

Fuel Leak Case No. RO0002599, Aldridge Property, 1636 Trestle Glen Rd., Oakland, CA

2/18/04 Spoke to Trevor Bausman of ACC with our comments to 2/13/04 Work Plan.

3/17/04 Message to Dave Dement of ACC proposing a meeting to resolve questions about 2/18/04 Revised Work Plan.

3/18/04 Dave Dement of ACC left message that he and Joseph Aldridge met Leroy Griffin a few weeks ago. Leroy determined that the case was erroneously transferred to us and so he closed the case. Aldridge has sold property. I have not received any documents from Leroy indicating that the case has been closed, neither has Donna.

Don

CASE TRANSFERRED TO OFD

3/1/04

A handwritten signature in black ink, appearing to be "R. D. ...", located below the date "3/1/04".

Drogos, Donna, Env. Health

From: Drogos, Donna, Env. Health
Sent: Monday, March 01, 2004 11:41 AM
To: Levi, Ariu, Env. Health
Subject: 1636 Trestle Glen

I noticed Dave's response on Trestle Glen, are we transferring back to Oakland to do a deed notification?

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

From: Gholami, Amir, Env. Health
Sent: Monday, March 01, 2004 11:35 AM
To: Drogos, Donna, Env. Health
Subject: FW: 2201 West Street

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

From: Levi, Ariu, Env. Health
Sent: Monday, March 01, 2004 11:29 AM
To: Gholami, Amir, Env. Health
Subject: FW: 2201 West Street

FYI

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

From: David DeMent [mailto:ddement@accenv.com]
Sent: Thursday, February 26, 2004 10:54 AM
To: 'Levi, Ariu, Env. Health'
Cc: werkmeister@pacbell.net
Subject: RE: 2201 West Street

Mr. Levi:

ACC Environmental received this email from Don Hwang on Feb. 13 and a follow-up email for Gary Werkmeister's Site at 2201 West Street. In the follow-up email, Don requested a change to Figure 2 in the report showing the soil boring locations. I fixed the Figure because it had not been revised from "proposed" soil boring locations to "completed" soil boring locations. The revised soil boring location figure will be forwarded to your Office.

However, as I said to Don on Feb. 13th, I am not aware of any errors regarding TPHg vs TPHd results in the text or in any tables. All the constituents reported by VOC and TPHd analysis were properly reported in the text and in the summary table of results. The other question I posed to Don was the necessity for any EDF or Geotracker submittals, as this was a soil boring investigation.

Gary Werkmeister patiently waited for Alameda County to review the October 14, 2003 Groundwater Investigation Report, finally got fed up and demanded a meeting, he hears in the meeting that the Site should be closed, and then weeks later ACC gets this rather cryptic request for new information. Can you get a sense for his frustration, especially since he has been calling Don Hwang regularly throughout the whole process.

Gary is calling me now to see what can be done while Don is gone. Can you help? Is there anyone at ACHCSA that can work on it in Don's absence?

Dear Gary & Dave,

We reviewed our Case Closure Summary for your site. However, we noticed that the text, map, & tables which we compiled from reports are incorrect. Your reports show TPHG results. However, analyses for TPHG were not performed. Please submit a revised report with correct text, tables, & figures. This data will be included in our Case Closure Summary & needs to be correct.

6/17/2005

Also, the analyticals for COC's (TPH, BTEX, MTBE) are not included in all your tables. Please revise your tables.

Submit your EDF to Geotracker.

Please compile these items so that we may proceed to case closure at this site.

Thank you for your time and thank you very much for your work on the 1643 Trestle Glen matter. I met with the Owner and Leroy Griffin Tuesday and he promised to close the case with a deed notation.

Dave DeMent

David DeMent, RG, REA II
Environmental Division Manager
ACC Environmental Consultants, Inc.
7977 Capwell Drive, Suite 100
Oakland, California 94621
(510) 638-8400 ext. 109 (direct)
(510) 638-8404 (facsimile)
ddement@accenv.com
www.accenv.com

6/17/2005

Hwang, Don, Env. Health

From: Trevor Bausman [tbausman@accenv.com]
Sent: Thursday, February 19, 2004 2:05 PM
To: 'Donna L. Drogos'
Cc: 'Don Hwang'; 'David Dement'
Subject: 1636 Trestle Glen Road, Oakland, revised Work Plan

Dear Ms. Drogos:

Per communication with Don Hwang, I am sending the attached Revised Work Plan directly to you regarding advancement of soil borings at 1636 Trestle Glen Road in Oakland, California (A hard copy will be sent to your office identical to this one but with wet signatures).

Here is an overview of the revisions made per your comments to Don Hwang:

- 1) Professional stamp needed: David DeMent, a California Registered Geologist, has stamped the revised WP
- 2) Type of drill rig: a Geoprobe® 5400 drill rig will can drill through weathered bedrock but encounters refusal in highly crystalline competent bedrock
- 3) Sampling interval: two soil samples will be collected per boring, one at 7 feet bgs (2 feet below former tank bottom) and another at 11 to 12 feet bgs
- 4) Analyzing for MTBE: one soil and one groundwater sample (if encountered) will be analyzed for MTBE
- 5) Location of soil samples: there are now 5 soil boring locations, with two adjacent to the former tank
- 6) Cover letter: a letter from Mr. Joseph Aldridge is included
- 7) Groundwater sampling time: individual sampling will vary per boring between one to five hours
- 8) Gradient and scale of the site map: these are now included on Figure 2, with a topographic map included as Figure 3

Please contact ACC as soon as possible regarding any questions or comments and/or verbal approval of the Revised Work Plan. Thank you.

Trevor Bausman
Project Administrator
(510) 638-8400 ext. 113
www.accenv.com

February 19, 2004

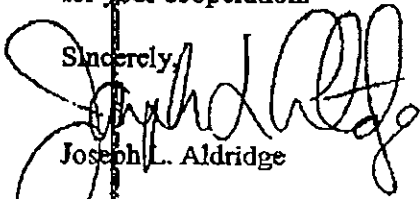
Ms. Donna L. Drogos
Environmental Health Services
Environmental Protection
113 Harbor Bay Parkway, Ste. 250
Alameda, CA 94502-6577

Re: Fuel Leak Case No. RO0002599, Aldridge Property, 1636 Trestle Glen Road,
Oakland CA. 94610

Dear Ms. Drogos:

Please be advised that I have reviewed the Revised Work Plan proposal developed by ACC Environmental for the above referenced site. ACC Environmental is hereby authorized to immediately proceed with this plan upon the approval of your agency. If you have any questions please feel free to contact me at 510-486-2413. As you know, time is of the essence for us in having the work done and this matter resolved. Thank you for your cooperation.

Sincerely,



Joseph L. Aldridge

Cc
Trevor Bausman
ACC Environmental

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

February 6, 2004

Joseph & Zella Aldridge
1636 Trestle Glen Rd.
Oakland, CA 94610

Subject: Fuel Leak Case No. RO0002599, Aldridge Property, 1636 Trestle Glen Rd.,
Oakland, CA 94610

Dear Mr. & Mrs. Aldridge:

The Oakland Fire Department reported the discovery of a release from the 350 gallon heating oil underground storage tank (UST) system on your property on September 25, 2003. The release was reported to the Alameda County Environmental Health (ACEH), the lead agency for oversight of investigation and cleanup of petroleum hydrocarbon releases in Oakland. We have recently reviewed the information in our file and determined that up to 4,400 mg/kg Total Petroleum Hydrocarbons Diesel (TPHD) were detected in soil collected 9 feet below ground surface (bgs) beneath the center of the tank. Thus, a soil and groundwater investigation is needed at this site.

Please investigate the extent of soil and groundwater contamination beneath your site. This type of investigation usually involves drilling one or more soil borings and collecting soil and groundwater samples for chemical analysis. If significant contamination is present, groundwater monitoring wells may be needed and groundwater sampled to properly characterize groundwater contamination.

Submit a work plan detailing your proposal to define the extent of soil and/or groundwater contamination by April 6, 2004. This report is being requested pursuant to the California Regional Water Quality Control Board's (Regional Board) authority under Section 13267 of the California Water Code.

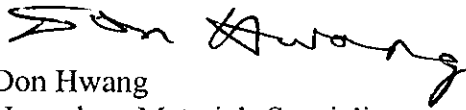
UST CLEANUP FUND

Please be aware that you may be eligible for reimbursement of the costs of investigation from the California UST Cleanup Fund (Fund). In some cases, a deductible amount may apply. If you believe you meet the eligibility requirements, I strongly encourage you to contact the Fund for an application.

Mr. & Mrs. Aldridge
February 6, 2004
Page 2 of 2

If you have any questions, please contact me at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Leaking Underground Storage Tank Oversight Program

c: David Dement, ACC Environmental Consultants, 7977 Capwell Dr., Suite 100, Oakland,
CA 94610
Donna Drogos
File

RO 2599

January 23, 2004

Alameda County

JAN 29 2004

Environmental Health

Don Hwang
Hazardous Materials Specialist
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

RE: 1636 Trestle Glen Road, Oakland California.
Notice of Responsibility Dated January 13, 2004.

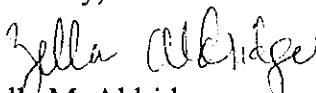
Mr. Hwang:

We are in receipt of the Notice of Responsibility dated January 13, 2004, which identifies Zella and Joseph Aldridge "as the primary active Responsible Party. This letter further states that "[it] is the responsibility of the primary or active Responsible Party to submit a letter to this agency within 20 calendar days of receipt of this notice that identifies all current record owners of fee title." In accordance therewith please be advised that 1636 Trestle Glen Road, Oakland California is held in trust titled the "Edward H. Young Sr., 1998 Revocable Living Trust." Zella M. Aldridge is the current sole trustee and has full and unrestricted authority to act on behalf of the trust.

As you may be aware, we have engaged ACC Environmental as consultants in this matter. In addition, I have entered into a contract of sale for 1636 Trestle Glen Road. Closing of escrow is scheduled for mid March, 2004. My husband, Joseph L. Aldridge, has discussed this fact with you and was informed that closure of this matter was possible by that time. You should receive a Work Plan for the site from ACC in the near future.

I hope this letter meets the requirements specified in your Notice. If it does not, please feel free to contact either myself at (510) 286-8311 or my husband at (510) 486-2413. We are looking forward to final resolution of this matter.

Sincerely,


Zella M. Aldridge
Trustee, the Edward H. Young Sr.,
1998 Revocable Living Trust

Salomon Smith Barney
1995 University Ave., Ste. 500
Berkeley, CA 94704

facsimile transmittal

To: DONNA DROGOS Fax: 510-337-9335

From: Joseph L. Aldridge Date: 12/31/03

Re: REQUEST FOR CLOSURE Pages: 5

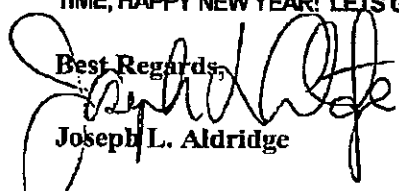
CC:

Urgent For Review Please Comment Please Reply Please Recycle

Notes

DONNA, I HAVE ATTACHED A LETTER WRITTEN BY OUR ENVIRONMENTAL CONSULTANTS
 DETAILING THE BASIS FOR IMMEDIATELY CLOSING THE MATTER RELATING TO 1636 TRESTLE
 GLEN ROAD, OAKLAND. WHEN WE PREVIOUSLY SPOKE YOU INDICATED THAT ACC'S REPORT
 WAS VAGUE ON THE ISSUE OF GROUND WATER CONTAMINATION. WITH THIS LETTER MR.
 DEMENT HAS SOUGHT TO CLARIFY THEIR POSITION. HE HAS INDICATED THAT HE WOULD LIKE
 TO SPEAK WITH YOUR OFFICE PRIOR TO PREPARING A WORK PLAN, HOPFULLY DURING THE
 FIRST WEEK OF THE NEW YEAR. I LOOK FORWARD TO SPEAKING WITH YOU THEN. IN THE MEAN
 TIME, HAPPY NEW YEAR! LETS GET THIS RESOLVED ASAP! THANK YOU.

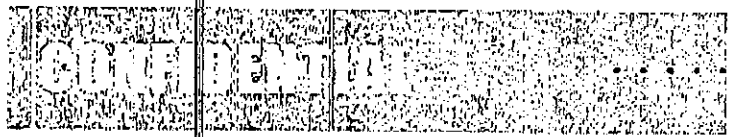
Best Regards,



Joseph L. Aldridge

Financial Consultant

510-486-2413/fax510-845-7288

**ENVIRONMENTAL
CONSULTANTS**

December 22, 2003

Mr. Joseph Aldridge
727 East 24th Street
Oakland, CA 94606

Re: Heating Oil Tank Request for Closure
1636 Trestle Glen Road, Oakland, California
ACC Project Number 6769-001-00

Dear Mr. Aldridge:

ACC Environmental Consultants Inc. (ACC) has prepared this letter to discuss findings of the home heating oil tank removal at 1636 Trestle Glen Road, Oakland, California. In its October 24, 2003 *Heating Oil Tank Removal Report*, ACC requested full regulatory closure from the Oakland Fire Department (OFD), the lead overseeing regulatory agency. ACC understands that Mr. Hernan Gomez of the OFD subsequently referred the case to the Alameda County Health Care Services Agency (ACHCSA).

According to local guidance document LG-109-1 (attached), prepared by the State Water Resources Control Board for local implementing agencies, the State of California considers residential heating oil tanks with a capacity of less than 1,100 gallons to be exempt from state underground storage tank (UST) regulations. In ACC's opinion, the heating oil tank removed from 1636 Trestle Glen meets all LG-109-1 criteria for exemption. The only potential point of contention is whether the unauthorized release from the heating oil tank threatens water quality.

ACC contends that the release of heating oil observed within the former tank excavation does not threaten groundwater. Data supporting this belief include:

- Soil observed within the excavation consists of silty clay to a depth of 7.0 to 8.0 feet bgs underlain by weathered bedrock and well cemented bedrock at a depth of 9.0 feet bgs;
- Static groundwater and/or soil capable of containing static groundwater were not observed in the open excavation to the depth of bedrock at 9.0 feet bgs;
- Soil discoloration and characteristic petroleum hydrocarbon odor generally decreased with depth and distance from the center of the former tank location;
- No detectable BTEX concentrations were reported in either confirmation soil sample;
- The heating oil tank, abandoned for a minimum of 30 years, contained product extending up into the riser indicating that the tank was intact until it was removed;

1636 Trestle Glen Road
Oakland, California

ACC Project Number 6769-001-00
Page 2

- Visual observations and the condition of the tank strongly indicate that any unauthorized release was likely due to overspillage around the tank fill port that remained largely localized to the disturbed soil within the tank excavation;
- Impact to groundwater immediately adjacent to the former heating oil tank is not suspected due to the apparent limited nature of the release and fine-grained native soils and bedrock minimizing potential subsurface migration;
- Future use of the area is as residential landscaping which essentially eliminates any potential contact with residual petroleum hydrocarbons in subsurface soils;
- Residual heating oil-range petroleum hydrocarbons present from 5.0 to 9.0 feet bgs in the subsurface exhibit low toxicity, do not pose a threat to human health or the environment, and are expected to continue to decrease through natural attenuation processes; and
- Despite the lack of specific groundwater data, current subsurface conditions can be inferred with a high degree of confidence and ACC believes the Site should be evaluated for regulatory closure as a low-risk "soils only" case.

In the *Heating Oil Tank Removal Report*, ACC requested regulatory closure in regards to the heating oil tank. ACC still contends that the case should be closed as a "soils only" case with no further action and that the exemption summarized in LG-109-1 is applicable.

If you have any questions, please feel free to contact me at (510) 638-8400, ext. 109 or email me at ddement@accenv.com.

Sincerely,



David R. DeMent, RG, REA II
Environmental Division Manager

/trb:drd

Attachment: LG-109-1

CITY OF OAKLAND FIRE DEPARTMENT
Office Of Emergency Services
 1605 Martin Luther King Jr. Way, Oakland, CA 94612

202599

Alameda County

NOV 24 2003

Hazardous Materials Program

Contaminated Site Case Transfer Form

Environmental Health

Referral To:

Date	11/17/03
Agency	Alameda County Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502
Attention	Donna L. Drogos, LOP/SLIC Program Manager

Site Information:

Site Responsible Party(s)	
Site Name	Residence
Site Address	1636 Trestle Glen Rd.
Site Phone	
Site Contractor/Consultant (if available)	DCM Construction + Serv. / A.C.C. Env. Consultants
Site DBA	

Site Conditions:

UST			
USTs removed? # removed: <u>1</u> Date removed: <u>9/25/03</u>	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Contents (circle): gasoline diesel waste oil <u>(heating oil)</u> solvents kerosene stoddard solvent other (specify) _____	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Observations of system (holes, leaks)?	Yes	<input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
Observed contamination (free product, smell, soil/water discoloration)?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Detectable concentrations of soil and/or groundwater contamination?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
o Highest Concentration Detected in Soil Contaminant (specify) <u>TPHd</u> Concentration <u>4,400</u> ppm			
o Highest Concentration Detected in Water Contaminant (specify) _____ Concentration _____ ppb			
Unauthorized Release Form filed?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Future intended use if known? Specify <u>Residence</u>	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
NON-UST			
Former industrial use?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Detectable concentrations of soil and/or groundwater contamination?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
o Highest Concentration Detected in Soil Contaminant (specify) _____ Concentration _____ ppm			
o Highest Concentration Detected in Water Contaminant (specify) _____ Concentration _____ ppb			
Future intended use if known? Specify _____	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
<i>If available, attach pertinent reports</i>			

Transferred as:

LOP

SLIC

Level of Update requested: distribution list all meetings all site visits closure sign off all the above

Transfer requested by Inspector: H. Gomez Date: 11/17/03

Transfer accepted by (ACEH): _____ Date: _____

LG 109-1
REGULATORY STATUS OF FARM TANKS AND HEATING OIL TANKS
(SUPERSEDES LG-109)

July 25, 1994

To: Local Agencies

This letter clarifies the exemption of farm tanks and home heating oil tanks from state underground storage tank (UST) regulations. The following topics are discussed:

1. Definitions of farm tanks and home heating oil tanks;
2. Examples of exempt tanks;
3. Conditions under which an exempt tank becomes a regulated tank; and
4. Tank owner responsibilities if an exempt tank becomes a regulated tank.

1) Definition of Farm Tanks and Home Heating Oil Tanks (Section 2611 CCR)

a. "Farm tank" means any one tank or a combination of manifolded tanks that 1) are located on a farm; and 2) hold no more than 1,100 gallons of motor vehicle fuel [MVF] which are used primarily for agricultural purposes and are not held for resale.

b. "Heating oil tank" means a tank located on a farm or at a personal residence and which holds no more than 1,100 gallons of home heating oil which is used consumptively at the premises where the tank is located.

2) Examples of Exempt Tanks (Section 2621(a) CCR)

All farm tanks and home heating oil tanks which meet the criteria specified in (a) or (b) above are exempt from state UST regulations. Consequently, installation, operating, and closure requirements do not apply to these tanks. For example, home heating oil tanks at homes which have converted to electricity or natural gas for heating purposes are exempt as long as they are not used for a non-exempt purpose. Also, farm tanks with a capacity of 1,100 gallons or less which store motor vehicle fuel for agricultural purposes are exempt as long as they are not used for a non-exempt purpose. However, the State and Regional Water Board's authority, under Section 13304 of the California Water Code, to require clean up or other pollution prevention measures remains unimpaired if releases from such tanks threaten water quality.

3) Conditions Under Which an Exempt Tank Becomes a Regulated Tank (Section 2621(e) CCR)

An exempt UST may become regulated if a condition allowing its exemption changes. A change in exemption status can come from any of the following:

- a. Property loses its status as a "farm". According to Food and Agricultural Code Sections 52262. and

54004, a farm is a place of agricultural production which has annual sales of agricultural products of \$1,000 or more. Agricultural products include any horticultural, viticultural, forestry, dairy, livestock, poultry, bee or farm product. Therefore, if a farm's annual sales of agricultural products falls below \$1,000, or the farm crop is not included in the definition of "agricultural production," the property no longer retains its "farm" status. Therefore, tanks located on that property which are used after the property loses its farm status become subject to regulation.

b. Property loses its status as a "personal residence". If the residence has a home heating oil tank and the property is changed for commercial or other non-residential purposes (other than a farm), the tank used after the change becomes subject to regulation.

c. The tank contents change from MVF or home heating oil. MVF's are defined, for purposes of the UST program, as petroleum products which are intended to be used primarily to fuel motor vehicles or engines. Heating oil is a petroleum product which is used for heating.

d. The use of a farm or home heating oil tank changes to a use which is not exempt. If the use of a tank which contains MVF changes to something other than "primarily for agricultural purposes and not for resale," then the tank becomes subject to regulation. Likewise, if the use of a tank which contains home heating oil, changes to something other than "for consumptive use on the premises where stored," then the tank becomes subject to regulation.

4) Tank Owner Responsibilities if an Exempt Tank Becomes a Regulated Tank (Section 2621(c) CCR)

The owners of all tanks which are exempted by Section 25281(x)(1)(A) and (x)(1)(B) of the Health and Safety Code (H&SC) and which lose their exemption by virtue of a change to a regulated use, must either obtain a valid operating permit or close the tank in accordance with Chapter 6.7 H&SC and any applicable local agency requirements.

If you have any questions, call John Welch (916) 227-4323.

Sincerely,

{Original signed by:
James George Giannopoulos
Supervising Engineer
Underground Storage Tanks

[Back to LG list](#)
