



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

November 18, 2010

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

Russell J. Bruzzone, Inc. c/o Joan Bruzzone
899 Hope Lane
Lafayette, CA 94549

Montrose Investment Co.
242 Rivera Circle
Greenbriar Marina
Larkspur, CA 94939
Attn: Jim Graham

Subject: Landowner Notification for Case Closure Consideration for Fuel Leak Case No. RO0000469 and GeoTracker Global ID T0600101272, Shell#13-5685, 6039 College Avenue, Oakland, CA 94618

Dear Mr. Brown:

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

To satisfy the above-mentioned requirement, please complete the enclosed "List of Landowners Form," and mail it back to ACEH within thirty (30) days from the date of this letter. Also your comments must be considered prior to the proposed cleanup or closure. Please respond within 30 days from the date of this letter for your comments to be considered.

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

"Case closure for the fuel leak site is granted for the current commercial land use only. If a change in land use to any residential or other conservative land use scenario occurs at this site, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the case upon receipt of approved development/construction plans. Excavation or construction activities in the areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities. This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site."

Responsible Parties
RO0000469
November 18, 2010, Page 2

We have also attached a public notification regarding potential case closure, which has been distributed to land owners and residents in the nearby area. The Public Notification of Potential Case Closure requests that landowners or residents submit any comments or questions regarding potential case closure by December 20, 2010.

If you have any questions, please call me at 510-567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,

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

Attachment: Public Notification of Potential Case Closure dated November 18, 2010

Enclosure: List of Landowners Form

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032
(Sent via E-mail to: lgriffin@oaklandnet.com)

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

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

GeoTracker, File

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 #13-5685
Address: 6039 College Avenue
City, State, Zip: Oakland, CA 94618
Record ID #: RO0000469

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: Montrose Investment Co.; Attn: Jim Graham
Address: 242 Rivera Circle, Greenbriar Marina
City, State, Zip: Larkspur, CA 94939
E-mail Address: _____

Name: Russell J. Bruzzone, Inc. c/o Joan Bruzzone
Address: 899 Hope Lane
City, State, Zip: Lafayette, CA 94549
E-mail Address: _____

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

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

Sincerely,

Signature of Primary Responsible Party

Printed Name

Date

E-mail Address



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PUBLIC NOTIFICATION OF POTENTIAL CASE CLOSURE
SHELL #13-5685
November 18, 2010

Site Location: 6039 College Avenue, Oakland, CA 94618
Fuel Leak Case RO0000469 and GeoTracker Global ID T0600101272

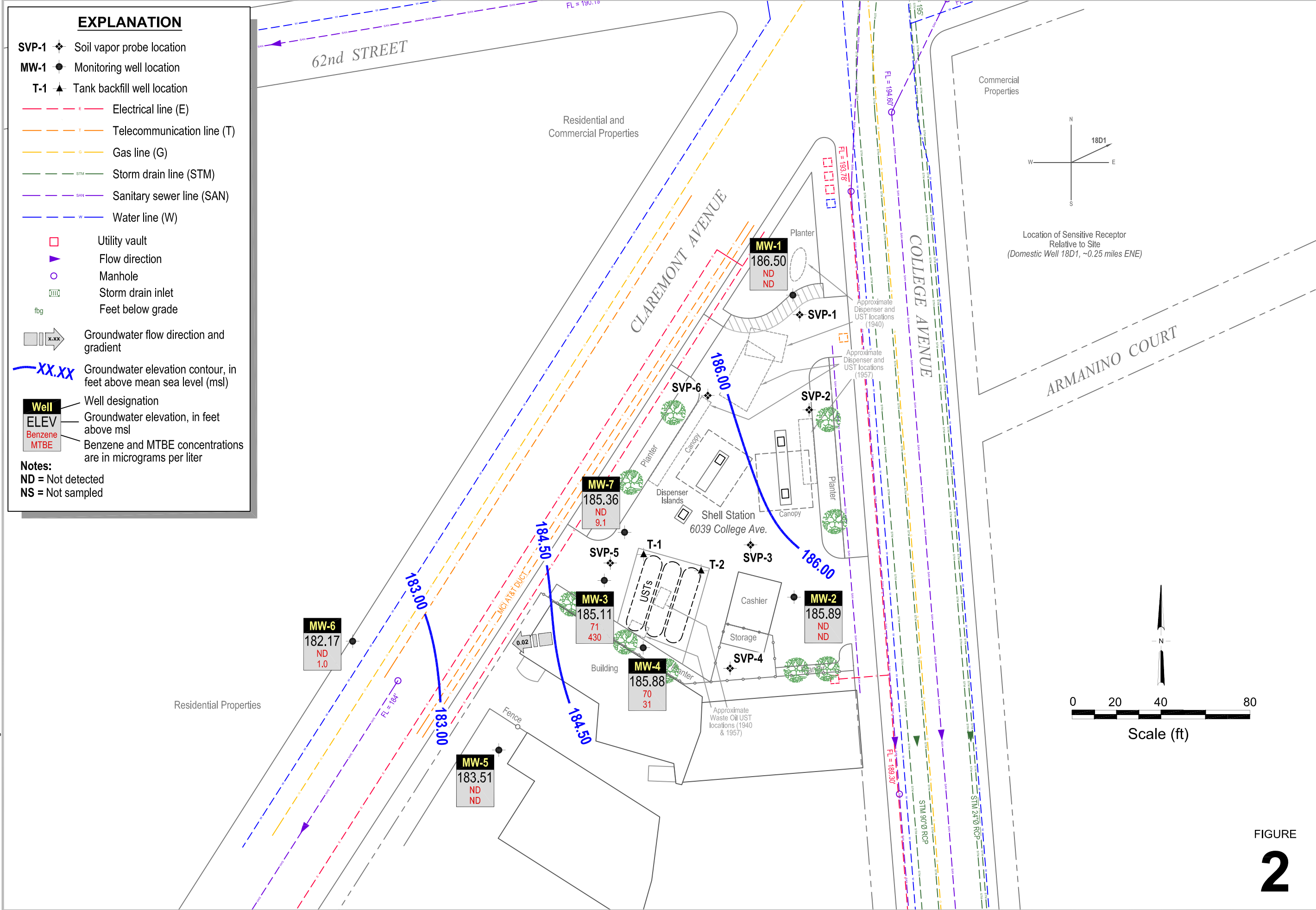
Summary – This fact sheet has been prepared to inform community members and other interested parties of potential case closure for a fuel leak case at the Shell-branded service station at 6039 College Avenue in Oakland, California (see attached map on back). Site investigation and cleanup activities have been completed and it does not appear that the fuel release presents a risk to human health for nearby residents or site workers. Site investigation activities, which were conducted at various times between 1990 and 2010, have defined the extent of petroleum hydrocarbons in soil and groundwater beneath the site. Groundwater monitoring has been conducted since February 1990 using five groundwater monitoring wells at the site and two monitoring wells west of the site. The groundwater monitoring data indicate that the concentrations of petroleum hydrocarbons in groundwater have decreased since 1990 and that water quality is expected to be restored to water quality objectives through natural attenuation processes. During the most recent groundwater sampling event in February 2010, the maximum concentration of methyl tert-butyl ether (MTBE) detected in groundwater beneath the site was 430 micrograms per liter (parts per billion). No petroleum hydrocarbons, MTBE, or other fuel oxygenates were detected in groundwater collected from the off-site monitoring wells. Soil vapor sampling was conducted at six locations on the site in March 2010. No chemicals of concern were detected in any of the soil vapor samples. The residual contamination does not appear to pose a risk to nearby residents or site workers.

Background – The site has been a gasoline service station since approximately 1940. A release of gasoline from the fueling system was discovered in September 1989. Petroleum hydrocarbons were also detected in soil beneath piping and dispensers during a fuel system upgrade in February 1998. Soil and groundwater sampling activities have taken place at various times between 1990 and 2010. Extraction of free-phase petroleum hydrocarbons and groundwater containing dissolved-phase petroleum hydrocarbons took place using on-site monitoring wells between September 1999 and January 2005. Long-term groundwater monitoring using five on-site and two off-site monitoring wells was conducted from February 1990 until February 2010.

Next Step – The public is invited to review and comment on the potential closure of the fuel leak case. The entire case file can be viewed over the Internet on the ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board Geotracker website (<http://geotracker.swrcb.ca.gov>). Please send written comments to Jerry Wickham at the address below; all comments will be forwarded to the responsible parties. **Comments received by December 20, 2010** will be considered and responded to prior to a final determination on the proposed case closure.

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

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Groundwater Contour and Chemical Concentration Map

February 3, 2010



Shell-branded Service Station
6039 College Avenue
Oakland, California

FIGURE 2