



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

August 12, 2013

Perry Pineda  
Shell Oil Products US  
20945 S. Wilmington Ave.  
Carson, CA 90810-1039

Bhushan Bansal  
Bansal, Inc.  
2120 Montana Street  
Oakland, CA 94602-2218

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0000173 and GeoTracker Global ID T0600101805, Shell #16-5675, 2120 Montana Street, Oakland, CA 94602

Dear Mr. Pineda and Mr. Bansal:

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 August 20, 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 October 20, 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.

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:

- **August 20, 2013** – Verification that the Notification of Potential Case Closure was distributed to the attached mailing list

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

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

3405 DIMOND LLC  
Parcel #: 26-835-10-2  
1891 SOLANO AVE  
BERKELEY CA 94707

BANSAL INC  
Parcel #: 26-834-22-1  
2120 MONTANA ST  
OAKLAND CA 94602

CITY OF OAKLAND  
Parcel #: 26-836-11-2  
250 FRANK H OGAWA PLZ #4  
OAKLAND CA 94612

CITY OF OAKLAND  
Parcel #: 26-836-15  
250 FRANK H OGAWA PLZ #4  
OAKLAND CA 94612

CITY OF OAKLAND  
Parcel #: 26-836-14-1  
250 FRANK H OGAWA PLZ #4  
OAKLAND CA 94612

CITY OF OAKLAND  
Parcel #: 26-836-13  
250 FRANK H OGAWA PLZ #4  
OAKLAND CA 94612

CITY OF OAKLAND  
Parcel #: 26-836-14-2  
250 FRANK H OGAWA PLZ #4  
OAKLAND CA 94612

DELTORO MARTIN &  
Parcel #: 23-498-30-1  
2002 MONTANA ST  
OAKLAND CA 94602

FEDERAL NATIONAL  
Parcel #: 26-834-18  
14221 DALLAS PKWY #1000  
DALLAS TX 75254

GAUBE JOHN A & SYLVIA M  
Parcel #: 26-834-1  
PO BOX 4369  
HOUSTON TX 77210

GOODHUE NEIL B & DIANE C  
Parcel #: 28-905-12-1  
P.O. BOX 11015  
OAKLAND CA 94611

GRIFFIN JOHN & SHEPPARD  
Parcel #: 26-834-15-1  
2026 MONTANA ST  
OAKLAND CA 94602

KINDER CO  
Parcel #: 26-836-11-3  
PO BOX 13304  
OAKLAND CA 94661

KINDER CO  
Parcel #: 26-836-10  
PO BOX 13304  
OAKLAND CA 94661

KWOK KWONG P & SHIU H  
Parcel #: 26-834-20  
2110 MONTANA ST  
OAKLAND CA 94602

LONGS DRUG STORES INC  
Parcel #: 28-905-26-8  
ONE CVS DR  
WOONSOCKET RI 02895

MAR JAMES & CAROL N TRS  
Parcel #: 26-836-16  
3624 FRUITVALE AVE  
OAKLAND CA 94602

MAR JAMES & CAROL N TRS  
Parcel #: 26-836-8  
3624 FRUITVALE AVE  
OAKLAND CA 94602

RESIDENT  
Parcel #: 23-498-30-1  
2000 MONTANA ST  
OAKLAND CA 94602

RESIDENT  
Parcel #: 26-834-18  
2102 MONTANA ST  
OAKLAND CA 94602

RESIDENT  
Parcel #: 26-834-1  
3333 FRUITVALE AVE  
OAKLAND CA 94602

RESIDENT  
Parcel #: 26-835-10-2  
3405 DIMOND AVE  
OAKLAND CA 94602

RESIDENT  
Parcel #: 26-836-11-2  
SLOAN ST  
OAKLAND CA 94602

RESIDENT  
Parcel #: 26-836-11-3  
3401 FRUITVALE AVE  
OAKLAND CA 94602

RESIDENT  
Parcel #: 26-836-15  
3416 DIMOND AVE  
OAKLAND CA 94602

RESIDENT  
Parcel #: 26-836-16  
3424 DIMOND AVE  
OAKLAND CA 94602

RESIDENT  
Parcel #: 26-836-8  
3431 FRUITVALE AVE  
OAKLAND CA 94602

RESIDENT  
Parcel #: 26-836-14-1  
3408 DIMOND AVE  
OAKLAND CA 94602

RESIDENT  
Parcel #: 26-836-10  
3417 FRUITVALE AVE  
OAKLAND CA 94602

RESIDENT  
Parcel #: 26-836-13  
3400 DIMOND AVE  
OAKLAND CA 94602

RESIDENT

Parcel #: 26-836-14-2  
3408 DIMOND AVE  
OAKLAND CA 94602

RESIDENT

Parcel #: 28-905-26-1  
3400 FRUITVALE AVE  
OAKLAND CA 94602

RESIDENT

Parcel #: 28-905-12-1  
3426 FRUITVALE AVE  
OAKLAND CA 94602

RESIDENT

Parcel #: 28-905-26-8  
3320 FRUITVALE AVE  
OAKLAND CA 94602

SHIN SUNG J & TERESSA

Parcel #: 28-905-26-1  
44 STERLING WAY  
LAFAYETTE CA 94549

VANSANDT ELOISE M

Parcel #: 26-834-19  
2106 MONTANA ST  
OAKLAND CA 94602

## 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 #16-5675  
Address: , 2120 Montana Street  
City, State, Zip: Oakland, CA 94602  
Record ID #: RO0000173

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: Bhushan Bansal, Bansal, Inc.  
Address: 2120 Montana Street  
City, State, Zip: Oakland, CA 94602-2218  
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



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(510) 567-6700  
FAX (510) 337-9335

**NOTIFICATION OF POTENTIAL CASE CLOSURE**  
**SHELL #13-5675**  
**August 13, 2013**

**Site Location: 2120 Montana Street, Oakland, CA 94602**  
**Fuel Leak Case RO0000173 and GeoTracker Global ID T0600101805**

**Summary** – This fact sheet has been prepared to inform community members and other interested parties of potential case closure for a fuel leak case at the operating Shell-branded service station located at 2120 Montana Street in Oakland, California (see attached aerial photograph on back). Surrounding land use is mixed commercial and residential.

A potential gasoline release was observed in November 1997 when secondary containment was added to the three dispensers and turbine sumps. Up to 59 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg), 0.76 ppm benzene, and 1.1 ppm MTBE were detected in three soil samples collected from beneath the dispensers

Site investigation activities to define the extent of petroleum hydrocarbons in soil and groundwater have included soil gas sampling, advancement of exploratory soil borings, and installation and sampling of 11 groundwater monitoring wells. A groundwater extraction (GWE) system was installed in March 2003. From April 2003 to March 2007, the GWE system removed approximately 769,943 gallons of groundwater that contained an estimated 21.8 pounds of TPHg, 0.826 pounds of benzene, and 4.87 pounds of MTBE

In November 2003, a small crack was found in the bottom of the regular-grade gasoline UST. After the crack was repaired, the UST passed a pressure test and was certified tight. The fuel dispensers and UST sumps were upgraded in May 2004. In November 2012, three 10,000-gallon USTs, dispensers, and piping were removed.

Site data indicate that a groundwater plume containing MTBE, TBA, and other dissolved petroleum hydrocarbons extended from the area of the fuel dispensers and underground storage tanks (USTs) southwest beneath Montana Street. Since 2001, the concentrations of dissolved petroleum hydrocarbons have decreased significantly. The plume appears to be shrinking in size and residual petroleum hydrocarbons in soil and groundwater are expected to biodegrade over time. The site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. Site investigation and cleanup activities have been completed and it does not appear that the fuel release presents a risk to human health for nearby residents or site workers. Therefore, ACEH is considering potential closure of the fuel leak case.

**Next Step** – 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 October 20, 2013** will be considered and responded to prior to a final determination on the proposed case closure.

Additional information: Contact Jerry Wickham of the Alameda County Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502 at 510-567-6791 or by email at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)





**2120 Montana Street, Oakland, CA (Google, 2013)**