



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

October 6, 2014

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

Anabi Real Estate Development LLC
Attn: Rene Anabi
1041 North Benson Avenue
Upland, CA 91786-2157

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0000363 and GeoTracker Global ID T0600101257, Shell#13-5784, 3790 Hopyard Road, Pleasanton, CA 94566

Dear Mr. Pineda:

Alameda County Environmental Health (ACEH) has reviewed the fuel leak case file and is considering the above referenced site for case closure. Site investigation and groundwater monitoring for underground storage tank leaks have been performed at the subject property to which you are named as the primary or active responsible party.

List of Landowners Form

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

To satisfy this requirement, please complete the enclosed *List of Landowners Form*, and mail or e-mail it back to ACEH by the date identified below. Also your comments, if any, must be considered prior to the proposed closure. Please respond within 30 days from the date of this letter for your comments to be considered.

Public Participation

Public participation is a requirement for the case closure process. In order to notify potentially affected members of the public of the potential fuel leak case closure, ACEH has distributed the attached *Invitation to Comment - Potential Case Closure* to the addresses shown on attached mailing list. If you are aware of any other residents, landowners, or other interested persons, corporations, or government agencies that are not on the mailing list but may have an interest in this fuel leak case, please provide their names and addresses as soon as possible. The attached *Invitation to Comment - Potential Case Closure* requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure. ACEH will consider all comments from the public prior to potential case closure.

Site Management Requirements

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

"This fuel leak case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). The maximum concentrations of benzene and ethylbenzene detected in shallow soil exceed the numerical criteria for direct contact and outdoor air exposure prescribed in the LTCP for residential land use. Under the current land use as an active fueling station, most of the site is paved with minor landscaped areas near the site boundaries resulting in a low potential for direct contact exposure under the current land use. Therefore, case closure is granted for the current commercial land use.

If a change in land use to any residential or other conservative land use, or if any redevelopment occurs, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the case upon receipt of approved development/construction plans.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities."

All investigation activities and groundwater monitoring may be suspended at this time. In order to expedite the closure process, you may schedule well decommissioning for one to two weeks after the end of the public comment period. If public comments require a longer period of time for responses, it may be necessary to postpone well decommissioning. Well destruction permits may be obtained from the Zone 7 Water Agency (<http://www.zone7water.com>).

TECHNICAL REPORT REQUEST

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

- **November 8, 2014** – List of Landowners Form
File to be named: LNDOWNR_F_YYYY-mm-dd RO363
- **December 8, 2014** – End of Public Comment Period

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

Sincerely,

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

Attachments: Invitation to Comment - Potential Case Closure
Mailing List
List of Landowners Form

cc: Danielle Stefani, Livermore Pleasanton Fire Department, 3560 Nevada St, Pleasanton, CA 94566 (*Sent via E-mail to: dstefani@lpfire.org*)

Colleen Winey (QIC 8021), Zone 7 Water Agency, 100 North Canyons Pkwy, Livermore, CA 94551 (*Sent via E-mail to: cwiney@zone7water.com*)

Peter Schaefer, Conestoga-Rovers & Associates, 5900 Hollis Street, Suite A, Emeryville, CA 94608 2032 (*Sent via E-mail to: pschaefer@croworld.com*)

Jerry Wickham, ACEH (*Sent via E-mail to: jerry.wickham@acgov.org*)

GeoTracker, File

MAILING LIST FOR FACT SHEET (2 PAGES)

Danielle Stefani
Livermore Pleasanton Fire Department
3560 Nevada St.
Pleasanton, CA 94566
(Sent via E-mail to: dstefani@lpfire.org)

Colleen Winey (QIC 8021)
Zone 7 Water Agency
100 North Canyons Pkwy
Livermore, CA 94551
(Sent via E-mail to: cwiney@zone7water.com)

Cherie McCaulou
San Francisco Bay Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612
San Francisco Bay Regional Water Quality
(Sent via E-mail to: cmccaulou@waterboards.ca.gov)

ALAMEDA COUNTY FLOOD CONTROL
PARCEL #: 941-800-5
399 ELMHURST ST
HAYWARD CA 94544-1307

ALAMEDA COUNTY FLOOD CONTROL
PARCEL #: 941-1302-6
399 ELMHURST ST
HAYWARD CA 94544-1307

CHURCH IN PLEASANTON
PARCEL #: 941-1309-69
3730 HOPYARD RD
PLEASANTON CA 94588-8562

DIAMOND PROPERTIES INC
PARCEL #: 941-1309-36-7
P.O. BOX 4278
MODESTO CA 95352-4278

DIAMOND PROPERTIES INC
PARCEL #: 941-1309-36-10
P.O. BOX 4278
MODESTO CA 95352-4278

DONHAM CRAIG A & SHERRIE A TRS
PARCEL #: 941-1309-31
6206 WADE CT
PLEASANTON CA 94588-4474

ECI THREE LAS POSITAS LLC
PARCEL #: 941-2760-5
1301 SHOREWAY RD #250
BELMONT CA 94002-4156

HIR HACIENDA LLC
PARCEL #: 941-2760-19-1
1121 SW SALMON AVE #6TH
PORTLAND OR 97205-2000

OCCUPANT
PARCEL #: 941-1309-36-7
3820 HOPYARD RD
PLEASANTON CA 94588

OCCUPANT
PARCEL #: 941-1309-68
6300 W LAS POSITAS BLVD
PLEASANTON CA 94588

OCCUPANT
PARCEL #: 941-2760-19-1
3825 HOPYARD RD
PLEASANTON CA 94588

OCCUPANT
PARCEL #: 941-2760-5
5976 W LAS POSITAS BLVD
PLEASANTON CA 94588

OCCUPANT
PARCEL #: 941-800-5
HOPYARD RD
PLEASANTON CA 94566

OCCUPANT
PARCEL #: 941-1309-36-10
6003 W LAS POSITAS BLVD
PLEASANTON CA 94588

OCCUPANT
PARCEL #: 941-1302-6
HOPYARD RD
PLEASANTON CA 94566

STATE OF CALIFORNIA
PARCEL #: 941-1309-68
PO BOX 23440
OAKLAND CA 94623-0440



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INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**SHELL #13-5784
3790 HOPYARD ROAD
PLEASANTON, CA 94566
FUEL LEAK CASE RO0000363
GEOTRACKER GLOBAL ID T0600101257**

OCTOBER 6, 2014

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

The public is invited to review and comment on the potential closure of the fuel leak case. This notice is being sent to the current occupants and landowners of the site and adjacent properties and other known interested parties. The entire case file can be viewed over the Internet on the ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Please send written comments to Jerry Wickham at the address below; all comments will be forwarded to the responsible parties. Comments **received by December 8, 2014** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACEH caseworker, Jerry Wickham at 510-567-6791 or by email at jerry.wickham@acgov.org. Please refer to ACEH case RO0000363 in any correspondence.

LIST OF LANDOWNERS FORM

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

CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR:

Site Name: Shell #13-5784
Address: 3790 Hopyard Road
City, State, Zip: Pleasanton, CA 94566
Record ID #: RO0000363

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

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

Name: Anabi Real Estate Development LLC, Attn: Rene Anabi
Address: 1041 North Benson Avenue
City, State, Zip: Upland, CA 91786-2157
E-mail Address: _____

Name: _____
Address: _____
City, State, Zip: _____
E-mail Address: _____

Name: _____
Address: _____
City, State, Zip: _____
E-mail Address: _____

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

Sincerely,

Signature of Primary Responsible Party

Printed Name

Date

E-mail Address