



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

August 4, 2011

Mr. Denis Brown
Shell Oil Products US
20945 S. Wilmington Ave.
Carson, CA 90810-1039

Richard Hudson
Hudson Investment Properties LLC
1809 Spumante Place
Pleasanton, CA 94566

Subject: Landowner Notification for Case Closure Consideration for Fuel Leak Case No. RO0000213 and GeoTracker Global ID T0600102083, Shell#13-5243, 11989 Dublin Boulevard, Dublin, CA 94568

Dear Mr. Brown and Mr. Hudson:

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 30 days from the date of this letter for your comments to be considered.

ACEH will review the case for possible closure under a commercial land use scenario with the following site management requirements:

"Case closure for the fuel leak site is granted for the current commercial land use only. If a change in land use to any residential or other conservative land use scenario occurs at this site, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the case upon receipt of approved development/construction plans. Excavation or construction activities in the 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."

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 **no later than August 15, 2011**. The Notification of Potential Case Closure requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure by September 22, 2011. 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 during the closure review.

TECHNICAL REPORT REQUEST

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

- **August 15, 2011** – 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. Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

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: Cheryl Dizon, QIC 80201, Zone 7 Water Agency, 100 North Canyons Parkway,
Livermore, CA 94551

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

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

GeoTracker, File

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#13-5243

Address: 11989 Dublin Boulevard

City, State, Zip: Dublin, CA 94568

Record ID #: RO0000213

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: Hudson Investment Properties LLC

Address: 1809 Spumante Place

City, State, Zip: Pleasanton, CA 94566

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

NOTIFICATION OF POTENTIAL CASE CLOSURE
SHELL#13-5243
August 5, 2011

Site Location: 11989 Dublin Boulevard, Dublin, CA 94568
Fuel Leak Case RO0000213 and GeoTracker Global ID T0600102083

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 a gasoline service station located at the corner of San Ramon Road and Dublin Boulevard in Pleasanton, California (see attached map on back). Surrounding land use is mixed commercial and residential.

During dispenser and piping upgrade activities in June 1997, petroleum hydrocarbons were detected in soil samples collected beneath the dispensers and in product piping trenches. Various site investigation activities including soil borings, monitoring well installation, and groundwater sampling were conducted on site and northeast of the site (in the direction of groundwater flow) between August 1997 and July 2006. The site investigations indicated that residual petroleum hydrocarbons were present in soil and groundwater in the area of the underground storage tanks, dispensers, and piping and that a plume of petroleum hydrocarbons dissolved in groundwater extended northeast of the site. In August 2005, four underground storage tanks (USTs), piping, and dispensers were excavated and replaced. Soil samples from the UST excavation contained up to 4,600 parts per million of total petroleum hydrocarbons as gasoline. Based on the soil sampling results, approximately 1,000 cubic yards of contaminated soil was excavated and transported off-site for disposal at a landfill facility approved to accept the contaminated soil.

A total of seven groundwater monitoring wells have been installed at the site and northeast of the site in the direction of groundwater flow. Quarterly and later semi-annual groundwater monitoring was conducted at the site from July 1999 until July 2010. The groundwater monitoring data indicate that a plume containing dissolved petroleum hydrocarbons is limited in extent to the area of the site and concentrations within the plume are decreasing. Based on trends in concentration, water quality is expected to be restored within an acceptable time frame by natural attenuation processes. No water supply wells are expected to be affected by the plume. 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 September 22, 2011** 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

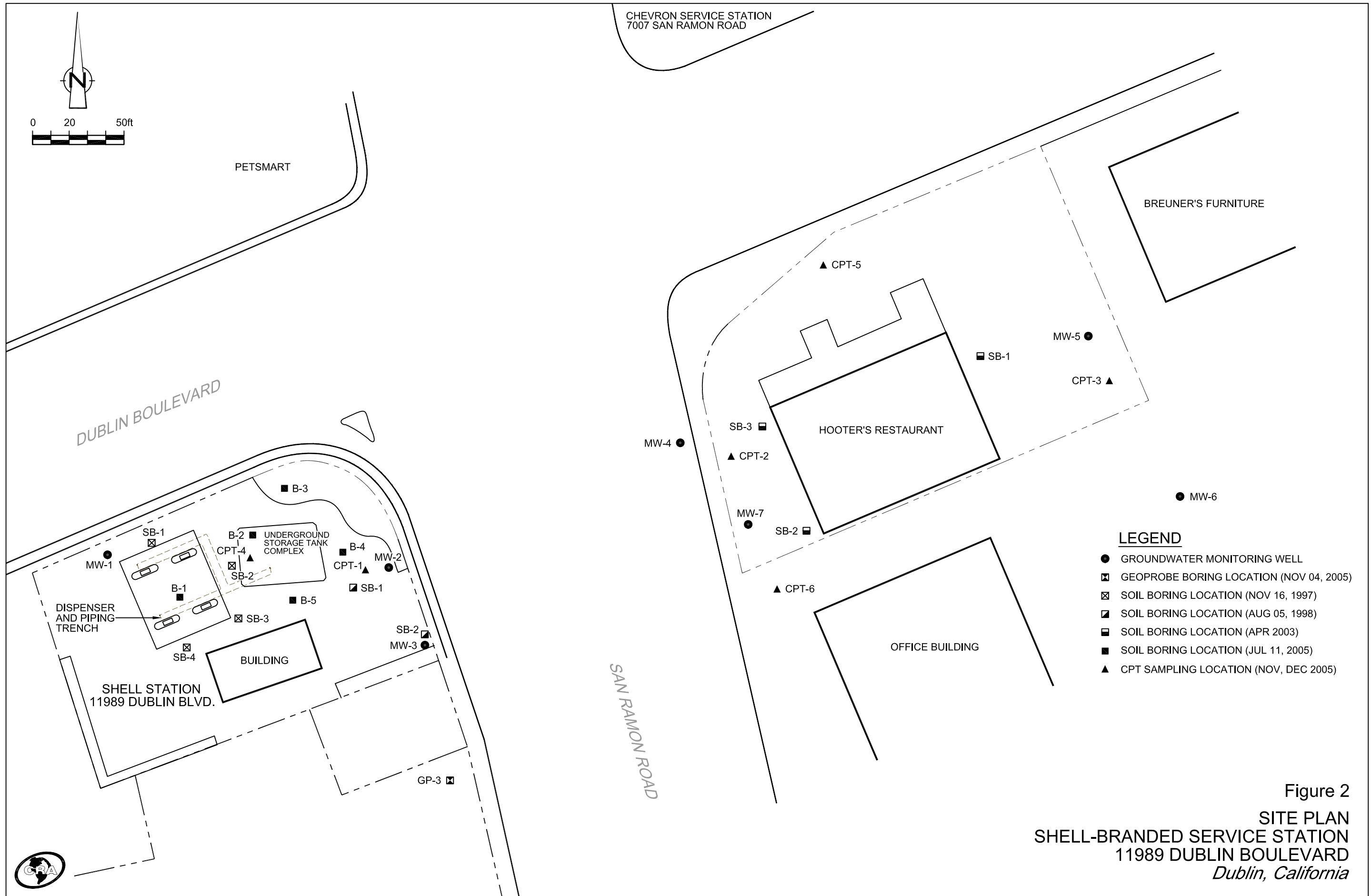


Figure 2
 SITE PLAN
 SHELL-BRANDED SERVICE STATION
 11989 DUBLIN BOULEVARD
 Dublin, California

ALMADEN ASSOCIATES LLC
Parcel #: 941-1500-37
7950 DUBLIN BLVD #111
DUBLIN CA 94568

CRANBROOK REALTY
Parcel #: 941-1550-5-3
4701 SISK RD #101
MODESTO CA 95356

DAMBROSIO BROTHERS
Parcel #: 941-1550-3-2
1228 REAMWOOD AVE
SUNNYVALE CA 94089

DELORENZO MARIO &
Parcel #: 941-40-6-16
PO BOX 203
GLEN ELLEN CA 95442

DUBLIN 9 10B LLC
Parcel #: 941-40-6-10
101 SOUTH ELLSWORTH AVE
SAN MATEO CA 94401

GEMMA JOSEPH A & TANYA S
Parcel #: 941-1500-36-2
2076 LEIMERT BLVD
OAKLAND CA 94602

~~HUDSON INVESTMENT
Parcel #: 941-1550-1-12
772 AVIO CT
PLEASANTON CA 94566~~

JOHNSON T W
Parcel #: 941-305-7-2
7007 SAN RAMON RD
DUBLIN CA 94568

P T & T CO 279-1-34-4
Parcel #: 941-1550-1-2
5850 W LAS POSITAS BLVD
PLEASANTON CA 94588

RESIDENT
Parcel #: 941-1550-1-12
11989 DUBLIN BLVD
DUBLIN CA 94568

RESIDENT
Parcel #: 941-1550-3-2
11891 DUBLIN BLVD
DUBLIN CA 94568

RESIDENT
Parcel #: 941-1500-37
7950 DUBLIN BLVD
DUBLIN CA 94568

RESIDENT
Parcel #: 941-1500-36-2
7007 SAN RAMON RD
DUBLIN CA 94568

RESIDENT
Parcel #: 941-1550-5-3
11887 DUBLIN BLVD
DUBLIN CA 94568

RESIDENT
Parcel #: 941-1550-1-2
11991 DUBLIN BLVD
DUBLIN CA 94568

RESIDENT
Parcel #: 941-40-6-10
7100 SAN RAMON RD
DUBLIN CA 94568

RESIDENT
Parcel #: 941-40-6-16
11865 DUBLIN BLVD
DUBLIN CA 94568

TRIVALLEY CHURCH OF
Parcel #: 941-1550-4
11873 DUBLIN BLVD
DUBLIN CA 94568