 94710

Tel: 510-644-3123
Fax: 510-644-3859
E-mail: Brucker@stellar-environmental.com

STELLAR ENVIRONMENTAL SOLUTIONS

2198 Sixth Street, Suite 201

Berkeley, CA 94710

Tel: (510) 644-3123

Fax (510) 644-3859

fax

to: **Mr. Don Hwang**
Alameda County Health Department
Hazardous Materials Section

fax #: **510-337-9355 4335**

from: **Bruce Rucker**

date: **12/04/03**

subject: **Underground Storage Tank Case**
Atlas Heating and Air Conditioning 1451 32nd Street, Oakland

pages: **2 (including this cover sheet)**

NOTES: **Don -**

Donna Drogos told us today that you will be the case officer for this site, once Oakland Fire transfers the case. Therefore I'm sending you a copy of the attached SES letter, requesting that Oakland Fire move this case along. We look forward to working with you on this case.

Regards, Bruce

★ Stellar Environmental Solutions, Inc.

2198 Sixth Street, Berkeley, CA 94710
Tel: (510) 644-3123 • Fax: (510) 644-3859
Geoscience & Engineering Consulting

December 3, 2003

Mr. Leroy Griffin
City of Oakland Fire Department – Office of Emergency Services
fax: 510-238-7761

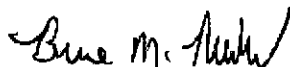
Subject: UST Release at Atlas Heating Facility, 1451 32nd Street, Oakland, CA

Dear Mr. Griffin:

This is a follow-up to our phone discussion yesterday, in which you indicated to us that Oakland Fire was still in the process of reviewing this case. We transmitted to your office (and to Alameda County Health) on July 28, 2003 the UST closure documentation report for the facility.

Ms. Donna Drogos (supervisor of Alameda County Health Department LOP unit) gave us additional information today on the case status. She indicated that they received the report, assigned the case to their LOP unit (with Mr. Don Hwang to be the ACEH case officer), and sent an e-mail request to you (dated unspecified) to formally transfer the case to ACEH. She indicated that ACEH has not received the information, and that ACEH cannot move forward with their review of this case until Oakland Fire provides to ACEH the case transfer documentation. On behalf of the property owner, we respectfully request that Oakland Fire respond to the ACEH request, so that we can move this site toward regulatory closure. Thank you in advance for your prompt attention to this matter.

Sincerely,
Stellar Environmental Solutions, Inc.



Bruce M. Rucker, R.G., R.E.A.,
Project Manager / Senior Geologist

cc: Don Hwang, Alameda County Health Department