



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

October 23, 2013

Perry Pineda  
Shell Oil Products US  
20945 S. Wilmington Ave.  
Carson, CA 90810-1039  
(Sent via E-mail to: [perry.pineda@shell.com](mailto:perry.pineda@shell.com))

Shahriar Almasi  
Portola Valley LLC  
965 Laurel Glen Drive  
Palo Alto, CA 94304

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0000006, Shell#13-9619, 3420 San Pablo Avenue, Oakland, CA 94608

Dear Perry Pineda and Shahriar Almasi:

Alameda County Environmental Health (ACEH) is reviewing the fuel case file for the above referenced site for potential case closure. Site investigation and groundwater monitoring from underground storage tank leaks have been performed at the subject property to which you are named as the primary or active responsible party. Pursuant to Section 25297.15 (a), ACEH, the local agency, shall not consider cleanup or site closure proposals from the primary or active responsible party, issue a closure letter, or make a determination that no further action is required with respect to a site upon which there was an unauthorized release of hazardous substances from an underground storage tank subject to this chapter unless all current record owners of fee title to the site of the proposed action have been notified of the proposed action by the primary or active responsible party. ACEH is required to notify the primary or active responsible party of their requirement to certify in writing to the local agency that the notification requirement in the above-mentioned regulation has been satisfied and to provide the local agency with a complete mailing list of all record fee title owners.

To satisfy the above-mentioned requirement, please complete the enclosed "List of Landowners Form," and mail it back to ACEH within thirty (30) days from the date of this letter. Also your comments must be considered prior to the proposed cleanup or closure. Please respond within 60 days from the date of this letter for your comments to be considered.

Public participation is a requirement for the Corrective Action Plan and case closure process. In order to notify potentially affected members of the public of the potential fuel leak case closure, we request that you distribute the attached Notification of Potential Case Closure to the addresses shown on attached mailing list and the cc list to this correspondence **no later than October 31, 2013**. We also request that you distribute the attached notification to any persons, corporations, or government agencies you are aware of that may have an interest in this fuel leak case. The Notification of Potential Case Closure requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure by December 31, 2013. Notifications to duplicate addresses may be omitted. Following distribution by U.S. Mail to the attached mailing list, please submit written verification of the date that the Notification of Potential Case Closure was distributed. ACEH will consider all comments from the public prior to potential case closure.

This case is expected to be closed with the following site management requirements:

*“This fuel leak case has been evaluated for closure consistent with the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). The concentration of benzene in shallow soil exceeds the numerical criteria for direct contact and outdoor air exposure prescribed in the LTCP for residential and commercial land use. Lead has also been detected in shallow soil at concentrations that exceed California Human Health Screening Levels for lead. Under the current land use as an active fueling station, most of the site is paved with minor landscaped areas near the site boundaries resulting in a low potential for direct exposure under the current land use. The potential for vapor intrusion to future buildings has also not been evaluated. Therefore, case closure is granted for the current commercial land use as an active fueling station.*

*If a change in land use to any residential, commercial other than as a commercial fueling station, or conservative land use, or if any redevelopment occurs, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. Due to the potential for vapor intrusion to indoor air for future buildings, ACEH will re-evaluate the case upon receipt of approved development/construction plans.*

*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.”*

*This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site.”*

Groundwater monitoring may be suspended at this time. In order to expedite the closure process, you may schedule well decommissioning for one to two weeks after the end of the public comment period. If public comments require a longer period of time for responses, it may be necessary to postpone well decommissioning.

### **TECHNICAL REPORT REQUEST**

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **October 31, 2013** – Verification that the Notification of Potential Case Closure was distributed to the attached mailing list

Responsible Parties  
RO0000006  
October 23, 2013, Page 3

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org). Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>. If your email address does not appear on the cover page of this notification, ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297  
Senior Hazardous Materials Specialist

Attachments: Public Notification of Potential Case Closure (for distribution)  
Mailing List  
List of Landowners Form

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032  
2032 (Sent via E-mail to: [lgriffin@oaklandnet.com](mailto:lgriffin@oaklandnet.com))

Peter Schaefer, Conestoga-Rovers & Associates, 5900 Hollis Street, Suite A  
Emeryville, CA 94608 (Sent via E-mail to: [pschaefer@croworld.com](mailto:pschaefer@croworld.com))

Donna Drogos, ACEH (Sent via E-mail to: [donna.drogos@acgov.org](mailto:donna.drogos@acgov.org))  
Jerry Wickham, ACEH (Sent via E-mail to: [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org))

GeoTracker, File

**MAILING LIST FOR FACT SHEET (3 PAGES)**

Thomas Francis  
East Bay Municipal Utility District  
375 11<sup>th</sup> Street, M.S.407  
Oakland, CA 94607-1055

Leroy Griffin  
Oakland Fire Department  
250 Frank H. Ogawa Plaza, Ste. 3341  
Oakland,CA 94612-2032 2032

Cherie McCaulou  
San Francisco Bay Regional Water Quality Control Board  
1515 Clay Street, Suite 1400  
Oakland, CA 94612  
San Francisco Bay Regional Water Quality

CALIFORNIA HOTEL  
Parcel #: 5-479-2-1  
310 8TH ST #200  
OAKLAND CA 94607

CHAVEZ RITO & RAQUEL M  
Parcel #: 9-740-25  
12330 FIRST FORK RD  
LOS GATOS CA 95033

CHURCH CHRIST BERKELEY  
Parcel #: 9-723-19-1  
3354 SAN PABLO AVE  
OAKLAND CA 94608

CLAYMORE PROPERTIES LLC  
Parcel #: 9-740-13  
P.O.BOX 6186  
MORAGA CA 94570

DODG CORPORATION  
Parcel #: 9-740-11  
4849 E 12TH ST  
OAKLAND CA 94601

GUESS OLA F  
Parcel #: 5-479-6  
8343 FOXWOOD LN  
DALLAS TX 75217

GUESS OLA F  
Parcel #: 5-479-7  
8343 FOXWOOD LN  
DALLAS TX 75217

HALEY HERBERT II & TANIA  
Parcel #: 9-740-26  
9014 SAGE RD  
OAKLAND CA 94605

LENBERG VERN LLC  
Parcel #: 5-479-3-1  
2219 VASQUEZ PL  
RIVERSIDE CA 92507

LENBERG VERN LLC  
Parcel #: 5-479-3-2  
2219 VASQUEZ PL  
RIVERSIDE CA 92507

LENBERG VERN LLC  
Parcel #: 5-479-4  
2219 VASQUEZ PL  
RIVERSIDE CA 92507

LENBERG VERN LLC  
Parcel #: 5-479-5  
2219 VASQUEZ PL  
RIVERSIDE CA 92507

LI ZHEN & XUE YAN  
Parcel #: 9-740-24  
251 LAUREL AVE  
HAYWARD CA 94541

ORKIN INC  
Parcel #: 9-740-15  
13116 IMPERIAL HWY  
SANTA FE SPRINGS CA 90670

PORTOLA VALLEY LLC  
Parcel #: 9-740-19-1  
965 LAUREL GLEN DR  
PALO ALTO CA 94304

PORTOLA VALLEY LLC  
Parcel #: 9-740-21  
965 LAUREL GLEN DR  
PALO ALTO CA 94304

PORTOLA VALLEY LLC  
Parcel #: 9-740-20  
965 LAUREL GLEN DR  
PALO ALTO CA 94304

REO HOMES 2 LLC  
Parcel #: 9-740-12  
510 3RD ST #102  
OAKLAND CA 94607

RESIDENT  
Parcel #: 5-479-3-1  
3427 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 5-479-3-2  
3431 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 5-479-4  
3423 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 5-479-6  
3415 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 5-479-7  
3413 LINDEN ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 5-479-2-1  
3501 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 5-479-5  
3419 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-15  
3400 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-19-1  
3420 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-21  
3420 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-23-1  
967 35TH ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-26  
949 35TH ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-11  
964 34TH ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-14  
990 34TH ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-24  
963 35TH ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-25  
957 35TH ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-32  
977 35TH ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-12  
976 34TH ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-13  
984 34TH ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-20  
3420 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-33  
977 35TH ST  
OAKLAND CA 94608

SMITH INETA  
Parcel #: 9-740-23-1  
59 MELRA CT  
SAN FRANCISCO CA 94134

WILLIAMS JOSEPH  
Parcel #: 9-740-32  
981 35TH ST  
OAKLAND CA 94608

WILLIAMS JOSEPH  
Parcel #: 9-740-33  
981 35TH ST  
OAKLAND CA 94608

ZHANG YUFANG  
Parcel #: 9-740-14  
205 DE ANZA BLVD #238  
SAN MATEO CA 94402



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**INVITATION TO COMMENT – POTENTIAL CASE CLOSURE**

**SHELL #13-9619  
3420 SAN PABLO AVENUE  
FUEL LEAK CASE RO000006  
GEOTRACKER GLOBAL ID T0600101253**

**OCTOBER 23, 2013**

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-threat Closure Policy. Therefore, ACEH is considering closure of the fuel leak case. Due to the residual contamination on site, the site would be closed with site management requirements that require further evaluation if the site is to be redeveloped in the future.

This notice is being sent to the current landowner in compliance with Health and Safety Code Section 25295.40. It is also being sent to the current occupants and landowners of adjacent properties and known interested parties for this site.

The public is invited to review and comment on the potential closure of the fuel leak case. The entire case file can be viewed over the Internet on the ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.swrcb.ca.gov>). Please send written comments to Jerry Wickham at the address below; all comments will be forwarded to the responsible parties. Comments **received by December 31, 2013** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACEH caseworker, Jerry Wickham at 510-567-6791 or by email at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org). Please refer to ACEH case RO000006 in any correspondence.

## LIST OF LANDOWNERS FORM

County of Alameda  
Environmental Health Services  
Environmental Protection 1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

### CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR:

Site Name: Shell#13-9619

Address: 3420 San Pablo Avenue

City, State, Zip: Oakland, CA 94608

Record ID #: RO0000006

Please fill out item 1 if there are multiple site landowners (attach an extra sheet if necessary). If you are the sole site landowner, skip item 1 and fill out item 2.

1. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I, \_\_\_\_\_ (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

Name: Shahriar Almasi, Portola Valley LLC

Address: 965 Laurel Glen Drive

City, State, Zip: Palo Alto, CA 94304

E-mail Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

2. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I \_\_\_\_\_, certify that I am the sole landowner for the above site.

Sincerely,

\_\_\_\_\_  
Signature of Primary Responsible Party

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
E-mail Address