



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

July 22, 2013

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

Horizon Energy Ltd
c/o Victoria Du
540 Hegenberger Road
Oakland, CA 94621-1320

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0000223 and GeoTracker Global ID T0600102123, Shell#13-5694, 540 Hegenberger Road, Oakland, CA 94621

Dear Responsible Parties:

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.

The case may be closed under a commercial land use scenario 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). Based on sub-slab soil vapor and air sampling results for the kiosk building, there is a potential for vapor intrusion to indoor air at the site. The potential for vapor intrusion in the existing kiosk building has been mitigated. Under the current land use as an active fueling station, the remainder of the site is not required to meet media-specific criteria for vapor intrusion to indoor air. 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 re-development 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."

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 to this correspondence **no later than July 30, 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 September 29, 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.

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:

- **July 30, 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. 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

Responsible Parties
RO0000223
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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*)

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

MAILING LIST FOR FACT SHEET (2 PAGES)

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

Mr. 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

APOGEE HOLDINGS LLC
Parcel #: 42-4318-40-11
2930 DOMINGO AVE #125
BERKELEY CA 94705

CARSON PROPERTY CO LP
Parcel #: 42-4323-2-10
P.O. BOX 6127
BEVERLY HILLS CA 90212

CITY OF OAKLAND
Parcel #: 42-4328-2-2
505 14TH ST #609
OAKLAND CA 94612

HORIZON ENERGY LTD
Parcel #: 42-4323-1-7
540 HEGENBERGER RD
OAKLAND CA 94621

JALARAM INVESTMENTS LLC
Parcel #: 42-4323-8-6
521 29TH ST
SAN FRANCISCO CA 94131

LABOR TEMPLE ASSOCIATION
Parcel #: 42-4318-39-7
8400 ENTERPRISE WAY #118
OAKLAND CA 94621

MCMANUS THOMAS K &
Parcel #: 42-4318-41-5
4037 NATASHA DR
LAFAYETTE CA 94549

RESIDENT
Parcel #: 42-4318-39-7
8400 ENTERPRISE WAY
OAKLAND CA 94621

RESIDENT
Parcel #: 42-4318-41-5
580 HEGENBERGER RD
OAKLAND CA 94621

RESIDENT
Parcel #: 42-4323-2-10
532 HEGENBERGER RD
OAKLAND CA 94621

RESIDENT
Parcel #: 42-4318-40-11
566 HEGENBERGER RD
OAKLAND CA 94621

RESIDENT
Parcel #: 42-4323-8-6
8350 EDES AVE
OAKLAND CA 94621

RESIDENT
Parcel #: 42-4328-2-2
8098 S COLISEUM WAY
OAKLAND CA 94621



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
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NOTIFICATION OF POTENTIAL CASE CLOSURE
SHELL #13-5694
July 23, 2013

Site Location: 540 Hegenberger Road, Oakland, CA 94621
Fuel Leak Case RO0000223 and GeoTracker Global ID T0600102123

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 540 Hegenberger Road in Oakland, California (see attached aerial photograph on back). Surrounding land use is commercial.

A potential gasoline release was observed during dispenser repairs in August 1996. One soil sample (D-1) collected beneath dispenser piping beneath the northwest corner of the northwest pump island contained 3,400 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg), 17 ppm benzene, and 720 ppm MTBE. Secondary containment was added beneath the dispensers and turbine pumps in January and February 1998.

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 9 groundwater monitoring wells. A groundwater extraction (GWE) system was installed in March 2003. The GWE system removed 362,511 gallons of groundwater between April 2003 and November 2005 that contained an estimated 4.75 pounds of TPHg and 18.4 pounds of MTBE.

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) north beneath Edes Avenue. Since 1998, 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 potential for vapor intrusion to the kiosk office has been mitigated by sealing the floor and conducting air sampling inside the kiosk building. 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 September 29, 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



540 Hegenberger Road, Oakland, CA (Google, 2013)

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#16-5694

Address: 540 Hegenberger Road

City, State, Zip: Oakland, CA 94621

Record ID #: RO0000223

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: Horizon Energy Ltd, c/o Victoria Du

Address: 540 Hegenberger Road

City, State, Zip: Oakland, CA 94621-1320

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