

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

RO0000259

March 8, 2002

Ms. Karen Petryna
Equiva Services
P.O. Box 7869
Burbank, CA 91500-7869

RE: Well Decommission at 7194 Village Parkway, Dublin, CA

Dear Ms. Petryna:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the on-site and off-site monitoring wells (14 total) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. They can be reached at (925) 484-2600.

If you have any questions, I can be reached at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

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

RO0000259

January 16, 2002

Ms. Karen Petryna
Equiva Services
P.O. Box 7869
Burbank, CA 91501-7869

Mr. ~~Paul Kim~~ *Randy Smith*
Oil Changer
P.O. Box 9037
Pleasanton, CA 94566

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED
OR ISSUE A CLOSURE LETTER FOR 7194 VILLAGE PARKWAY, DUBLIN, CA**

Dear Ms. Petryna and Mr. Kim:

This letter is to inform you that Alameda County Environmental Protection (LOP) intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact me at (510) 567-6762.

Sincerely,

A handwritten signature in black ink, appearing to read "eva chu".

eva chu
Hazardous Materials Specialist

c: Chuck Headlee, RWQCB
William McCammon, Alameda County Fire Dept, QIC Code 41401

20259
C114



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental
Protection

Division of Clean Water Programs
1001 I Street • Sacramento, California 95814 • (916) 341-5714
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 341-5806 • Internet Address: <http://www.swrcb.ca.gov/cwphome/ustcf>

Gray Davis
Governor

JAN 25 2001

Deborah Pryor % Equiva Services LLC
P O Box 7869
Burbank, CA 91510-7869

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NOTICE OF ELIGIBILITY DETERMINATION: CLAIM NUMBER 016164; FOR SITE ADDRESS: 7194 AMADOR VALLEY BLVD, DUBLIN

Your claim has been accepted for placement on the Priority List in Priority Class "D" with a deductible of \$10,000.

We have completed our initial review. The next step in the claim review process is to conduct a compliance review.

Compliance Review: Staff reviews, verifies, and processes claims based on the priority and rank within a priority class. After the Board adopts the Priority List, your claim will remain on the Priority List until your Priority Class and rank are reached. At that time, staff will conduct an extensive Compliance Review at the local regulatory agency or Regional Water Quality Control Board. During this Compliance Review, staff may request additional information needed to verify eligibility. Once the Compliance Review is completed, staff will determine if the claim is valid or must be rejected. If the claim is valid, a Letter of Commitment will be issued obligating funds toward the cleanup. If staff determine that you have not complied with regulations governing site cleanup, you have not supplied necessary information or documentation, or your claim application contains a material error, the claim will be rejected. In such event, you will be issued a Notice of Intended Removal from the Priority List, informed of the basis for the proposed removal of your claim, and provided an opportunity to correct the condition that is the basis for the proposed removal. Your claim will be barred from further participation in the Fund, if the claim application contains a material error resulting from fraud or intentional or negligent misrepresentation.

Record keeping: During your cleanup project you should keep complete and well organized records of all corrective action activity and payment transactions. If you are eventually issued a Letter of Commitment, you will be required to submit: (1) copies of detailed invoices for all corrective action activity performed (including subcontractor invoices), (2) copies of canceled checks used to pay for work shown on the invoices, (3) copies of technical documents (bids, narrative work description, reports), and (4) evidence that the claimant paid for the work performed (not paid by another party). These documents are necessary for reimbursement and failure to submit them could impact the amount of reimbursement made by the Fund. *It is not necessary to submit these documents at this time; however, they will definitely be required prior to reimbursement.*

Compliance with Corrective Action Requirements. In order to be reimbursed for your eligible costs of cleanup incurred after December 2, 1991, you must have complied with corrective action requirements of Article 11, Chapter 16, Division 3, Title 23, California Code of Regulations. Article 11 categorized the corrective action process into *phases*. In addition, Article 11 requires the responsible party to submit an

investigative workplan/Corrective Action Plan (CAP) before performing any work. This phasing process and the workplan/CAP requirements were intended to:

1. help the responsible party undertake the necessary corrective action in a cost-effective, efficient and timely manner;
2. enable the regulatory agency to review and approve the proposed cost-effective corrective action alternative before any corrective action work was performed; and
3. ensure the Fund will only reimburse the most cost-effective corrective action alternative required by the regulatory agency to achieve the minimum cleanup necessary to protect human health, safety and the environment.

In some limited situations *interim cleanup* will be necessary to mitigate a demonstrated immediate hazard to public health, or the environment. Program regulations allow the responsible party to undertake interim remedial action after: (1) notifying the regulatory agency of the proposed action, and; (2) complying with any requirements that the regulatory agency may set. Interim remedial action should only be proposed when necessary to mitigate an immediate demonstrated hazard. ***Implementing interim remedial action does not eliminate the requirement for a CAP and an evaluation of the most cost-effective corrective action alternative.***

Three bids and Cost Preapproval: Only corrective action costs required by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. You must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work. ***If you do not obtain three bids and cost preapproval, reimbursement is not assured and costs may be rejected as ineligible.***

If you have any questions, please contact me at (916) 341-5714.

Sincerely,

ORIGINAL SIGNED BY

Shari Knieriem
Claims Review Unit
Underground Storage Tank Cleanup Fund

cc: Mr. Steve Morse
RWQCB, Region 2
1515 Clay Street, Ste 1400
Oakland, CA 94612

Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

STID #
2516

Law Offices of David E. Schricker
702 Marshall Street, Ste 314
Redwood City, CA 94063
(650) 363-1173
Fax (650) 365-9801

August 18, 2000

00 AUG 21 PM 4: 32
LAW PROTECTION
ALAM.

Eva Chu
Alameda County Health Dept.
1131 Harbor Bay Parkway
Alameda, CA 94502

RE: Caroline Court Project, Dublin, CA
Intersection of Amador Valley Blvd. And Village
Parkway

Dear Ms. Chu:

This firm has been asked by the Dublin San Ramon Services District (the "District") to investigate the contamination which was discovered at the above referred location.

Please give me a call when you return from vacation.

I am looking forward to hearing from you.

Sincerely,



Francois X. Sorba

Karan Petryna
Equiva Services
PO Box 7869
Berkeley, CA 94501-7869
(557) 548-2300

1514052
205-251-1511
Kenton, WA (509) 452-
(425) 251-7067


205-251-8800
PO Box 6529
Berkeley, CA 94502
(425) 251-8800

2000 (San Ramon) P.
2000 (San Ramon) P.
2000 (San Ramon) P.
2000 (San Ramon) P.
2000 (San Ramon) P.
(425) 277-2384

Francois X. Sorba
1611 Borel Place #7
San Mateo, CA 94402



Eva Chu
Alameda County Health Dept.
1131 Harbor Bay Parkway
Alameda, CA 94502

94502+6540  0000

C A M B R I A

February 4, 2000

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Pkwy., 2nd Floor
Alameda, California 94502-6577

Re: **Quarterly Status Letter – Fourth Quarter 1999**
Former Shell Service Station
7194 Amador Valley Boulevard
Dublin, California
SAP Code 135244
Incident No. 98995329



Dear Ms. Chu:

This letter is provided to describe recently completed activities performed at the above referenced former Shell site in accordance with reporting requirements of the California Administrative Code Title 23 Waters, Chapter 3, Subchapter 16, Article 5, Section 2652.d.

Fourth Quarter 1999 Activities

No activities were requested at this site this quarter.

Proposed Activities

Cambria Environmental Technology, Inc. will prepare a risk management plan to address residual hydrocarbons in soil at this site. As previously agreed to by you, preparation of this plan will lead to case closure for this site.

We will continue to send quarterly status letters to your agency.

If you have any questions, please call Joe Neely at (707) 935-4854.

Sincerely,
Cambria Environmental Technology, Inc.

Joe W. Neely, RG
Senior Project Geologist
RG 6927



Oakland, CA
Sonoma, CA
Portland, OR
Seattle, WA

Cambria
Environmental
Technology, Inc

270 Perkins Street
P.O. Box 259
Sonoma, CA 95476
Tel: (707) 935-1850
Fax: (707) 935-6649

cc Ms. Karen Petryna, Equiva Services LLC

ENVIRONMENTAL
PROTECTION

00 FEB -8 AM 8:09

Chu, Eva, Public Health, EH

From: Chu, Eva, Public Health, EH
Sent: mercoledì 2 febbraio 2000 17.49
To: 'kepetryna@equiva.com'
Subject: 7194 Amador Valley Blvd, Dublin

Hi Karen,

I got a site plan showing the location of the sanitary sewer and replacement project. The excavation which encountered hydrocarbon impacted soil was in the intersection of Amador and Village Parkway, possibly too far upgradient from your site. So there's a chance Shell may not need to be too involved with the cleanup/disposal of soil resulting from the trenching.

Also, upon review of the file for the former Shell, it appears that MTBE analysis was never done for the site. Please have your consultant sample all on- and off-site wells for BTEX and MTBE. If MTBE is detected using Method 8020, please confirm using method 8260.

eva
wachu
Alameda Co. Environmental Health
Phone: (510) 567-6762
Fax: (510) 337-9335

*MTBE analysis done in 8/96 - all ND
w/ one confirmation 8260 sample.*

C A M B R I A

November 30, 1999

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Pkwy., 2nd Floor
Alameda, California 94502-6577

Re: **Former Shell Service Station**
7194 Amador Valley Boulevard
Dublin, California
SAP Code 135244
Incident No. 98995329



Dear Ms. Chu:

This letter is provided to describe recently completed activities performed at the above referenced former Shell site in accordance with reporting requirements of the California Administrative Code Title 23 Waters, Chapter 3, Subchapter 16, Article 5, Section 2652.d.

Third Quarter 1999 Activities

No activities were requested at this site this quarter.

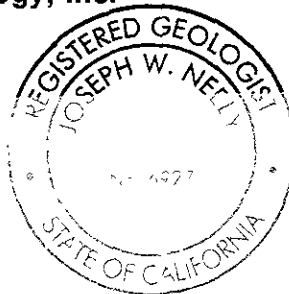
Proposed Activities

Cambria Environmental Technology, Inc. will continue to send quarterly status letters to your agency.

If you have any questions, please call Joe Neely at (707) 935-4854.

Sincerely,
Cambria Environmental Technology, Inc.

Joe W. Neely, RG
Senior Project Geologist
RG 6927



ENVIRONMENTAL
PROTECTION
99 DEC -2 PM 3:59

Oakland, CA
Sonoma, CA
Portland, OR
Seattle, WA

Cambria
Environmental
Technology, Inc

270 Perkins Street
P.O. Box 259
Sonoma, CA 95476
Tel: (707) 935-4850
Fax: (707) 935-6649

cc Ms. Karen Petryna, Equiva Services LLC

August 3, 1999

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Pkwy., 2nd Floor
Alameda, California 94502-6577

Re: **Former Shell Service Station**
7194 Amador Valley Boulevard
Dublin, California
SAP Code 135244
Incident #98995329



Dear Ms. Chu:

This letter is provided to describe recently completed activities performed at the above referenced former Shell site in accordance with reporting requirements of the California Administrative Code Title 23 Waters, Chapter 3, Subchapter 16, Article 5, Section 2652.d.

Second Quarter 1999 Activities

Equiva Services, LLC (Equiva) received Alameda County Health Care Services Agency (ACHCSA's) April 13, 1998 letter regarding this site.

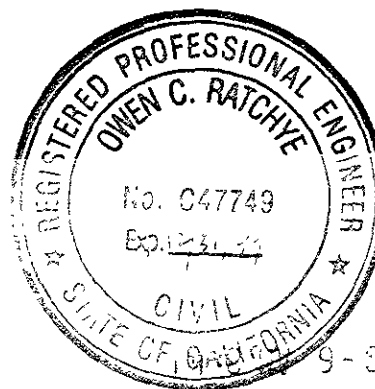
Proposed Activities

Equiva will review issues raised by ACHCSA's April 13, 1998 letter.

If you have any questions, please call Joe Neely at (707) 935-4854.

Sincerely,
Cambria Environmental Technology, Inc.

Owen C. Ratchye, PE
Project Engineer
(477)49



9-574 06

cc Ms. Karen Petryna, Equiva Services LLC

Oakland, CA
Sonoma, CA
Portland, OR
Seattle, WA

Cambria
Environmental
Technology, Inc.

270 Parkside Street
P.O. Box 270
Sunderland, CA 95126
Tel: (707) 935-1844
Fax: (707) 935-1849

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

StID 2516

June 3, 1999

Ms. Karen Petryna
Equilon/Equiva
P.O. Box 6249
Carson, CA 90749-6249

**SUBJECT: NEW LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS
FOR 7194 AMADOR VALLEY BOULEVARD, DUBLIN, CA**

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

Karen Petryna
re: 7194 Amador Valley Blvd, Dublin
June 3, 1999
Page 2 of 2

You may use the enclosed "notice of proposed action" form (sample letter 3) to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

If you have any questions, I can be reached at (510) 567-6762.



eva chu
Hazardous Materials Specialist

Attachments

c: Chuck Headlee, RWQCB

LOP CHANGE RECORD REQUEST FORM

printed:
06/03/99

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp:

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 2516 LOC:
 SITE NAME: Oil Changer #301 DATE REPORTED : 08/03/87
 ADDRESS : 7194 Village Pkwy DATE CONFIRMED:
 CITY/ZIP : Dublin 94568 MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: S CONTRACT STATUS: 4 PRIOR CODE:3A1 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 04/27/92
 PRELIMINARY ASMNT: DATE UNDERWAY: DATE COMPLETED:
 REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
 REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 04/27/92
 LUFT FIELD MANUAL CONSID:
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : 08/03/87 REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Paul Kim
 COMPANY NAME: C/O Seth Bland- Oil Changers
 ADDRESS: P O Box 9037
 CITY/STATE: Pleasanton, C A 94566

RP#2-CONTACT NAME: Equilon
 COMPANY NAME: Karen Petryna
 ADDRESS: P O Box 6249
 CITY/STATE: Carson, C A 90749-6249

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only Case Progress Changes

ANNPGMS _____ LOP _____ DATE _____ LOP _____ DATE _____

C A M B R I A

ENVIRONMENTAL
PROTECTION

99 APR 26 PM 2:43

April 15, 1999

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Pkwy., 2nd Floor
Alameda, California 94502-6577

Re: **Former Shell Service Station**
7194 Amador Valley Boulevard
Dublin, California
Incident #98995329
SAP #135244



Dear Ms. Chu:

This letter is provided to describe recently completed activities performed at the above referenced former Shell site in accordance with reporting requirements of the California Administrative Code Title 23 Waters, Chapter 3, Subchapter 16, Article 5, Section 2652.d.

First Quarter 1999 Activities

Equiva Services, LLC (Equiva) received Alameda County Health Care Services Agency (ACHCSA's) April 13, 1998 letter regarding this site.

Proposed Activities

Equiva will review issues raised by ACHCSA's April 13, 1998 letter.

If you have any questions, please call Joe Neely At (707) 935-4854.

Sincerely,
Cambria Environmental Technology, Inc.

Diane M. Lundquist, P.E.
Principal Engineer
C46725



Oakland, CA
Sonoma, CA
Portland, OR
Seattle, WA

Cambria
Environmental
Technology, Inc.

270 Perkins Street
P.O. Box 259
Sonoma, CA 95476
Tel (707) 935-4850
Fax (707) 935-6649

cc Mr. Denis Brown, Equiva Services LLC

C A M B R I A

ENVIRONMENTAL
PROTECTION

99 JAN 19 PM 3:51

January 15, 1999

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Pkwy., 2nd Floor
Alameda, California 94502-6577

Re: **Former Shell Service Station**
7194 Amador Valley Boulevard
Dublin, California
WIC 204-2277-0105



Dear Ms. Chu:

This letter is provided to describe recently completed activities performed at the above referenced former Shell site in accordance with reporting requirements of the California Administrative Code Title 23 Waters, Chapter 3, Subchapter 16, Article 5, Section 2652.d.

Current Quarter's Activities

Equiva Services, LLC (Equiva) received Alameda County Health Care Services Agency (ACHCSA's) April 13, 1998 letter regarding this site.

Proposed Activities

Equiva will review issues raised by ACHCSA's April 13, 1998 letter.

If you have any questions, please call.

Sincerely,
Cambria Environmental Technology, Inc.

Diane M. Lundquist, P.E.
Principal Engineer
C46725



Oakland, CA
Sonoma, CA
Portland, OR
Seattle, WA

Cambria
Environmental
Technology, Inc

cc Mr. Alex Perez, Equiva Services LLC

170 Perkins Street
P.O. Box 250
Sonoma, CA 94966
Tel: (707)935-4350
Fax: (707)935-6649

C A M B R I A

October 15, 1998

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Pkwy., 2nd Floor
Alameda, California 94502-6577

Re: **Former Shell Service Station**
7194 Amador Valley Boulevard
Dublin, California
WIC 204-2217-0105



Dear Ms. Chu:

This letter is provided to describe recently completed activities performed at the above referenced former Shell site in accordance with reporting requirements of the California Administrative Code Title 23 Waters, Chapter 3, Subchapter 16, Article 5, Section 2652.d.

Current Quarter's Activities

Equilon Enterprises, LLC (Equilon) received Alameda County Health Care Services Agency (ACHCSA's) April 13, 1998 letter regarding this site.

Proposed Activities

Equilon will review issues raised by ACHCSA's April 13, 1998 letter.

If you have any questions, please call.

Sincerely,
Cambria Environmental Technology, Inc.

Diane M. Lundquist, P.E.
Principal Engineer
C46725



Oakland, CA
Sonoma, CA
Portland, OR
Seattle, WA

Cambria
Environmental
Technology, Inc.

cc Mr. Alex Perez, Equiva Services LLC

210 Parkside Street
PO Box 211
Sonoma, CA 94966
Tel: (707) 938-4444
Fax: (707) 938-6666

ENVIRONMENTAL
PROTECTION
98 OCT 19 PM 6:46

C A M B R I A

ENVIRONMENTAL
PROTECTION

98 JUL 16 PM 4: 03

July 15, 1998

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Pkwy., 2nd Floor
Alameda, California 94502-6577

Re: **Former Shell Service Station**
7194 Amador Valley Boulevard
Dublin, California
WIC 204-2217-0105



Dear Ms. Chu:

This letter is provided to describe recently completed activities performed at the above referenced former Shell site in accordance with reporting requirements of the California Administrative Code Title 23 Waters, Chapter 3, Subchapter 16, Article 5, Section 2652.d.

Current Quarter's Activities

Equilon Enterprises, LLC (Equilon) received Alameda County Health Care Services Agency (ACHCSA's) April 13, 1998 letter regarding this site.

Proposed Activities

Equilon will review issues raised by ACHCSA's April 13, 1998 letter.

If you have any questions, please call.

Sincerely,
Cambria Environmental Technologies, Inc.

Diane M. Lundquist, P.E.
Principal Engineer
C 46725



Oakland, CA
Sonoma, CA
Portland, OR
Seattle, WA

Cambria
Environmental
Technology, Inc.

cc. Mr. Alex Perez, Equilon Enterprises, LLC

270 Park Road
PO Box 214
Sonoma, CA 94966
Tel: (707) 935-1950
Fax: (707) 935-6649



April 15, 1998

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Pkwy., 2nd Floor
Alameda, California 94502-6577

Re: **Former Shell Service Station**
7194 Amador Valley Boulevard
Dublin, California
WIC 204-2217-0105

Dear Ms. Chu:

This letter is provided to describe recently completed activities performed at the above referenced Shell Oil Products Company site in accordance with reporting requirements of the California Administrative Code Title 23 Waters, Chapter 3, Subchapter 16, Article 5, Section 2652.d.

Current Quarter's Activities

Ground water sampling activities have been suspended at this site pending case closure. Per discussions with ACHCSA, a letter will be issued outlining the agency's concerns and additional items to be addressed to complete closure requirements.

Proposed Activities

Shell will respond to issues raised by ACHCSA to complete closure requirements.

CAMBRIA
ENVIRONMENTAL
TECHNOLOGY, INC.

270 PERKINS STREET,

FOLSOM, CA

95630

TEL: 916/438-1100

FAX: 916/438-1101

WWW.CAMBRIA-ET.COM

If you have any questions, please call.

Sincerely,
Cambria Environmental Technologies, Inc.

Diane M. Lundquist, P.E.
Senior Engineer
C46725



cc. Mr. Alex Perez, Shell Oil Products Company

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

StID 2516

April 13, 1998

Mr. Alex Perez
Shell Oil
P.O. Box 8080
Martinez, CA 94553

RE: Risk Evaluation for 7194 Amador Valley Blvd, Dublin, CA

Dear Mr. Perez:

I have completed review of the case file for the above referenced site. When underground storage tanks were removed in August 1987, soil samples confirmed that an unauthorized release of fuel to the subsurface had occurred. Approximately 6,500 cy of soil was excavated, aerated, and subsequently re-used to backfill the excavation. Groundwater monitoring wells were installed around the perimeter of the property. After five to six years of groundwater monitoring, it appears that the hydrocarbon concentrations have continued to decrease.

At this time, a risk assessment should be performed to determine if residual hydrocarbons in soil and groundwater pose a risk to human health or the environment. Potential exposure pathways should include:

- soil volatilization to both indoor and outdoor air;
- groundwater volatilization to both indoor and outdoor air;
- inhalation, dermal contact, and ingestion by construction workers; and
- water wells or surface waters which may be impacted.

When the risk assessment has been reviewed and the risk found acceptable, then a risk management plan will be required to ensure the safety of construction workers in the case of excavation or trenching in the vicinity of residual soil contamination.

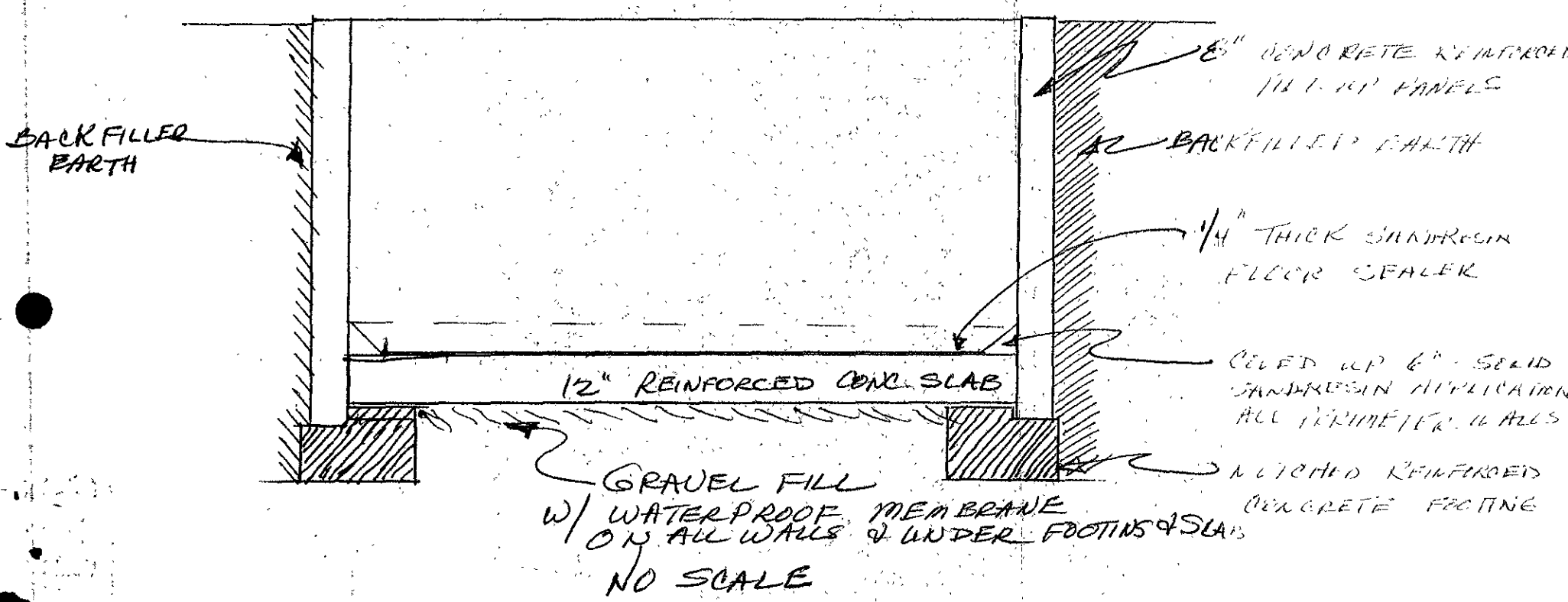
If you have any questions regarding the risk assessment, the parameters to be included, etc., I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c Diane Lundquist
Cambria
P.O. Box 259
Sonoma, CA 95476

shell-8-dublin

BASEMENT CONSTRUCTION FOR ALL OIL CHANGING BASEMENTS
FLOOR SEALER APPLICATION FOR ALL BASEMENTS
SAND & RESIN W/ A CATALYST APPLICATION
CREATES A NON-PENETRATIBLE SURFACE,





93 JAN 21 AM 8:30

January 15, 1998

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Pkwy., 2nd Floor
Alameda, California 94502-6577

Re: **Former Shell Service Station**
7194 Amador Valley Boulevard
Dublin, California
WIC 204-2217-0105

Dear Ms. Chu:

This letter is provided to describe recently completed activities performed at the above referenced Shell Oil Products Company site in accordance with reporting requirements of the California Administrative Code Title 23 Waters, Chapter 3, Subchapter 16, Article 5, Section 2652.d.

Current Quarter's Activities

Ground water sampling activities have been suspended at this site pending case closure. ACHCSA has requested that a Tier Two Risk Based Corrective Action evaluation be proposed to complete the closure request.

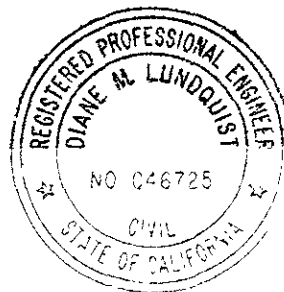
Proposed Activities

Shell will review site data to determine whether a Tier Two evaluation is appropriate for the site. Cambria will continue to submit quarterly updates to your agency until case closure is granted.

If you have any questions, please call.

Sincerely,
Cambria Environmental Technologies, Inc.

Diane M. Lundquist, P.E.
Senior Engineer
C46725



cc Mr. Alex Perez, Shell Oil Products Company

CAMBRIA
ENVIRONMENTAL
TECHNOLOGY, INC.
270 PERKINS STREET,
FOLSOM, CA 95630
916-981-2500
FAX 916-981-2501
WWW.CAMBRIA-ENVIRONMENTAL.COM

ENVIRONMENTAL
PUBLICATION

97 OCT 17 PM 4:07

October 15, 1997

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Pkwy., 2nd Floor
Alameda, California 94502-6577

RE: Former Shell Service Station
7194 Amador Valley Boulevard
Dublin, California
WIC 204-2217-0105

Dear Ms. Chu:

This letter is provided to describe recently completed activities performed at the above referenced Shell Oil Products Company site in accordance with reporting requirements of the California Administrative Code Title 23 Waters, Chapter 3, Subchapter 16, Article 5, Section 2652.d.

Current Quarter's Activities

Ground water sampling activities have been suspended at this site pending case closure. ACHCSA has requested that a Tier two Risk Based Corrective Action evaluation be proposed to complete the closure request.

Proposed Activities

Shell will review site data to determine whether a Tier two evaluation is appropriate for the site. Enviro, Inc. will continue to submit quarterly updates to your agency until case closure is granted.

If you have any questions, please call.

Sincerely,

Enviros, Inc.



Diane M. Lundquist, P.E.
Senior Engineer
C46725



cc Mr. Alex Perez, Shell Oil Products Company

July 15, 1997

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Pkwy., 2nd Floor
Alameda, California 94502-6577

RE: Former Shell Service Station
7194 Amador Valley Boulevard
Dublin, California
WIC 204-2217-0105

Dear Ms. Chu:

This letter is provided to describe recently completed activities performed at the above referenced Shell Oil Products Company site in accordance with reporting requirements of the California Administrative Code Title 23 Waters, Chapter 3, Subchapter 16, Article 5, Section 2652.d.

Second Quarter 1997 Activities

Ground water sampling activities have been suspended at this site pending case closure. ACHCSA has requested that a Tier two Risk Based Corrective Action evaluation be proposed to complete the closure request.

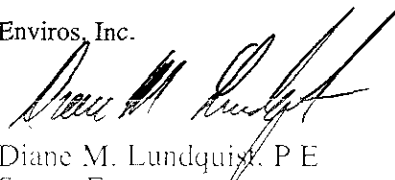
Proposed Activities

Shell will review site data to determine whether a Tier two evaluation is appropriate for the site. Enviros, Inc. will continue to submit quarterly updates to your agency until case closure is granted.

If you have any questions, please call.

Sincerely,

Enviros, Inc.


Diane M. Lundquist, P E
Senior Engineer
C46725



cc Mr. Alex Perez, Shell Oil Products Company

ENVIRONMENTAL
PROTECTION
97 JUL 18 AM 7:55

January 15, 1997

No need to continue sampling

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Pkwy., 2nd Floor
Alameda, California 94502-6577

RE: Former Shell Service Station
7194 Amador Valley Boulevard
Dublin, California
WIC 204-2217-0105

Dear Ms. Chu:

This letter is provided to describe recently completed activities performed at the above referenced Shell Oil Products Company site in accordance with reporting requirements of the California Administrative Code Title 23 Waters, Chapter 3, Subchapter 16, Article 5, Section 2652.d.

Fourth Quarter 1996 Activities

This site is sampled semi-annually in the first and third quarters. The next sampling event will be performed during the first quarter of 1997.

Proposed Activities

Ground water monitoring and sampling will continue on the proposed schedule pending approval of the request for closure. Quarterly status reports will be issued each quarter and a quarterly monitoring report will be issued documenting the first quarter 1997 ground water sampling event.

If you have any questions, please call.

Sincerely,

Enviros, Inc.

Diane M. Lundquist
Diane M. Lundquist, P.E.
Senior Engineer
C46725



cc Mr. R. Jeff Granberry, Shell Oil Products Company

ENVIRONMENTAL
PROTECTION

97 JAN 17 PM 4: 06



January 15, 1997

Ms. Eva Chu
Hazmat Specialist
Alameda Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Re: Type of construction for all typical Oil Changer basements and description of floor sealer.

Dear Eva:

Let me apologize once again for this delay in getting the information that you requested. Enclosed is a drawing detailing what I am going to describe in this letter.

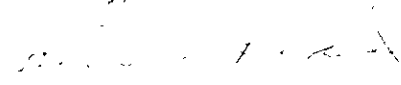
First we have a notched reinforced spread footing which supports the tilt-up concrete panels that make up the basement walls. Then we pour a 12" reinforced concrete slab over inside remaining portion of footing. Then we put a 3 layer sand resin application over entire slab surface and we cove it up 6" on all perimeter walls to seal any cracks and especially cover the cold joint of concrete butting up against the wall panels. The 3 coat application is as follows:

Squeegee a thin coat of resin over entire area, then throw a layer of sand over resin, this system is repeated 3 times. The end result is a 1/4" thick uniform application of sand and resin applied with a catalyst to make the material setup and harden within 4 hours. This application forms a hard surface that will not be attached by any chemicals, oils, fluids, etc. None of the above can penetrate through is application of sand and resin.

Two draw backs to this application is 1) It is very toxic until the catalyst sets the solution to a harden surface; and 2) It is a very costly system, but it really works in the application we are using it for.

Please see detailed drawing. If you have any further questions please give me a call at my office.

Sincerely,


John V. Read, VP Construction
Oil Changer, Inc.

JVR/clw

f:\data\clw\stores\chu

PROFESSIONAL

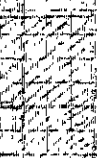
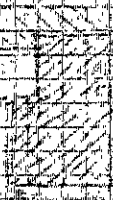
~~CONFIDENTIAL~~

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL



CONFIDENTIAL

CONFIDENTIAL

October 31, 1996

ENVIRONMENTAL
PROTECTION

96 NOV -5 AM 9: 26

Ms. Eva Chu

Alameda County Health Care Services Agency
1131 Harbor Bay Pkwy., #250
Alameda, California 94502-6577

1/15/97 - Request Tier 1/2 Risk to
address soil v. dat. Dord on an

RE: Former Shell Service Station
7194 Amador Valley Blvd.
Dublin, California
WIC 204-2217-0105

Dear Ms. Chu:

This document has been prepared as an addendum to the Case Closure Summary dated May 22, 1996 submitted by Enviros on behalf of Shell Oil Products Company.

During an August 21, 1996 meeting held among representatives of Shell, Oil Changer, Dutch Pride Dairy, the Alameda County Health Care Services Agency (ACHCSA) and the Regional Water Quality Control Board (RWQCB), Shell was asked to prepare an addendum to discuss the risks posed to the environment and/or human health by residual benzene levels in soil and ground water.

The area in which residual benzene levels are present in soils consists of paved commercial property, presently occupied by an Oil Changer facility. Workers and customers are not exposed to these soils due to the pavement barriers.

Ground water at this site is not used for drinking water purposes. Historical data show that petroleum hydrocarbons in ground water are undergoing natural degradation processes. These processes will continue and will prevent migration of residual benzene in ground water.

Under these conditions, the residual benzene levels will not present a threat to human health and safety. We recommend that should excavation be performed on-site or in the adjacent City of Dublin right of way, an appropriate health and safety plan should be prepared in case petroleum hydrocarbons in soils or ground water are encountered.

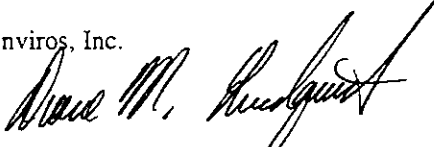
Upon approval of site closure, a notification will be issued to the City of Dublin Public Works Department alerting them to the potential presence petroleum hydrocarbons in soil and ground water and recommending that appropriate health and safety measures be taken if any excavation in this vicinity is planned.

We respectfully request that case closure be granted for this site

If you have any questions, please call me at (707) 935-4852.

Sincerely,

Enviros, Inc.

A handwritten signature in black ink, appearing to read "Diane M. Lundquist". The signature is written in a cursive style with a large, sweeping initial "D".

Diane M. Lundquist, P.E.
Senior Engineer
C46725

cc: Mr. R. Jeff Granberry, Shell Oil Products Company
Mr. Kevin Graves, Regional Water Quality Control Board
Ms. Karen Di Martini, Oil Changer
Ms. Jeanne Dodge

esa chw Alameda Co Meth 510/567-6762

Karen DeMartini w/ Oil Changer (510) 734-5816

Jeanne Dodge Dutch Pride 510-935-7119

Kevin Graves RWQCR 510-286-0435

Diane Lundquist EnviroS 707-935-4852

R. Jeff Granberry Shell Oil Products 510-675-6168

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

StID 2516, 3729

August 7, 1996

Mr. Jeff Granberry
Shell Oil
P.O. Box 4023
Concord, CA 94524

Ms. Jeanne Dodge
1120 Walker Ave
Walnut Creek, CA 94596

Ms. Karen Di Martini
Oil Changer
4511 Willow Rd, Suite 1
Pleasanton, CA 94588

RE: 7194 Village Pkway and 7400 Amador Valley Blvd, Dublin, CA

Dear Mr. Granberry and Ms. Dodge and Di Martini:

A meeting to discuss the above referenced sites has been set for **Wednesday, August 21, 1996 at 10:00 am** at the Alameda County Department of Environmental Health, located at 1131 Harbor Parkway, Alameda. A summary of subsurface investigations performed to date at each site will be reviewed to determine the next phase of investigations, if any, needed before case closure can be recommended.

Both sites have experienced a fuel release from former underground storage tanks. Contaminated soil was removed to the extent possible. The fuel release also impacted groundwater quality. At this meeting we will also discuss whether residual soil and groundwater contamination pose a risk to the environment and/or human health.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Diane Lundquist, enviros, P.O. Box 259, Sonoma, CA 95476-0259
Kevin Graves, RWQCB
files (dutch7

July 15, 1996

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Pkwy., 2nd Floor
Alameda, California 94502-6577

RE: Former Shell Service Station
7194 Amador Valley Boulevard
Dublin, California
WIC 204-2217-0105

Dear Ms. Chu:

This letter is provided to describe recently completed activities performed at the above referenced Shell Oil Products Company site in accordance with reporting requirements of the California Administrative Code Title 23 Waters, Chapter 3, Subchapter 16, Article 5, Section 2652.d.

Second Quarter 1996 Activities

This site is sampled semi-annually in the first and third quarters. The next sampling event will be performed during the third quarter of 1996.

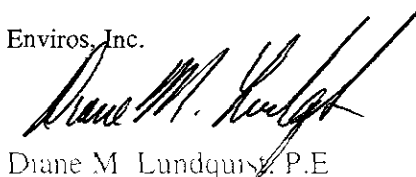
Proposed Activities

Ground water monitoring and sampling will continue on the proposed schedule pending approval of the request for closure. Quarterly status reports will be issued each quarter and a quarterly monitoring report will be issued documenting the third quarter 1996 ground water sampling event.

If you have any questions, please call.

Sincerely,

Enviros, Inc.



Diane M. Lundquist, P.E.
Senior Engineer
C46725



cc: Mr. R. Jeff Granberry, Shell Oil Products Company

ENVIRONMENTAL
PROTECTION

96 JUL 16 PM 2:21

February 6, 1996

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Pkwy., 2nd Floor
Alameda, California 94502-6577

RE: Former Shell Service Station
7194 Amador Valley Boulevard
Dublin, California
WIC 204-2217-0105

Dear Ms. Chu:

This letter is provided to describe recently completed activities performed at the above referenced Shell Oil Company site in accordance with reporting requirements of the California Administrative Code Title 23 Waters, Chapter 3, Subchapter 16, Article 5, Section 2652.d.

Fourth Quarter 1995 Activities

This site is sampled semi-annually in the first and third quarters. The next sampling event will be performed during the first quarter of 1996.

Proposed Activities

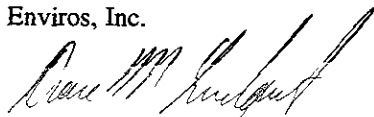
A request for closure will be submitted during the first quarter of 1996.

Groundwater monitoring and sampling will continue on the proposed schedule pending the request for closure. Quarterly status reports will be issued each quarter and a quarterly monitoring report will be issued documenting the first quarter 1996 groundwater sampling event.

If you have any questions, please call.

Sincerely,

Enviros, Inc.



Diane M. Lundquist, P.E.
Senior Engineer
C46725



cc: Mr. R. Jeff Granberry, Shell Oil Products Company

ENVIRONMENTAL
PROTECTION
95 FEB -8 PM 2:11

August 22, 1995

CONFIDENTIAL
AUG 23 PM 2:50

94-270-01-10

Mr. Seth Bland
Vice President, Development
Lube Management Corporation
Oil Changer
4511 Willow Road, Suite 1
Pleasanton, CA 94588

Subject: Changes in Property Access Agreement

Dear Mr. Bland:

As we discussed on August 14, 1995, Ms. Chu of the Alameda County Health Agency, has requested that we modify our original workplan to include boring locations on the asphalt covered area behind the Oil Changer store number 301, located at 7194 Village Parkway in Dublin. Due to your concerns about disrupting the flow of traffic at this location, the workplan has been modified to restrict drilling operations to the parking spaces located in the back of the store near the southwest corner of the property (see Figure 1). You stated that Oil Changer would be agreeable to our working in this area as long as business was not disrupted. We will notify you and the management of the above named store of our scheduled work at this location, and keep them informed of our progress while on site. It is my understanding that the manager of this store is Reggie, and the phone number at this location is (510) 828-8691.

By this letter we wish to make the above described location changes (previously restricted to a landscaped area) to the Property Access Agreement, and due unforeseen delays to extend the end date (previously August 31, 1995) to September 30, 1995. We wish to thank you for your cooperation in this matter.

Sincerely,

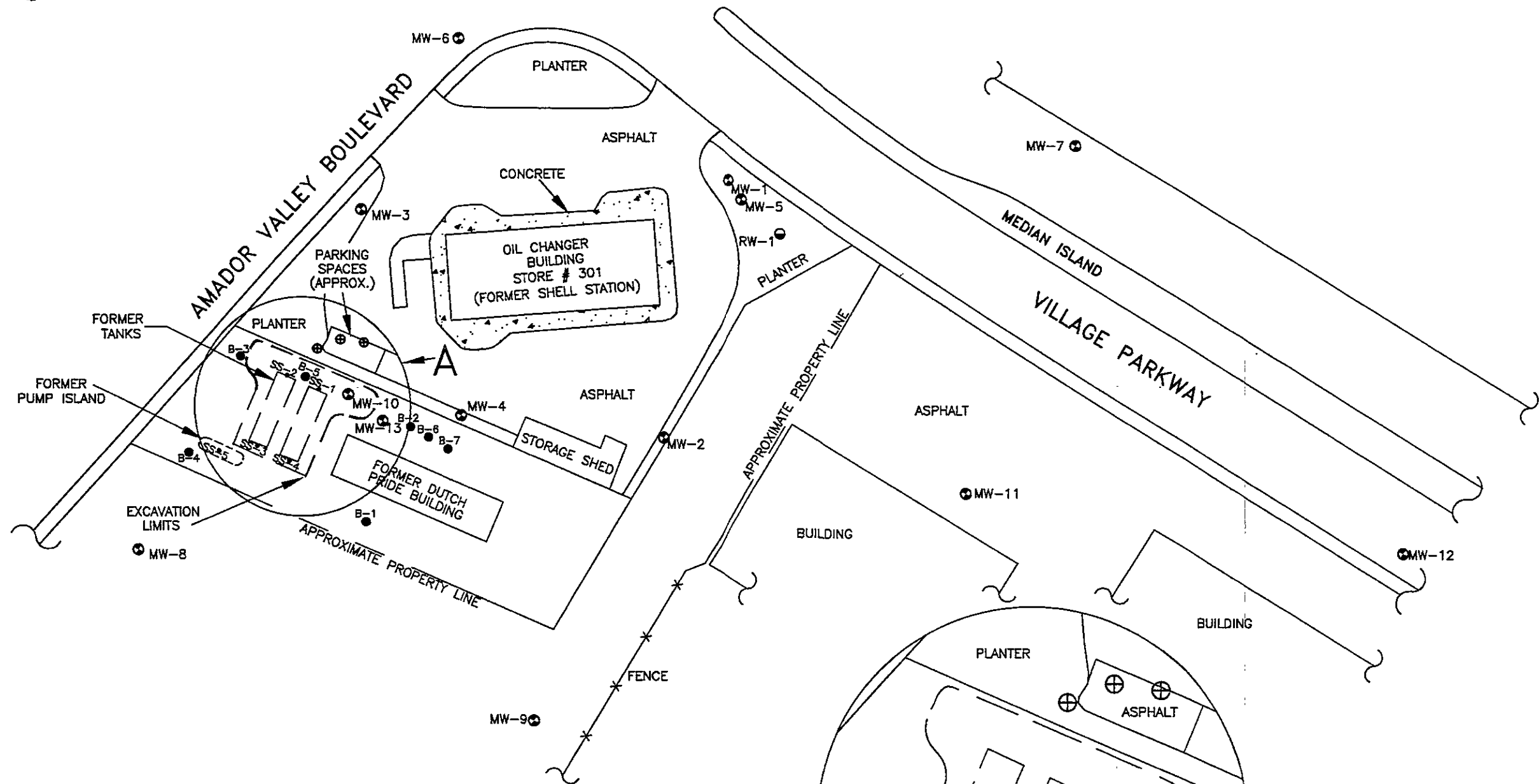


Richard A. Garlow
Project Supervisor

RAG/er

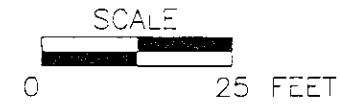
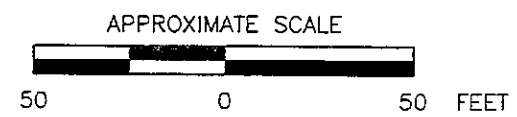
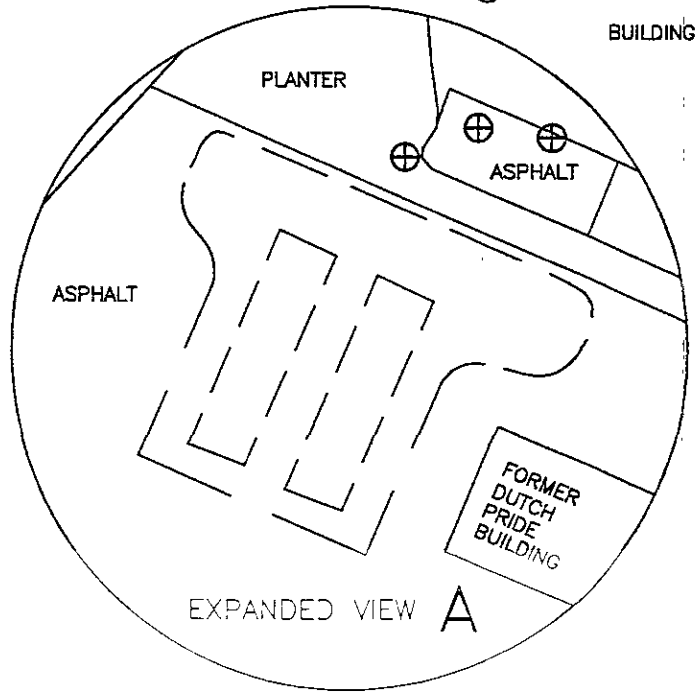
cc: Eva Chu, Alameda County Health Agency
Jeanne Dodge, owner Dodge Property

DRAWING NUMBER 94-270-B1



LEGEND:

- MW-13 ⊕ = Former Shell groundwater monitoring well
- RW-1 ⊕ = Former Shell recovery well
- B-7 ● = Soil boring (TMC Environmental Inc., January 1992)
- SS-5 ● = Soil sample (TMC Environmental Inc., January 1990)
- ⊕ = Proposed soil boring



GENERALIZED SITE PLAN
 DODGE PROPERTY
 7400 AMADOR VALLEY BOULEVARD
 DUBLIN, CALIFORNIA

PREPARED FOR
MS. JEANNE DODGE
 WALNUT CREEK, CALIFORNIA
SMTH

△	7-2-95	SCALE FOR REPORT	VCD	CAL/CLA
No.	DATE	ISSUE / REVISION	OWN	BY/CK'D BY/APP'D BY

Source Modified from map obtained from, TMC ENVIRONMENTAL INC.

DATE: 2-14-95	FIGURE 1	DRAWING NUMBER 94-270-B1
SCALE: AS SHOWN		

October 2, 1995

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Pkwy., 2nd Floor
Alameda, California 94502-6577

*approve -
in fact, ask shell to put
together proposal for closure*

RE: Former Shell Service Station
7194 Amador Valley Boulevard
Dublin, California
WIC 204-2217-0105

Dear Ms. Chu:

On behalf of Shell Oil Products Company, EnviroS has prepared this request to modify the monitoring well sampling program at the above referenced site.

The site investigation at this location began in 1988, providing seven years of groundwater data for evaluation. Review of these data show that the wells fall into one of three categories: those wells which have been non-detect (ND) since installation (with the exception of occasional anomalous detections at levels slightly above detection limits), wells that have shown a pattern of natural attenuation with concentrations decreasing by one or more orders of magnitude over time, and wells which have shown stable concentrations over time.

Historic ND petroleum hydrocarbon concentration levels in well located around the boundary of the hydrocarbon plume (i.e. wells MW-7, MW-8, MW-9, MW-11, MW-12) indicate that migration of contaminants from the site is not occurring. Furthermore, concentration levels in wells located within the plume have attenuated over the period which the site has been monitored. Based on these data, we believe reductions to the sampling program are warranted.

The attached table summarizes the concentration trend which each well has shown over time, and its current sampling frequency. Also shown are the proposed sampling frequencies for each well.

The proposed sampling program will result in continued semi-annual sampling to monitor natural attenuation in wells which contain petroleum hydrocarbon concentrations, while discontinuing sampling in wells which have not historically contained petroleum hydrocarbons, or which have attenuated to ND levels.

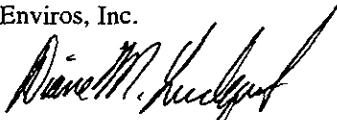
Your approval to properly abandon wells which will not longer be sampled is also requested. Appropriate permits will be obtained for well abandonments.

enviros®

We appreciate your consideration of this request. If you have any questions, please call
(707) 935-4852.

Sincerely,

Enviros, Inc.



Diane M. Lundquist
Senior Engineer

cc: Mr. Lynn Walker, Shell Oil Products Company

PROPOSED SAMPLING PROGRAM

FORMER SHELL SERVICE STATION
7194 AMADOR VALLEY BLVD.
DUBLIN, CALIFORNIA
WIC 204-2277-0105

WELL ID	CURRENT SAMPLING FREQUENCY	CONTAMINATION TREND	PROPOSED SAMPLING FREQUENCY
MW-1	Quarterly	Concentrations naturally attenuating	Semi-annual
MW-2	Quarterly	Concentrations are stable	Semi-annual
MW-3	Quarterly	Concentrations are stable	Semi-annual
MW-4	Semi-annual	Concentrations naturally attenuating	Semi-annual
MW-5	Quarterly	Concentrations have attenuated to ND levels	Never
MW-6	Quarterly	Concentrations naturally attenuating	Semi-annual
MW-7	Semi-annual	Concentrations ND since well installation	Never
MW-8	Semi-annual	Concentrations ND since well installation	Never
MW-9	Semi-annual	Concentrations ND since well installation	Never
MW-10	Never	Well destroyed in 1990	Never
MW-11	Semi-annual	Concentrations ND since well installation	Never
MW-12	Never	Concentrations ND since well installation	Never
MW-13	Quarterly	Concentrations naturally attenuating	Semi-annual
RW-1	Never	Recovery well - not on sampling program	Never

ENVIRONMENTAL
PROTECTION

95 OCT -5 PM 1:19

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

StID 2516

July 6, 1995

Mr. Seth Bland
Oil Changer
4511 Willow Rd, Suite 1
Pleasanton, CA 94588

RE: Soil Boring at 7194 Village Parkway, Dublin 94566

Dear Mr. Bland:

As you are aware, the property (former Dutch Pride Dairy (DPD) at 7400 Amador Valley Blvd), adjacent to the above referenced Oil Changer had former underground storage tanks. When these tanks were removed, it confirmed an unauthorized release of fuel products which impacted soil and groundwater. The extent of soil contamination has not been delineated, and appears to have impacted the Oil Changer property.

DPD was requested by this Agency to conduct an offsite investigation to delineate their plume. Data collected from this phase of the investigation will result in the development of a corrective action plan to identify and evaluate all feasible alternatives for cleanup of soil and groundwater, both on- and off-site. It will also evaluate whether residual contamination would have potential impacts, through indoor and outdoor inhalation, to onsite workers.

Subsurface investigations at the Oil Changer site have included the advancement of soil borings and installation of groundwater monitoring wells to delineate the vertical and lateral extent of contamination both on an offsite. Investigations also confirmed offsite contamination, from DPD. Be advised, the investigation by DPD will not duplicate work already performed at your site.

I appreciate your cooperation with DPD and their consultants in granting access to your site for additional investigations. If you have any questions, I can be reached at (510) 567-6762.

A handwritten signature in black ink, appearing to read 'Eva Chu'.

eva chu
Hazardous Materials Specialist

cc: Richard Garlow, Smith, 4441 Whisman Rd, Bdg 23, Mountain View, CA 94043
Jeanne Dodge, 1120 Walker Ave, Walnut Creek, CA 94596
files (dutché)

Shell Oil Company



P. O. Box 5278
Concord, CA 94520-9998
(510) 675-6165

FAX TRANSMITTAL

DATE: 4-8-94TO: Eva ChuAlameda CountyFAX#: (510) 569-4757TEL#: (510) 271-4530

FROM: D. LYNN WALKER, ENVIRONMENTAL ENGINEER - WESTERN REGION

FAX#: (510) 675-6172 TEL#: (510) 675-6169 SSN#: 676-6169

SUBJECT: 7194 Amador Valley Blvd., Dublin, CA2 Number of pages including cover sheetCOMMENTS: EVA:

Per your phone message, I searched Shell's files for the subject site & could not locate a well log or construction details for MW-5. I also had Pacific Environmental search their files & again we came up empty. I have attached the only document we could locate with reference to MW-5's construction. It appears that MW-5 is screened in the 40' to 45' interval. Sorry I could not be of greater help.

Thanks,D. Lynn Walker

Please call (510) 675-6165 if you did not receive all pages.

APR-08-40 FRI 13:13

PACIFIC SAN JOSE

FAX NO. 4084417539

P. 02

Corporate Offices

41674 Christy Street, Fremont, CA 94538-3114 (415) 659-0404 Fax: (415) 851-4677 Contr. Lic. No. 464324



July 21, 1988

Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

Attn: Mr. Storm Goranson

Re: Recovery Well, Former Shell Station
7194 Amador Valley, Blvd.
Dublin, CA 94568

Dear Mr. Goranson:

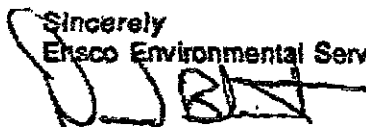
EnSCO Environmental Services has completed the installation of a deeper monitoring well that is designed to sample a discrete zone in the aquifer. This well is designated MW-5. Together with existing MW-1, these two monitoring wells form a cluster well which sample the groundwater from 10 to 25 feet and from 40 to 45 feet. The preliminary findings from the deep well indicate that benzene is mainly confined to upper portion of the aquifer and that clay occurred to the depth explored.

Soil samples recovered during drilling MW-5 have been sent to a soils laboratory for sieve size analysis. We expect to characterize a clay with minor quantities of fine sand and silt. This information will be used to size the screen size of the recovery well. I have attached a site plan and the proposed construction diagram for the recovery well.

Our tentative plan is to install the recovery well by Friday 7/29/88. Development and flow rate testing will be conducted shortly afterward.

Please don't hesitate to contact me with any your questions.

Sincerely
EnSCO Environmental Services Inc.



David Blunt
Senior Project Geologist

attachments

cc: Mr. Stan Roller

SHD 2516

Shell Oil Company



P. O. Box 5278
Concord, CA 94520-9998
(510) 675-6165

92 SEP 17 11 01 10

September 4, 1992

Mr. Scott Seery
Alameda County Health Care Services
Hazardous Materials Division
80 Swan Way, Suite 200
Oakland, California 94621

Re: Remedial Action Plan Implementation Schedule
Former Shell Service Station
7194 Amador Valley Boulevard at Village Parkway
Dublin, California

Dear Mr. Seery:

This letter is in response to the Alameda County Department of Environmental Health (ACDEH) letter issued to Shell Oil Company (Shell) on July 24, 1992. The ACDEH letter states that "*Shell is required to initiate site cleanup as specified in the June 1989 Remedial Action Plan within 45 days of the date of this letter.*" Shell does not feel it is prudent to initiate the Remedial Action Plan (RAP) for the site at this time. Leaking Underground Fuel Tank (LUFT) related activities are in progress at three adjacent sites: a former Dutch Pride Dairy (DPD) facility, a Unocal service station, and a BP service station. Shell has concerns regarding the potential impact of other LUFT related problems that exist at these adjacent sites on the former Shell service station site and the proposed pump and treat system. Therefore, Shell will perform the following tasks:

1. Review current data for these adjacent sites. Following the data review, Shell and the other responsible parties will assign responsibility for the plume configuration.
2. Modify the RAP for the former Shell site based on the results of Task 1 and incorporate into a regional RAP if appropriate.

Once these tasks have been completed Shell and other responsible parties identified will implement the modified RAP at the subject site(s). A progress report on the above tasks will be submitted to the ACDEH on October 15, 1992.

This report will include a summary of the findings and a revised RAP implementation schedule.

If you have any questions regarding the contents of this letter, please call.

Sincerely,

Shell Oil Company



E. Paul Hayes
Area Environmental Engineer

cc: Mr. Craig Mayfield, Alameda County Flood Control and
Water Conservation District
Mr. Eddy So, Regional Water Quality Control Board
Mr. Michael Hurd, Pacific Environmental Group, Inc.
Mr. Larry Turner, Shell Oil Company

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

RAFAT A. SHAHID, Assistant Agency Director

StID 2516

July 24, 1992

Mr. Paul Hayes
Shell Oil Co.
P.O. Box 5278
Concord, CA 94520

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

**Subject: Site Remediation at the Former Shell Station at
7194 Amador Valley Blvd., Dublin 94568**

Dear Mr. Hayes:

This office has reviewed the file for the above referenced site. When 3 underground storage tanks (USTs) were removed in August 1987, soil sample analyses confirmed an unauthorized release of petroleum products at the site. Soil borings were advanced and monitoring wells installed to determine the horizontal and vertical extent of contamination to soil and ground water due to the release of petroleum products.

In July 1988 a recovery well, RW-1, was installed and pump tested in June 1989. A cone of depression of 200' was determined. A Remedial Action Plan (RAP), dated June 1989, was prepared by ENSCO. This RAP proposed ground water extraction and above ground treatment using air stripping. This plan was approved by Mr. Gil Wistar of this office on May 16, 1989. There was a delay in the implementation of this plan, pending the removal of the USTs at the former Dutch Pride Dairy (DPD) site at 7400 Amador Valley Blvd.

The USTs at DPD have been removed, as has much of the contaminated soil (excavation stopped at the former Shell station property line), and a down-gradient well, MW-13, has been installed. According to an agreement reached at a March 22, 1990 meeting between Shell and DPD (see enclosure), Shell was then to negotiate with DPD to determine the proportion of cost for ground water remediation which DPD will share. Ground water remediation was to begin shortly after the completion of specific tasks.

To date ground water remediation has yet to commence. Shell is required to initiate site cleanup as specified in the June 1989 Remedial Action Plan within 45 days of the date of this letter.

DPD has also been directed to submit a Corrective Action Plan (CAP) proposal to detail plans for remediating the environmental impacts resulting from the unauthorized release of petroleum products at their site (see enclosure). It is highly recommended that both Shell and DPD make a joint effort to simultaneously clean up the

Shell Station
7194 Amador Valley, Dublin
August 7, 1992

Page 2

sites.

If you have any questions about the content of this letter, please contact Ms. Eva Chu at (510) 271-4530.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

enclosures

cc: Richard Dodge, 1120 Walker Ave., Walnut Creek, CA 94596
Eddy So, RWQCB
Mark Thomson, Alameda County District Attorney' Office
Tom Hathcox, Dougherty Regional Fire Authority
Edgar Howell/files

shellD

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

January 21, 1991

Ms. Diane Lundquist
Shell Oil Company
1390 Willow Pass Rd., Suite 900
Concord, CA 94520

Re: **Former Shell station, 7194 Amador Valley Blvd., Dublin**

Dear Ms. Lundquist:

The Alameda County Department of Environmental Health, Hazardous Materials Division has exhausted its deposit for the oversight of remediation at the above site. Please submit an additional deposit of \$500, made payable to Alameda County, for our continued oversight of this case. We draw upon these funds at a given hourly rate whenever a Hazardous Materials Specialist works on the case, but cannot process any report if there are no funds on deposit.

If you have any questions about the Division's deposit/refund system, please contact the undersigned at 271-4320.

Sincerely,

Gil Wistar
Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health files

Shell Oil Company



EAST BAY
MARKETING DISTRICT

P.O. Box 4023
Concord, CA 94524
(415) 676-1414

May 22, 1990

Mr. Gil Wistar
Hazardous Materials Specialist
Alameda County Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Subject: Former Shell Station: 7194 Amador Valley, Dublin

Dear Mr. Wistar:

Shell originally committed to having its remediation system at the 7194 Amador Valley site on line by early July. That was based on the schedule agreed to at our March 22, 1990 meeting.

Your May 15 letter to Mr. Richard Dodge indicates that the schedule for the activities at the adjacent site is not being followed. Shell would still like to get its system started up per schedule. However, if activities at the adjacent site are not completed and an agreement between Shell and the Dodge's is not reached prior to that time, startup could be delayed. Shell should be able to complete system installation within four weeks of the time an agreement is reached.

Please contact me at (415) 676-1414 extension 127 if you have any questions.

Very truly yours,

A handwritten signature in cursive script that reads "Diane M. Lundquist".

Diane M. Lundquist
District Environmental Engineer

cc: Randy Stone, Ensco Environmental
Jim Haro, Alamo Mortgage
Lester Feldman, Regional Water Quality Control Board
Gil Jensen, Alameda County District Attorney
Lee Thompson, Director of Public Works, City of Dublin
Rafat Shahid, Alameda County Environmental Health

Shell Oil Company



EAST BAY
MARKETING DISTRICT

P.O. Box 4023
Concord, CA 94524
(415) 676-1414

May 22, 1990

Mr. Gil Wistar
Hazardous Materials Specialist
Alameda County Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Subject: Former Shell Station: 7194 Amador Valley, Dublin

Dear Mr. Wistar:

Shell originally committed to having its remediation system at the 7194 Amador Valley site on line by early July. That was based on the schedule agreed to at our March 22, 1990 meeting.

Your May 15 letter to Mr. Richard Dodge indicates that the schedule for the activities at the adjacent site is not being followed. Shell would still like to get its system started up per schedule. However, if activities at the adjacent site are not completed and an agreement between Shell and the Dodge's is not reached prior to that time, startup could be delayed. Shell should be able to complete system installation within four weeks of the time an agreement is reached.

Please contact me at (415) 676-1414 extension 127 if you have any questions.

168
Dan Kirk

Very truly yours,

A handwritten signature in cursive script that reads "Diane M. Lundquist".

Diane M. Lundquist
District Environmental Engineer

cc: Randy Stone, Ensco Environmental
Jim Haro, Alamo Mortgage
Lester Feldman, Regional Water Quality Control Board
Gil Jensen, Alameda County District Attorney
Lee Thompson, Director of Public Works, City of Dublin
Rafat Shahid, Alameda County Environmental Health



April 2, 1990

Alameda County Health Care Services
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Suite 200
Oakland, California 94612

Attention: Mr. Gil Wistar
Hazardous Materials Specialist

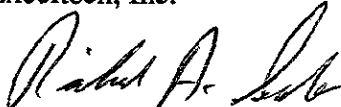
Subject: Groundwater Sampling and Analyses Interval
Former Shell Station, 7194 Amador Valley Boulevard, Dublin, California
Exceltech Project No. 1826G

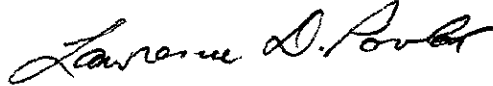
Dear Mr. Wistar:

This letter is to inform you of our intention to change the groundwater sampling and analyses interval at the former Shell Station located in the City of Dublin, Alameda County, California. Over the past several months, the results of the laboratory analyses of groundwater samples collected at the site have remained relatively constant at low or non-detectable levels. Due to this condition, it is our intention to change the groundwater sampling and analysis interval from monthly to quarterly.

If you have any questions concerning this change do not hesitate to call.

Sincerely,
Exceltech, Inc.


Richard A. Garlow, R.E.A. 1365
Project Geologist


Lawrence D. Pavlak, C.E.G. 1187
Senior Program Geologist

RAG/LDP/sw

cc: Donald Dalke, Regional Water Quality Control Board
Craig Mayfield, Alameda County Flood Control and Water Conservation District - Zone 7
Diane Lundquist, Shell Oil
Randy Stone, Exceltech

81-1117 11 APR 06



Telephone Number: (415)

M E M O R A N D U M

To: Distribution

From: Gil Wistar, Hazardous Materials Specialist *Gil Wistar*

Date: March 22, 1990

Re: Meeting between Shell and Dutch Pride Dairy on groundwater cleanup, 7194 Amador Valley Blvd., Dublin

BACKGROUND

- On March 22, 1990, there was a meeting at the offices of the Alameda County Department of Environmental Health (ACDEH) regarding groundwater cleanup at the former Shell Oil Co. site shown above. The ACDEH had called the meeting to facilitate progress in Shell's groundwater remediation project.
- Shell Oil Co. has prepared a remediation plan and performed a pump test at the site; air stripping of extracted groundwater and its subsequent disposal to the sanitary sewer was chosen as the most cost-effective cleanup option. The radius of influence associated with a steady extraction rate of 3 gpm will impact the Dutch Pride Dairy (DPD) site at 7400 Amador Valley Blvd.
- Shell has all the necessary permits in place to operate the groundwater treatment system. This system must now be fabricated, a process that will take about three months. Shell has indicated that it will not begin groundwater extraction until contamination at DPD is addressed.
- Both underground tanks at the DPD site have been removed; the tanks had holes and the water standing in the excavation pit is contaminated. Soil surrounding the pit may also be contaminated.

ITEMS AGREED TO AT THE MEETING

- Aqua Terra Technologies (ATT) is preparing a work plan to address soil contamination around the DPD tank pit. This will consist of:
 1. Excavation and disposal of contaminated soil up to the Oil Changers property line (or possibly beyond, if necessary);

2. Removal and disposal of water standing in the DPD pit;
 3. Backfilling the pit to grade with clean fill; and
 4. Destruction of Ensco Environmental Services' (EES') monitoring well MW-10 (under proper permit), and the installation and sampling of a new well MW-10A within 10 feet and downgradient of the original pit.
- Samples from new well MW-10A will be representative of contamination, if any, that has migrated from the DPD site.
 - After well MW-10A is sampled, Shell will negotiate with DPD to determine the proportion of costs for groundwater remediation they will share, if appropriate.
 - Shell will begin fabrication of its proposed groundwater pump and treat system so that remediation could begin on July 1, 1990.

DUE DATES

- ATT to submit its work plan to ACDEH on or before March 29, 1990.
- DPD to excavate contaminated soil, pump out the pit, and backfill to grade by April 19, 1990.
- DPD to install, develop, and sample well MW-10A by May 1, 1990, and submit analytical results to ACDEH and distribution list by May 7, 1990.
- DPD to sample MW-10A again by June 1, 1990, submitting the results to ACDEH and distribution list by June 8, 1990.
- Shell and DPD to conclude negotiations by July 9, 1990; groundwater treatment to begin this same date.

Distribution

Terry Carter, Aqua Terra Technologies (2950 Buskirk Ave., Ste. 120, Walnut Creek, CA 94596)
Richard & Jeanne Dodge (1120 Walker Ave., Walnut Creek, CA 94596)
Jim Haro, Alamo Mortgage Corp. (1407 Oakland Blvd., Ste. 203, Walnut Creek, CA 94596)
Diane Lundquist, Shell Oil Co. (P.O. Box 4023, Concord, CA 94524)
Randy Stone, Ensco Environmental Services (41674 Christy St., Fremont CA 94538-3114)

cc: Tom Hathcox, Dougherty Regional Fire District
Lester Feldman, Regional Water Quality Control Board
Gil Jensen, Alameda County District Attorney, Consumer and Environmental Protection Division
Rafat A. Shahid, Asst. Agency Director, Environmental Health files

April 12, 1989



a subsidiary of environmental system company

Alameda County Health Care Services
Department of Environmental Health
Hazardous Materials Division
800 Swan Way, Suite 200
Oakland, CA 94621

Attention: Mr. Lowell Miller
Senior Hazardous Materials Specialist

Re: Remedial Action Plan (RAP)
Shell Oil Company
7194 Amador Valley Boulevard, Dublin, CA
Project Number 1826G

Dear Mr. Miller:

Kindly receive enclosed, a copy of the above referenced document for your review. Ensco Environmental Services, Inc. (EES) will start preparatory work to implement the RAP Plan upon final approval.

Please call Mr. John Turney or me at EES if you have any questions.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Reuben H. Chow", is written over a horizontal line.

Reuben H. Chow
Manager, Program Management

RHC:jcd
Enclosure

cc: Ms Diane Lundquist
Gary Mulkey} EES
John Turney} EES
Steve Costello} EES

4.14.89



January 25, 1989

Alameda County Health Care Services
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Suite 200
Oakland, California 94621

Attn: Mr. Storm Goranson

Dear Mr. Goranson:

At the request of Shell Oil Company we are sending you the enclosed supplemental Soil and Groundwater Investigation. If you have any questions regarding this matter please do not hesitate to call.

Sincerely,
EnSCO Environmental Services, Inc.

Richard A. Garlow
Project Geologist

Enclosure

Site ID: 204227701 7194 AMADOR VALLEY BLVD City of DUBLIN

Actions in past three months: 7 MONITORING WELLS INSTALLED, DEVELOPED AND SAMPLED. AQUIFER TESTING, DATA ANALYSIS. DEVELOPE PROCEDURE FOR TREATMENT.

Actions planned for next three months: PUMPING TEST AND TREATMENT- EVALUATE THE RESULTS. DESIGN,INSTALL TEST TREATMENT FACILITY.

Soil contamination defined?	Yes	Soil clean-up in progress?	No
Free product plume defined?	Yes	Free product clean-up in progress?	No
Dis'ld const'nt plume defined?	Yes	Dis'ld const'nt clean-up in progress?	No

Contractor: ENSCO ENV. SERVICES

ROUTE TO STAFF:

Date

R.S.

E.H.

L.M.

M.K.

T.P.

L.S.

~~L.R.~~

A.L.

M.J.M-B

K.C.

D.B.

*FVI - I think you
handles this site*

Return for file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

Telephone Number (415) 271-4320

August 8, 1988

Mr. Robert Fisher
City of Dublin
6500 Dublin Blvd.
Dublin, CA 94568

SUBJECT: OIL CHANGERS FACILITY, 7194 VILLAGE PKWY, DUBLIN 94568

Dear Mr. Fisher:

The City's assistance in the remediation of the soil and groundwater contamination at this site has been much appreciated. Of particular mention is your cooperative response to our letter of May 3, 1988 staying the issuance of an occupancy permit until certain action were performed by the property owner.

As a result of a meeting with Stan Roller and Chris Christensen of Shell Oil Company and Seth Bland of Oil Changers on August 3, 1988, it appears that adequate efforts have been made and that a permit to occupy is warranted. Specific actions that have taken place are an extensive soil vapor study and groundwater monitoring. A problem does admittedly exist and additional off-site monitoring will be performed by Shell Oil Company in order to properly assess the situation.

Plans dated July 19, 1988 prepared by Ensco show a relocated remedial equipment site as well as necessary two-inch pipe and electrical conduit which would be necessary to convey groundwater effluent from wells to equipment. In addition, the planter area located along the periphery of the site can serve for future installation of wells and conveyance equipment. We have asked for one additional item; that item being the construction of a six-inch conduit connecting the planter area adjacent to the intersection of the two streets with the planter area along the southeast corner. Your assistance in reviewing these final plans to insure the inclusion of the six-inch conduit will be most appreciated.

Mr. Robert Fisher
City of Dublin
August 8, 1988
Page 2 of 2

In summary, it is our recommendation that an occupancy permit be issued.

Should you have any questions regarding this matter, please contact Lowell Miller, Senior Hazardous Materials Specialist at 271-4320.

Sincerely,

Rafat A. Shahid
Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:mam

cc: Seth Bland, Oil Changers
Stan Roller, Shell Oil Co.



July 21, 1988

Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

RECEIVED
JUL 26 1988
HAZARDOUS MATERIALS/
WASTE PROGRAM

Attn: Mr. Storm Goranson

Re: Recovery Well, Former Shell Station
7194 Amador Valley, Blvd.
Dublin, CA 94568

Dear Mr. Goranson:

EnSCO Environmental Services has completed the installation of a deeper monitoring well that is designed to sample a discrete zone in the aquifer. This well is designated MW-5. Together with existing MW-1, these two monitoring wells form a cluster well which sample the groundwater from 10 to 25 feet and from 40 to 45 feet. The preliminary findings from the deep well indicate that benzene is mainly confined to upper portion of the aquifer and that clay occurred to the depth explored.

Soil samples recovered during drilling MW-5 have been sent to a soils laboratory for sieve size analysis. We expect to characterize a clay with minor quantities of fine sand and silt. This information will be used to size the screen size of the recovery well. I have attached a site plan and the proposed construction diagram for the recovery well.

Our tentative plan is to install the recovery well by Friday 7/29/88. Development and flow rate testing will be conducted shortly afterward.

Please don't hesitate to contact me with any your questions.

Sincerely
EnSCO Environmental Services Inc.

David Blunt
Senior Project Geologist

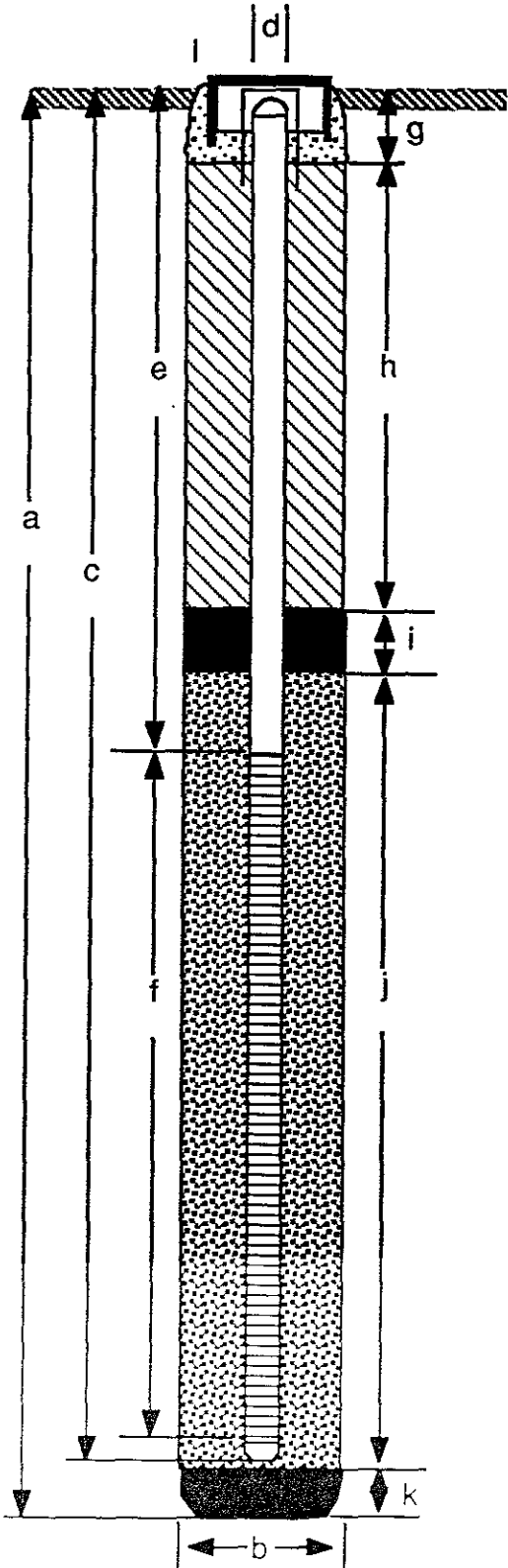
attachments

cc: Mr. Stan Roller

PROPOSED Monitoring Well Detail

PROJECT NUMBER 1826 G
 PROJECT NAME SHELL DUBLIN
 COUNTY Alameda
 WELL PERMIT NO. Filed 7/20/88

BORING / WELL NO. R-1
 TOP OF CASING ELEV. -
 GROUND SURFACE ELEV. -
 DATUM -



EXPLORATORY BORING

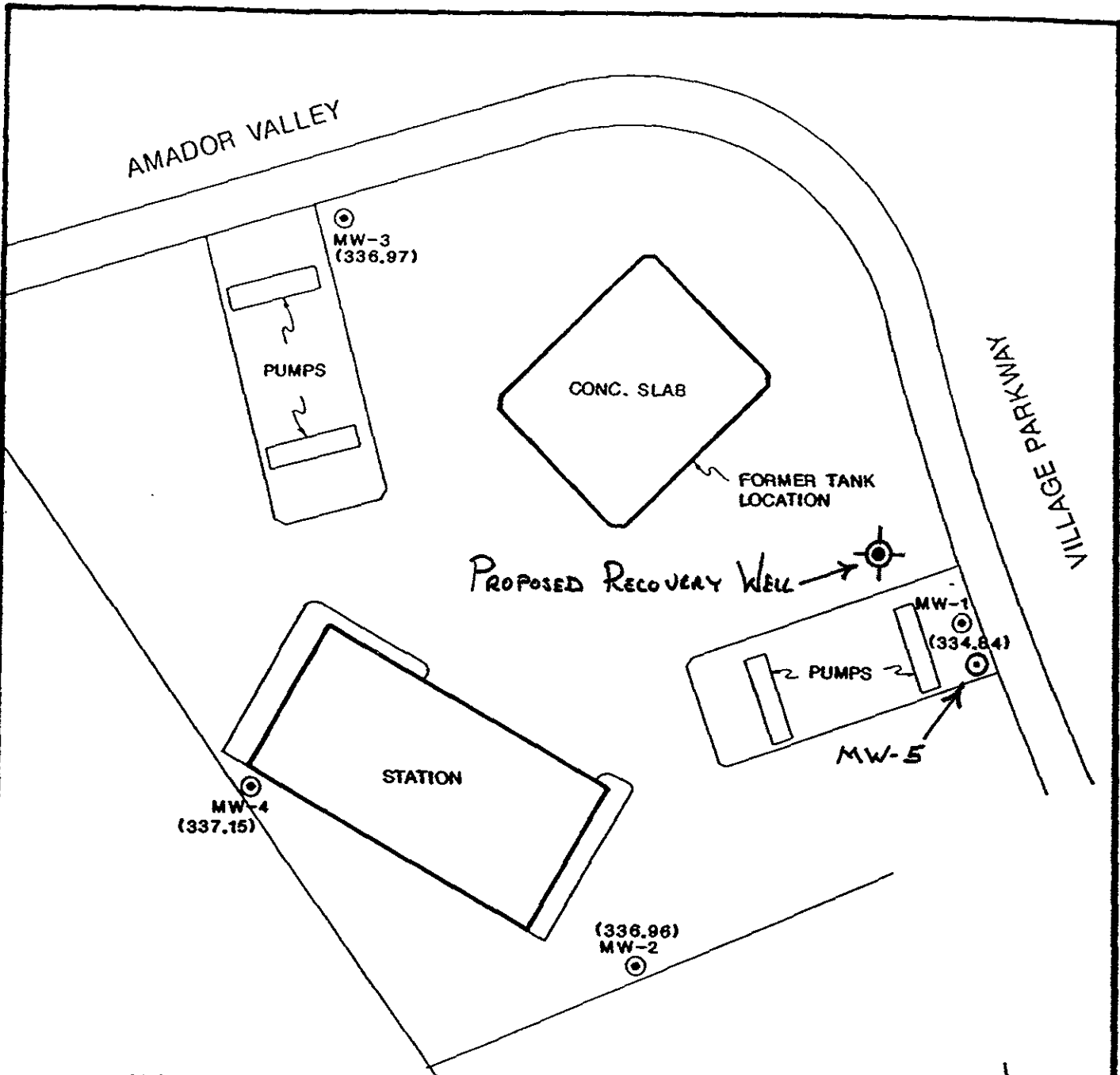
a. Total Depth 30 ft.
 b. Diameter 12 in.
 Drilling method HOLLOW STEM

WELL CONSTRUCTION

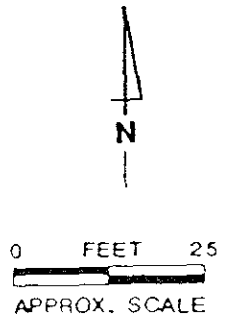
c. Casing length 30 ft.
 Material STAINLESS STEEL SCREEN / PVC Blank
 d. Casing diameter 6 in.
 e. Depth to top perforations 10 ft.
 f. Perforated length 20 ft.
 Perforated interval from 10 to 30 ft.
 Perforation type Continuous Wrap
 Perforation size 0.020 in.
 g. Surface seal 14 ft.
 Seal Material Concrete/NEAR CEMENT
 h. Backfill 7 ft.
 Backfill material NEAT CEMENT
 i. Seal 1 ft.
 Seal Material BENTONITE CLAY
 j. Gravel pack 21 ft.
 Pack material 2/12 AQUA SAND
 k. Bottom seal NA ft.
 Seal material NA
 l. Piping to well head in a bolt-down Chassy Box




ensco
 environmental
 services, inc.



LEGEND
 ⊙ MW-1 MONITORING WELL LOCATION
 (334.84) ELEVATION OF TOP OF WELL CASING



Note: Site plan shows former layout
 - demolition has removed station equipment

	FIGURE 2 - WELL LOCATION MAP		REVIEWED BY <i>LKR</i>	APPROVED BY <i>LKR</i>
	FORMER SHELL STATION			
	7194 AMADOR VALLEY		JOB # 1826G	DRAWN BY J.C.
	DUBLIN, CALIFORNIA		DATE 5-24-88	DRAWING # FIG. 2

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Suite 200
Oakland, CA 94621

Telephone Number: (415) 271-4320

July 12, 1988

Mr. Richard Garlow
Ensco Environmental Service
41674 Christy St.
Fremont, CA 94538-3114

SUBJECT: FORMER SHELL SERVICE STATION, 7194 AMADOR VALLEY BLVD.,
DUBLIN, CA 94568

Dear Mr. Garlow:

As discussed with Mr. Ruben Chow of your firm on July 11, the vapor study proposal in your letter of July 1 should also include those portions of Amador Valley Blvd. contiguous with the subject site. This area was a hot spot during excavation with TPH values in excess of 1000 ppm. Those portions of both streets should be sampled near the sidewalk, too.

Should you have any questions concerning this matter, please contact Mr. Storm Goranson, Hazardous Materials Specialist at 271-4320.

Sincerely,

R/A. ShU
Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:SG:mam

cc: Stan Roller, Shell Oil Co.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

Telephone Number: (415) 271-4320

July 11, 1988

Shell Oil Company
P. O. Box 7004
Lafayette, CA 94549
Attn: Mr. Stan Roller

SUBJECT: FORMER SHELL SERVICE STATION, 7194 AMADOR VALLEY BLVD.,
DUBLIN, CA 94568

Dear Mr. Roller:

We have reviewed the soil and groundwater investigation prepared by Ensco Environmental Services dated May 1988 at the subject site. We concur with the consultant that there is evidence of groundwater contamination.

Action is needed to substantiate two additional factors. First, excessive soil contamination was observed adjacent to the sidewalk and street areas on both the north and east sides of the site (the Kaprelian report dated April 8, 1988 verifies this). Secondly, efforts must be taken to trace the extent of the plume off-site. Both actions were requested in the First Notice of Violation dated June 10, 1988.

You are requested to complete these items, to submit a formal time schedule to remediation of this site,, and submit the additional \$750 previously requested.

Should you have any questions concerning this matter, please contact Mr. Storm Goranson, Hazardous Materials Specialist at 271-4320.

Sincerely,

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:SG:mam

cc: Ruben Chow, Ensco Environmental Services
Robert Fisher, City of Dublin
Jerry Killingstad, Zone 7

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

Telephone Number: (415) 271-4320

July 7, 1988

Mr. Ruben Chow
Ensco Environmental Svcs., Inc.
41674 Christy Street
Fremont, CA 94538-3114

SUBJECT: FORMER SHELL SERVICE STATION, 7194 AMADOR VALLEY BLVD.,
DUBLIN, CA 94568

Dear Mr. Chow:

Our Division is funded 100% fee for service. This means that our efforts are billed to the client at \$53 per hour. In order to continue work on the review of the remedial efforts for the subject site, a deposit of \$750 must be submitted to this office.

Should you have any questions concerning this matter, please contact Mr. Storm Goranson, Hazardous Materials Specialist at 271-4320.

Sincerely,

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:SG:mam



July 1, 1988

Shell Oil Company
1390 Willow Pass Road
Concord, CA 94520

Attn: Mr. Stan Roller

Re: Extent of Soil Vapor Study and Identification of Affected Property Owners at the Former Shell Service Station Located at 7194 Amador Valley Boulevard, Dublin, California
EES Project No. 1826G

Dear Mr. Roller:

As detailed in our Summary of Proposed Supplemental Site Investigation dated June 17, 1988, EnSCO Environmental Services, Inc. (EES) recommended a soil vapor study to help determine the approximate plume boundaries. As this study will extend beyond the property lines of the former Shell Service Station, the first task is to identify the affected neighboring property owners. It is our understanding that EES will obtain permission from the City of Dublin to conduct the investigation on the sidewalks and other public rights-of-way adjacent to the site. Shell will obtain permission from the private property owners for EES to conduct the soil vapor study on their property and to install the ground water monitoring wells if necessary.

With this letter, EES is providing a map illustrating the proposed extent of this soil vapor study which identifies neighboring properties on which test borings may be conducted. This map is in part compiled from a title search of neighboring properties conducted by TransAmerica Title Insurance Company.

It should be understood that this study will provide real time results. Evaluation of these results by the EES geologist conducting this study and unforeseen site conditions may alter the direction and extent of this proposed study. Below is a list of property owners that should be notified of the potential for investigation on their property.

- | | |
|---|--|
| O) Property Address
Property Owner
Owner's Address

Owner's Phone
Property Assessors Parcel Number (APN) | 1) 7400 Amador Valley Boulevard
Richard and Jeanne Dodge
1120 Walker Avenue
Walnut Creek, California 94596
(415) 935-3354
APN: 941-0210-001-04 |
| 2) 7410 Amador Valley Boulevard
Ralph Martin, et. al
805 Fletcher Lane
Hayward, California 94544
No phone listed
APN: 941-0210-001-05 | 3) 7150 Village Parkway
Don Hucke, Trustee
25 Crocker Avenue
Piedmont, California 94611
(415) 547-5060
APN: 941-0210-002-02 |

ensco environmental services, inc.

Shell Oil Company
Project No. 1826G
Page Two

4) 7111 Village Parkway
Iver Hilde and Janice Et
6500 Village Parkway
Dublin, California 94566
No phone listed
APN: 941-0210-014-00

5) 7197 Village Parkway
Mobile Oil Corporation
P.O. Box 290
Dallas, Texas 75221
No phone listed
APN: 941-0210-013-00

6) 7265 Amador Valley Boulevard
Atlantic Richfield Company
P.O. Box 2679, Terminal Annex
Los Angeles, California 90051
No phone listed
APN: 941-0197-079-04

7) 7375 Amador Valley Boulevard
Union Oil Company of California
P.O. Box 7600
Los Angeles, California 90051
No phone listed
APN: 941-0175-021-02

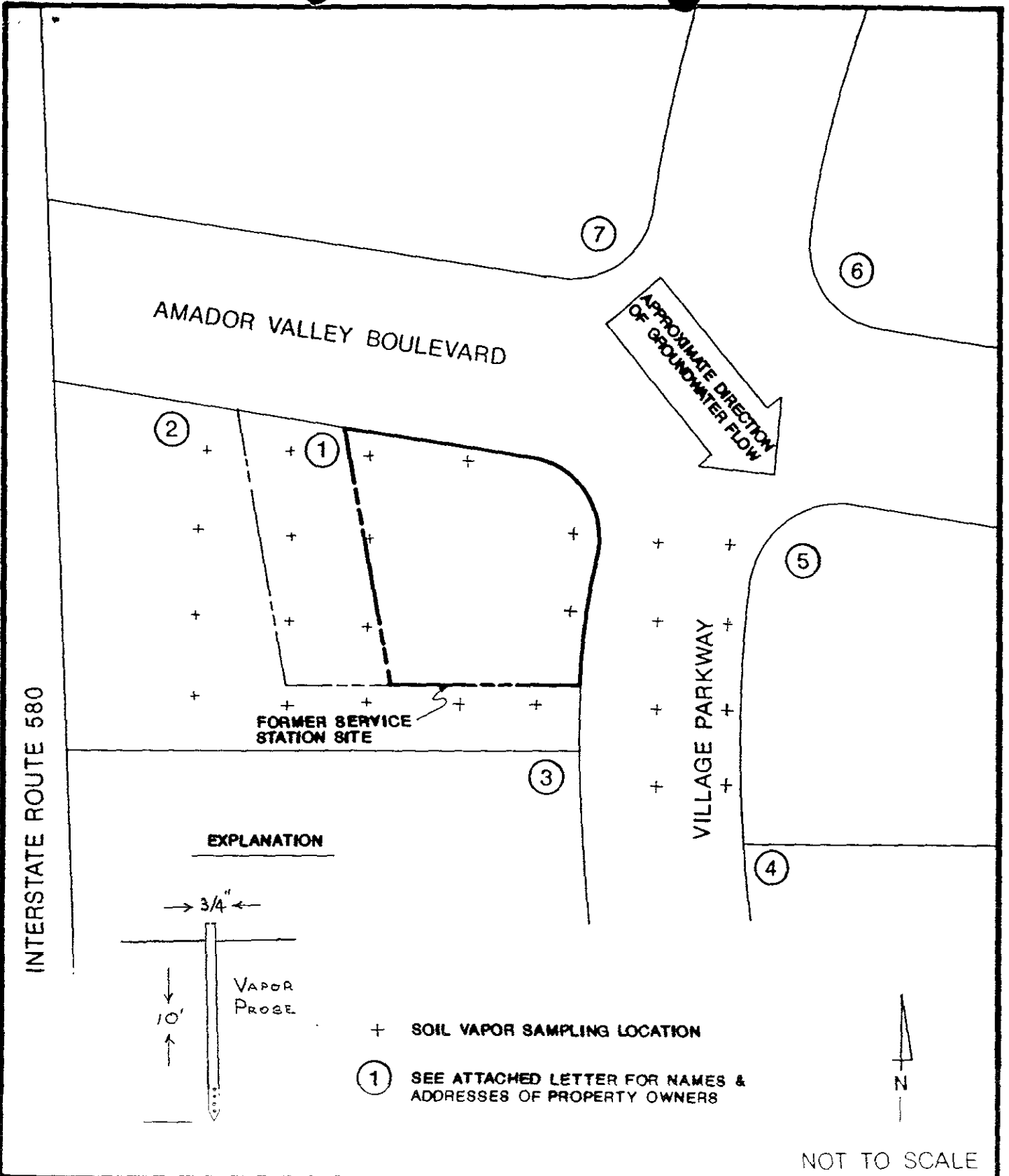
Sincerely,
Ensco Environmental Services, Inc.




Richard A. Garlow
Project Geologist

RAG/da

cc: Dave Blunt, Senior Project Geologist
Reuben Chow, Program Manager



NOT TO SCALE

 <p>ensco environmental services, inc.</p>	<p>SOIL VAPOR SAMPLING POINT LOCATION MAP</p>		<p>REVIEWED BY</p>	<p>APPROVED BY</p>
	<p>FORMER SHELL STATION</p>		<p>DATE</p>	<p>DRAWN BY</p>
	<p>7194 AMADOR VALLEY BLVD.</p>		<p>1826G</p>	<p>J.C.</p>
<p>DUBLIN, CALIFORNIA</p>		<p>DATE</p>	<p>DRAWING</p>	
		<p>6-28-88</p>	<p>FIG. 1</p>	



June 22, 1988

Alameda County Health Agency
80 Swan Way, Suite 200
Oakland, CA 94512

Attn: Mr. Storm Goranson

RECEIVED
JUN 27 1988
ALAMEDA COUNTY HEALTH AGENCY
80 SWAN WAY
OAKLAND, CALIF. 94612

Dear Mr. Goranson:

Per our telephone conversation on June 21, 1988, I have enclosed the soil, ground water investigation report for Shell Oil Company's station located at 7194 Amador Valley Boulevard, Dublin, California. If you have any questions or if we can be of further assistance please contact Ken Rike or myself at (415)659-0404.

Sincerely,
Ensco Environmental Services, Inc.

A handwritten signature in cursive script that reads "Jay Alman".

Jay Alman
District Sales Engineer

JA/sb
Enclosure

AGREEMENT FOR RIGHT OF ENTRY
STATE OF CALIFORNIA
COUNTY OF ALAMEDA

JUNE 20, 19 88

THIS AGREEMENT is entered into by and between SHELL OIL COMPANY ("Shell") and L. M. C. PROPERTIES INC. 386 Railroad Court, Milpitas, California 95035 ("Purchaser").

WHEREAS:

A. Purchaser is the Purchaser of certain real property situated in the State of California, County of Alameda, City of Dublin and is described as 7194 Amador Valley Boulevard in Dublin, California (APN No. 941-0210-001-07), ("the Property").

B. There may be present on or under the Property refined gasoline, petroleum liquids or vapors ("refined petroleum products"). Shell desires to install and operate observation test wells for the purpose of determining if there are refined petroleum products on the property.

C. If refined petroleum products are present on or under the Property Shell desires to remove it by means of a recovery well or wells, to be installed and operated using the same holes as observation wells, if possible, and best suited to recovery of refined petroleum products on the Property. The operation of the observation and of the recovery wells may include installation and operation of product recovery systems, observation, servicing, monitoring and removing any observation or recovery wells and appurtenant equipment and all other activities which may be reasonably necessary to recover any refined petroleum product.

D. The installation and operation of these wells with any required appurtenances will be at no cost and expense to Purchaser. Shell shall locate and install the recovery and observation wells and conduct all other activities hereunder in a manner which minimizes the impact on the Property.

E. It will be necessary for Shell personnel, or persons performing under contract for Shell, to enter upon the Property for the purpose of installing and operating the observation and recovery wells, and observing, servicing, monitoring and removing the recovery wells and observation wells and appurtenances.

F. In taking these actions, Shell in no way admits or acknowledges liability for the presence of any refined petroleum products, nor does Purchaser, in executing this agreement waive any of Purchaser's legal rights regarding this matter.

G. It is the desire and intention of Shell and Purchaser to make this mutual agreement with respect to the activities described herein.

NOW THEREFORE, in consideration for the payment of ten dollars (\$10.00), receipt of which is acknowledged by Purchaser, and for the execution of this instrument and the promises and agreements herein stated, Shell and Purchaser agree to the following:

1. Purchaser, and any lessees, licenses or agents of the Purchaser, grant to Shell, its contractors, subcontractors, and their employees and agents, a temporary license to enter upon the Property for the purpose of the installation, operation, maintenance and removal of the recovery wells and product recovery systems, appurtenances, maintenance, monitoring and removal of the observation wells and appurtenances, and the right to perform all acts necessary in connection therewith. Shell shall locate and install all wells and conduct all other activities hereunder in a manner which minimizes any interference with Purchaser's enjoyment of the Property. Purchaser agrees not to interfere with or attempt to disrupt the activities contemplated by this agreement.

2. Shell agrees that such entry upon and activities upon the Property shall be limited to the extent necessary for the installation, operation and maintenance of the observation and recovery well(s) and appurtenances.

3. Upon completion of any activity upon the Property, Shell will cause any tools, equipment, or materials placed thereon to be removed and will exercise due diligence to restore the said Property to its former condition.

4. This agreement is intended and shall be construed only as a temporary license to enter and conduct certain activities upon the Property and not as a grant of easement or any other interest in the Property.

5. Shell will obtain all required permits to perform the work believed necessary at their sole expense. Shell and Purchaser agree to execute any and all agreements, permits or other documents that may be required by governmental authorities to allow the observation and recovery activities.

6. Shell agrees to indemnify and hold harmless Purchaser and its assigns, grantees, or successors in interest, from and against all claims, damages or losses and expenses, including attorneys fees, arising out of or resulting from the presence on the Property of the aforementioned refined gasoline or petroleum liquids and/or vapors.

7. Shell's duty of indemnification as provided in this agreement is contingent upon the condition that the Purchaser or his assigns, grantees, or successors in interest shall agree to the following:

- (a) Allow Shell to continue the observation and recovery well operation on the property as specified in paragraph 1 and not interfere or disrupt the observation and recovery activities.
- (b) This indemnification does not apply to any claim, loss or liability for personal injury or property damage resulting from the negligence of Purchaser, his agents, any grantee or third party, or which does not result primarily from the presence of Shell branded refined petroleum products on or under the Property.

8. This agreement shall be binding on and inure to the benefit of the heirs, executors, administrators, assigns, grantees or successors in interest of the respective parties hereto.

In witness whereof, the parties hereto by their duly authorized agents have executed this agreement.

Executed this 20th day of June, 1988.

SHELL OIL COMPANY

L.M.C. PROPERTIES INC.

By

K. V. Feazel
K. V. FEAZEL, DISTRICT MANAGER

LARRY REED, PRESIDENT

WLL

Robert G. Bailey V.P.
Robert G. Bailey, Vice President

L.M.C. PROPERTIES III, INC., BOARD OF DIRECTORS MEETING

DECEMBER 18, 1987

The meeting of the Board of Directors of L.M.C. Properties III, Inc. met at 386 Railroad Court, Milpitas, California on December 18, 1987. Present were John Read, Jerry Arrington, Bob Bailey, Larry Read and Linda Williams.

The meeting was called to order at 4:30 p.m.

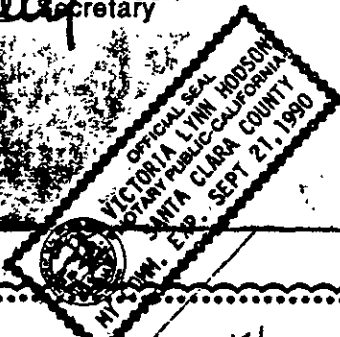
A discussion was held regarding the amount and security for a loan with Owens Financial to close January, 1988 for the purchase of property in Dublin. A motion was made to authorize any one of the corporate officers to execute all documents necessary for the closing of a loan with Owens Financial in the amount of \$525,000.

It is directed that Robert G. Bailey will execute the necessary documentation to close the \$525,000 loan with Owens Financial.

There was no other business brought before the Board.

The meeting was adjourned at 4:45 p.m., 1987.

Signed Robert G. Bailey Secretary



CORPORATE ACKNOWLEDGMENT

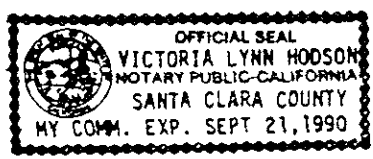
CAL-24

State of California }
County of Santa Clara } SS.

On this the 21st day of December 1987 before me,
VICTORIA LYNN HODSON
the undersigned Notary Public, personally appeared

ROBERT G. BAILEY

personally known to me
 proved to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument as Assistant Secretary or on behalf of the corporation therein named, and acknowledged to me that the corporation executed it
WITNESS my hand and official seal.



Victoria Lynn Hodson
Notary's Signature

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
470 - 27th Street, Third Floor
Oakland, California 94612
(415) 271-4320

Certified Mailer #P 759 896 726

June 10, 1988

Shell Oil Company
P. O. Box 7004
Lafayette, CA 94549
Attn: Mr. Ray Newsome

SUBJECT: FORMER SHELL SERVICE STATION, 7194 AMADOR VALLEY BLVD.,
DUBLIN, CA 94568

***** FIRST NOTICE OF VIOLATION *****

Dear Mr. Newsome:

We have reviewed the report prepared by Kaprelian Engineering dated April 8, 1988. Pursuant to Section 2672 of Title 23 of the California Administrative Code, Shell Oil Company is requested to submit a proposal to:

- 1) characterize the extent of the soil and groundwater contamination, and
- 2) to remediate both the groundwater and soil contamination.

Such a proposal should include off-site soil and groundwater monitoring, soil ventilation of adjacent properties and probably, several groundwater extraction and treatment facilities.

It has come to our attention that a consultant is currently evaluating the groundwater on-site. It should be noted that this evaluation was prepared without our input.

The existing problem of contamination is a serious one. Every effort must be made, in an expeditious manner, to delineate and remediate the problem. This effort will require the full cooperation of Shell Oil Company as well as adjacent property owners.

Former Shell Svc. Stn.
7194 Amador Valley Blvd.
Dublin, CA 94568

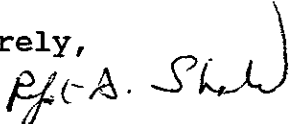
June 10, 1988

Page 2 of 2

A proposal for identification and remediation which includes the above considerations must be submitted to this office within 30 days of the date of this letter.

Should you have any questions concerning this matter, please contact Mr. Storm Goranson, Hazardous Materials Specialist at 271-4320.

Sincerely,



Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:SG:mam

cc: Seth Bland, Lube Management Corp.
Mardo Kaprelian, Kaprelian Engineering
Jerry Killingstad, Zone 7
Robert Fisher, City of Dublin
Greg Zentner, RWQCB

P 759 896 726
RECEIPT FOR CERTIFIED MAIL
 NO INSURANCE COVERAGE PROVIDED
 NOT FOR INTERNATIONAL MAIL
 (See Reverse)

PS Form 3800, June 1985

Sent to		Shell Oil Co.
Street and No.		P.O. Box 704
P.O., State and ZIP Code		Lafayette 94549
Postage		\$
Certified Fee		
Special Delivery Fee		
Restricted Delivery Fee		
Return Receipt showing to whom and Date Delivered		
Return Receipt showing to whom Date, and Address of Delivery		
TOTAL Postage and Fees		\$
Postmark or Date		

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS AGENCY

~~XXXXXXXXXXXX~~ Agency Director



470-27th Street, Third Floor
Oakland, California 94612
(415)271-4320

May 3, 1988

Mr. Robert Fisher
City of Dublin
6500 Dublin Blvd.
Dublin, CA 94568

RE: Proposed Oil Change Station
7194 Village Parkway
Dublin, CA

Dear Mr. Fisher:

A review of a report prepared by Kaprealian Engineering dated April 8, 1988, reveals that the subject site has been satisfactorily aerated in compliance with the Regional Water Quality Control Board's guidelines.

Even though the onsite soil conditions have been remediated, the extent of the contamination problem to the adjacent lands and underlying ground water must still be identified. And then, that problem remediated.

Plans submitted to this office provide for the installation of four ground water wells, one at each corner and a small concrete pad for a pump/treatment system.

However, it is very likely that additional facilities will be needed to remediate the anticipated problem. These facilities may include:

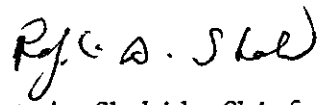
1. Subsurface interlinking of wells and treatment facility.
2. Construction of a soil ventilation system underneath the adjacent streets and properties. This system would be a series of horizontal and vertical wells installed on the site, connected to an additional centrally located treatment system.

-continued-

Mr. Robert Fisher
May 3, 1988
Page 2

On the basis that the soil on site is cleaned, but additional onsite facilities may be needed, it is our recommendation that construction on site be permitted, but that occupancy not be permitted until either the soils of the adjacent lands are cleaned or adequate, permanent facilities to complete the same have been installed. Please direct all questions to Mr. Storm Gorenson. Incidentally, your help in this matter has been greatly appreciated.

Sincerely yours,



Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:

cc: Seth Bland
Lube Management Corporation
386 Railroad Court
Milpitas, CA 95035

Mardo Kaprealian
Kaprealian Engineering
P.O. Box 913
Benecia, CA 94510

Jerry Killingslat
Zone 7 - Pleasanton

Ray Newsome
Shell Oil Company
P.O. Box 7004
Lafayette, CA 94549

Greg Zentner
Regional Water Control Board

Tom Peacock
Alameda County Health Department

RECEIVED
APR 23 1988

4/25 2⁰⁰ PM

STORM:

Attached are the two items that you requested we resolve. The first concerns the drainage, and the fact that our building has sufficient over-engineered features to withstand the water pressure without having the french drain installed.

The second is the agreement, signed by our President and CEO, which allows Shell Oil continued access to the property to fulfill their groundwater mitigation requirements.

I'll talk to you this afternoon.

SETH BLAND

~~Dublin
Dept of PW
Dublin Rd.~~



CE11738
SE1238

R. A. ROTONDO INC.

Civil and Structural Consulting Engineer
3040 Magliocco Dr. San Jose, Calif. 95128 243-8883

April 21, 1988

Lube Management Corp.
386 Railroad Court
Milpitas, Ca 95035-0810

Attention: John Read

Dear John: Re: Backfill & drainage behind basement wall

The backfill used is pea gravel which is free draining and requires no compaction. The entire space resulting from the over excavation is completely filled with this material which is at least as good as a 12 inch blanket around the perimeter of the basement.

Since this material is free draining and no french drain system is installed the basement wall could experience hydrostatic pressure of 62.4 pcf acting for the full height of the wall. Calculation sheets 3 and 8 have taken this into account so that the design and detailing of the wall insures a safe and stable structure without the drain.

Please call me if you have any further questions.

Very truly yours,

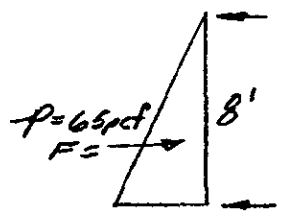
R. A. Rotondo, Inc.

R. A. Rotondo

RAR:b
Encls.

LMC

Bsmt Wall



This diagram indicates that the water level is assumed to be at an elevation equal to the top of the wall.

$$F = 65(8)4 = 2080 \text{ lb}$$

$$F_x = 693 \text{ lb}$$

$$F_y = 1387 \text{ lb}$$

$$M = .1283(2080)8 = 2135 \text{ lb-ft}$$

$$d = 3.5$$

$$A_s = 2135 / 1.44(6.5) = .23 \text{ sq ft.}$$

#4 @ 10" o.c. Ver

$$f_c = 4270 (12) / 3/8 (7/8) 12 (3.5)^2$$

$$= 1062 \text{ psi NG}$$

$$\text{Temp} = .0025 (7.5) 12 = .225 \text{ #4 @ 10" o.c.} = .235$$

Concret. Ld on wall from fl. br.

$$P = 7.5 \text{ ft}$$

$$h = 8 \text{ ft}$$

$$b = 40 \text{ in}$$

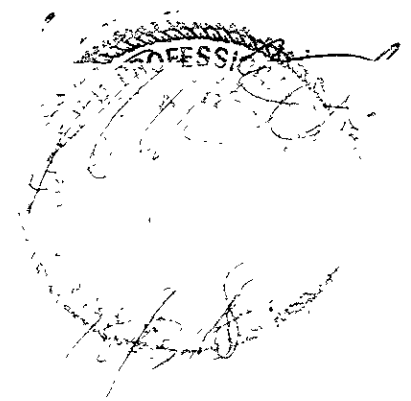
$$p = 7500 / 7.5 (40) = 25 \text{ psi ok}$$

Flotation:

Total DL. 1ft. Strip.

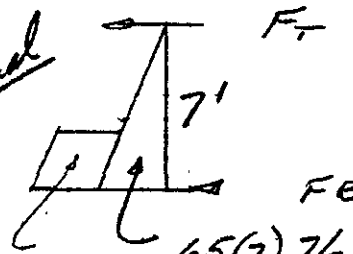
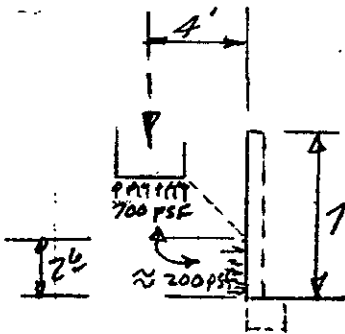
Floor 13 psf (20)	= 260 lb
Wall 94 (8) 2	= 1504
12" bsmt slab 20 (150)	= 3000
	<u>4764 lb</u>

$$\text{Water } h = 4764 / 62.4(20) = 3.8 \text{ ft}$$



LML

Fly Surchage on bent wall



$$65(7) \frac{1}{2} = 1593 \text{ @ } + \frac{7}{3} \text{ '}$$

$$200(2.5) = 500 \text{ @ } + 10 \text{ '}$$

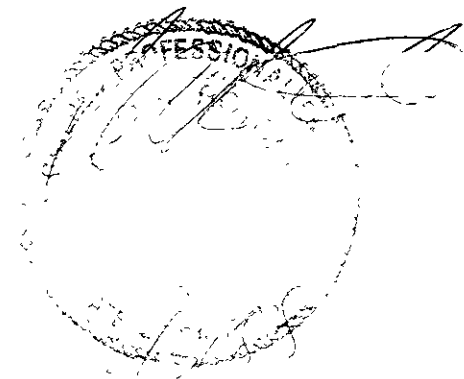
$$F_T = 1593/3 + 500(.83/7) = 531 + 59 = 590 \text{ #}$$

$$H = 0 \text{ @ } y = ? \quad 65y \frac{1}{2} = 590 \text{ #} \quad y = 4.26 \text{ ' down.}$$

$$\text{max } M = 590(4.26) - 590(1.42) = 1676 \text{ #ft.}$$

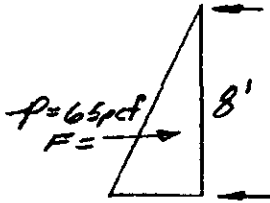
Previous ht of wall used in calcs was 8'

M with actual ht. of 7' + bldg fly surcharge l'd is less than before, plus actual "d" is greater.
 ∴ section is adequate.



LML

Bsmt Wall



This diagram indicates that the water level is assumed to be at an elevation equal to the top of the wall.

$$F = 65(8)4 = 2080 \text{ lb}$$

$$F_T = 693 \text{ lb}$$

$$F_B = 1387 \text{ lb}$$

$$M = .1283(2080)8 = 2135 \text{ ft-lb}$$

$$d = 3.5$$

$$A_s = 2135 / 1.44(6.5) = .73 \text{ dia.} \quad \#4 @ 10" \text{ c/c}$$

$$f_c = 4270 (12) / 3/8 (7/8) 12 (3.5)^2 = 1062 \text{ psi NG}$$

$$T_{emp} = .0025 (7.5) 12 = .225 \quad \#4 @ 10" = .235$$

Concent. Ld on wall from fl. br.

$$P = 7.5 \text{ k}$$

$$h = 8'$$

$$b = 40"$$

$$p = 7500 / 7.5(40) = 25 \text{ psi} \quad \text{ok}$$

Flotation:

Total DL. 1ft. Strip.

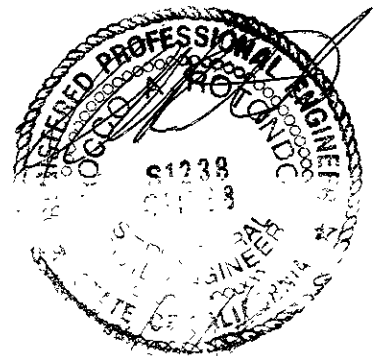
$$\text{Floor } 13 \text{ psf } (20) = 260 \text{ lb}$$

$$\text{Wall } 94(8) 2 = 1504$$

$$12" \text{ bsmt slab } 20(150) = 3000$$

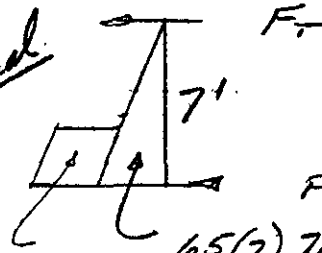
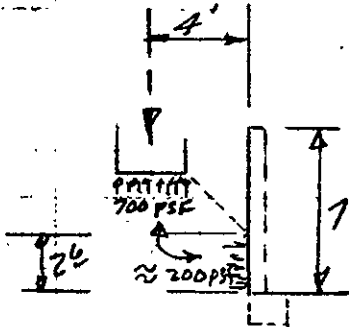
$$\underline{4764 \text{ lb}}$$

$$\text{Water } h = 4764 / 62.4(20) = 3.8'$$



LML

Fly Surchage on bent wall



$$65(7) \frac{7}{2} = 1593 \text{ @ } + \frac{7}{3}$$

$$200(2.5) = 500 \text{ @ } + 10"$$

$$F_T = 1593 \frac{2}{3} + 500 \left(\frac{83}{7} \right) = 531 + 59 = 590 \text{ lb}$$

$$H = 0 \text{ @ } y = : 65 y \frac{7}{2} = 590 \text{ lb } y = 4.26' \text{ down.}$$

$$\text{max } M = 590(4.26) - 590(1.42) = 1676 \text{ lb-ft.}$$

Previous ht of wall used in calcs was 8'
 M with actual ht. of 7' + bldg fly surcharge load
 is less than before, plus actual "d" is greater.
 \therefore section is adequate.



AGREEMENT FOR RIGHT OF ENTRY
STATE OF CALIFORNIA
COUNTY OF ALAMEDA

April 22, 1988

THIS AGREEMENT is entered into by and between SHELL OIL COMPANY ("Shell") and LUBE MANAGEMENT CORPORATION, dba OIL CHANGERS ("Purchaser").

WHEREAS:

A. Purchaser is the Purchaser of certain real property situated in the State of California, County of Alameda, City of Dublin, located at 7194 Village Parkway, corner of Amador Valley Boulevard (APN 941-0210-001-07) ("the Property").

B. There may be present on or under the Property refined gasoline, petroleum liquids or vapors ("refined petroleum products"). Shell desires to install and operate observation test wells for the purpose of determining if there are refined petroleum products on the property.

C. If refined petroleum products are present on or under the Property, Shell desires to remove it by means of a recovery well or wells, to be installed and operated using the same holes as observation wells, if possible, and best suited to recovery of refined petroleum products on the Property. The operation of the observation and of the recovery wells may include installation and operation, observation, servicing, monitoring and removing any observation or recovery wells and appurtenant equipment and all other activities which may be reasonably necessary to recover any refined petroleum product.

D. The installation and operation of these wells with any required appurtenances will be at no cost and expense to Purchaser. Shell shall locate and install the recovery and observation wells and conduct all other activities hereunder in a manner which minimizes the impact on the Property.

E. It will be necessary for Shell personnel, or persons performing under contract for Shell, to enter upon the Property for the purpose of installing and operating the observation and recovery wells, and observing, servicing, monitoring and removing the recovery wells and observation wells and appurtenances.

F. In taking these actions, Shell in no way admits or acknowledges liability for the presence of any refined petroleum products, nor does Purchaser, in executing this agreement waive any of Purchaser's legal rights regarding this matter.

G. It is desire and intention of Shell and Purchaser to make this mutual agreement with respect to the activities described herein.

NOW THEREFORE, in consideration for the payment of ten dollars (\$10.00), receipt of which is acknowledged by Purchaser, and for the execution of this instrument and the promises and agreements herein stated, Shell and Purchaser agree to the following:

1. Purchaser, and any lessees, licensees or agents of the Purchaser, grant to Shell, its contractors, subcontractors, and their employees and agents, a temporary license to enter upon the Property for the purpose of the installation, operation, maintenance and removal of the recovery wells and appurtenances, maintenance, monitoring and removal of the observation wells and appurtenances, and the right to perform all acts necessary in connection therewith. Shell shall locate and install all wells and conduct all other activities hereunder in a manner which minimizes any interference with Purchaser's enjoyment of the Property. Purchaser agrees not to interfere with or attempt to disrupt the activities contemplated by this agreement.

2. Shell agrees that such entry upon and activities upon the Property shall be limited to the extent necessary for the installation, operation and maintenance of the observation and recovery well(s) and appurtenances.

3. Upon completion of any activity upon the Property, Shell will cause any tools, equipment, or materials placed thereon to be removed and will exercise due diligence to restore the said Property to its former condition.

4. This agreement is intended and shall be construed only as a temporary license to enter and conduct certain activities upon the Property and not as a grant of easement or any other interest in the Property.

5. Shell will obtain all required permits to perform the work believed necessary at their sole expense. Shell and Purchaser agree to execute any and all agreements, permits or other documents that may be required by governmental authorities to allow the observation and recovery activities.

6. Shell agrees to indemnify and hold harmless Purchaser and its assigns, grantees, or successors in interest, from and against all claims, damages or losses and expenses, including attorneys fees, arising out of or resulting from the presence on the Property of the aforementioned refined gasoline or petroleum liquids and/or vapors.

7. Shell's duty of indemnification as provided in the agreement is contingent upon the condition that the purchaser or his assigns, grantees, or successors in interest shall:

- (a) Allow Shell to continue the observation and recovery well operations on the property as specified in paragraph 1 nor interfere or disrupt the observation and recovery activities.
- (b) This indemnification does not apply to any claim, loss or liability for personal injury or property damage resulting from the negligence of Purchaser, his agents, any grantee or third party, or which does not result primarily from the presence of Shell branded refined petroleum products on or under the Property.

8. This agreement shall be binding on and inure to the benefit of the heirs, executors, administrators, assigns, grantees or successors in interest of the respective parties hereto.

In witness whereof, the parties hereto by their duly authorized agents have executed this agreement.

Executed this 22nd day of April, 1988.

LUBE MANAGEMENT CORPORATION

By President
(Title)

[Signature]

ROBERT H. LEE & ASSOCIATES, INC.
 900 Larkspur Landing Circle, Suite 125
 LARKSPUR, CALIFORNIA 94939

LETTER OF TRANSMITTAL

(415) 461-8890

TO

ALAMEDA CO. HEALTH AGENCY
DIVISION OF HAZARDOUS MATERIALS
470 - 27TH STREET RM 322
OAKLAND, CA. 94612

DATE	1/15/88	JOB NO.	6601
ATTENTION	STORM GORANSON		
RE.	SHELL OIL STATION		
	7194 AMADOR VALLEY BLVD		
	DUBLIN CA.		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

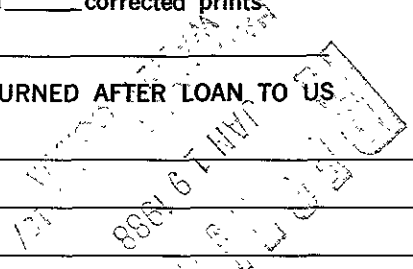
- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1			HAZARDOUS WASTE MITIGATION DEPOSIT

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____



Handwritten notes:
 RECEIVED
 1/15/88
 11:55

COPY TO R. NEWSOME

SIGNED GREGG LOGGINS

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARSAGENCY
~~XXXXXXXXXXXX~~ Agency Director



470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

January 13, 1988

Shell Oil Company
P. O. Box 4023
Concord, CA 94524
Attn: Mr. R G Newsome

RE: Shell Service Station, 7194 Amador Valley Blvd., Dublin

Dear Mr. Newsome:

A recent change in policy now requires that all hazardous waste projects be billed in advance of charges. The deposit depends upon the number of underground tanks at subject facility. Please remit a deposit of \$750.00 for review of the closure plans submitted.

If you have any questions concerning this matter, please contact Storm Goranson, Hazardous Materials Specialist at 874-7237.

Sincerely,

R/A Shahid
Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:SG:mam

cc: File



Shell Oil Company

EAST BAY
MARKETING DISTRICT

P.O. Box 4023
Concord, CA 94524
(415) 676-1414

RECEIVED
OCT 32 1987

RECEIVED
OCT 32 1987

HAZARDOUS WASTE/

October 14, 1987

RECEIVED
OCT 23 1987

HAZARDOUS WASTE/

Alameda County Department of Environmental Health
ATTN: STORM GORENSEN
470 27th Street
Oakland, CA 94612

Gentlemen:

We have received a letter dated October 8, 1987, from our soils engineering contractor, Kaprealian Engineering Inc., to us concerning our property at 7194 Amador Valley Blvd. in Dublin. As you and I talked today all the starred items in that letter except the last one will be, or are being, handled by Kaprealian Engineering Inc. or our excavating contractor.

The last starred items concerned the placing of ground water monitoring wells on the property. It is Shell's intent to do what is best for the property and the environment surrounding it. We feel that three to four ground water monitoring wells as indicated in the letter would probably be excessive considering our soil samples to date.

We will certainly work with Alameda County Department of Environmental Health and all other agencies involved in this properties restoration, which would include placing ground water monitoring wells as appropriate.

Very truly yours,

R. G. Newsome
Sr. District Engineer

#2
Report



KAPREALIAN ENGINEERING, INC.

Consulting Engineers

P. O. BOX 913

BENICIA, CA 94510

(415) 678-9100 (707) 748-6915

KEI-J87-083

October 8, 1987

Shell Oil Company
P. O. Box 7004
Lafayette, CA 94549

Attn: Mr. Ray Newsome

676-1414 X128

Re: Addendum to Initial Investigative Report
Former Shell Service Station
7194 Amador Valley Blvd.
Dublin, California

Dear Mr. Newsome:

At your request, this addendum is being submitted to supplement our report dated August 11, 1987 on the referenced site. In that report, KEI determined that additional excavation is necessary at the site to remove as much hazardous soil (total hydrocarbon >1000 ppm) as possible in order to minimize the environmental impact. The details of how the excavation will proceed are as follows:

$$400 \text{ CY} \div 4 \text{ Yd} = 100 \text{ SY} = 900 \text{ SF} \approx 30 \times 30$$

- * Approximately 400 cubic yards of soil is currently stockpiled at the site. This soil has been aerating under a permit issued by the Bay Area Air Quality Management District (BAAQMD) on September 15, 1987.
- * KEI will supervise the excavation of additional soil at the site, to be performed by Superstructures Contractors. The area to be excavated and the amount of soil to be removed will be determined by KEI's field engineer as work proceeds. The excavation will be done to approximately 13 feet in depth, and will not proceed beyond the property line. The excavated soil will be stockpiled on the site and covered with visquene. This soil will be kept separate from the soil which is currently stockpiled at the site. Sidewall grab samples will be collected from the completed excavation to document that all contaminated soil has been removed. Each grab sample will be collected from bulk material excavated by backhoe. The samples will be sealed in brass tubes with aluminum foil and plastic caps, and stored in a cooled ice chest for transport to the laboratory under chain of custody.
- * Composite samples will be collected from the stockpiled

soil, one composite per 100 cubic yards. Each sample will consist of four separate grab samples taken at random locations and at depths between one and two feet, and composited as one sample. The samples will be placed in clean brass tubes, sealed with aluminum foil and plastic caps, and stored in a cooled ice chest for transport under chain of custody to the contracted laboratory.

- * The samples will be analyzed at either Sequoia Analytical Laboratory in Redwood City, or at HAZCAT Organics Laboratory in San Carlos. The samples will be analyzed for total hydrocarbons (THC) as gasoline, benzene, toluene and xylene (BTX).
- * KEI will contact the Bay Area Air Quality Management District with the analytical results to secure an aeration permit. KEI will take additional composite soil samples following the routine described above, to document that the soil has been properly aerated. Properly aerated soil will have a total hydrocarbon content of less than 100 parts per million.
- Removal of water level*
* After aeration is complete, any water remaining in the excavation will be pumped away. A certified hazardous waste hauler will be contracted to perform this work. The water will be hauled under proper manifest.
- Permit process 2/25/88*
* The properly aerated soil will be backfilled into the excavation and will be compacted. The backfilling design will be such that the aerated soil will be kept above the water level. Clean, imported fill material will be brought in to fill the deepest portions of the excavation, in contact with the groundwater. Any remaining aerated soil that cannot be used due to volumetric limitations will be taken to a Class III site for disposal.
- * KEI will conduct a preliminary well survey to determine the location of wells within a half mile of the site.
- * At the request of the Alameda County Department of Environmental Health, Shell should submit a letter of intent to the County to install a minimum of three to four groundwater monitoring wells at the site when the excavation program in question is completed. In addition, the County would like assurance that the Petroleum contractor doing the excavation work will have appropriate respirators and cartridges on site should they be required by the workmen.

KEI-J87-083
October 8, 1987
Page 3

I trust that this addendum supplies all the information required by the Alameda County Department of Environmental Health. Should you have any additional questions, please call me at (415) 676-9100.

Sincerely,

Kaprealian Engineering, Inc.



Mardo Kaprealian
President

2/28/87

Shell Oil Company



**EAST BAY
MARKETING DISTRICT**

P.O. Box 4023
Concord, CA 94524
(415) 676-1414

September 21, 1987

Mr. Dale Boyer
Water Quality Control Board
San Francisco Bay Region
1111 Jackson Street
Room 6040
Oakland, CA 94607

Dear Mr. Boyer:

Re: Shell Station
7194 Amador Valley Boulevard
Dublin, CA
(Soil Sampling Investigation)

Shell Oil Company has removed all underground storage tanks (3-10,000 gallon fiberglass and 1-550 steel waste oil tank) and is in the process of soil aeration to cleanup the soil.

Refer to the attached soil investigation report prepared by Kaprealian Engineering, Inc. for your review.

If you have any questions, please call me at (415) 676-1414, Ext. 128.

Very truly yours,

R. G. Newsome
Sr. District Engineer

RECEIVED
SEP 23 1987
HEALTH

Attachment

cc: Chris Christensen
Alameda County Department of Environmental Health
Dublin/San Ramon Service District, Attn: Ms. Tonya Snyder-Hoover