



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

April 16, 2013

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

Subject: Public Notification of Potential Case Closure for Fuel Leak Case No. RO0000493 and GeoTracker Global ID T0600102121, Shell#13-5692, 610 Market Street, Oakland, CA 94607

Dear Mr. Brown:

Public participation is a requirement for the Corrective Action Plan and case closure process. In order to notify potentially affected members of the public of the potential fuel leak case closure, we request that you distribute the attached Notification of Potential Case Closure to the addresses shown on attached mailing list and the cc list to this correspondence **no later than April 22, 2013**. We also request that you distribute the attached notification to any persons, corporations, or government agencies you are aware of that may have an interest in this fuel leak case. The Notification of Potential Case Closure requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure by June 20, 2013. Notifications to duplicate addresses may be omitted. Following distribution by U.S. Mail to the attached mailing list, please submit written verification of the date that the Notification of Potential Case Closure was distributed. ACEH will consider all comments from the public prior to potential case closure.

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

"This fuel leak case has been evaluated for closure consistent with the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). Lead was detected in shallow soil at concentrations that exceed Environmental Screening Levels (San Francisco Bay Regional Water Quality Control Board, February 2013) for residential and commercial land use. Under the current commercial land use, most of the site is paved with minor landscaped areas near the site boundaries resulting in a low potential for direct 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 re-development occurs, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. Due to the potential for direct exposure for future buildings, ACEH will re-evaluate the case upon receipt of approved development/construction plans.

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

This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site."

In order to expedite the closure process, you may schedule well decommissioning for one to two weeks after the end of the public comment period. If public comments require a longer period of time for responses, it may be necessary to postpone well decommissioning.

TECHNICAL REPORT REQUEST

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

- **April 22, 2013** – Verification that the Notification of Potential Case Closure was distributed to the attached mailing list

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

Sincerely,

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

Attachments: Public Notification of Potential Case Closure (for distribution)
Mailing List

cc: 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



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NOTIFICATION OF POTENTIAL CASE CLOSURE
SHELL#13-5692
April 16, 2013

Site Location: 610 Market Street, Oakland, CA 94607
Fuel Leak Case RO0000493 and GeoTracker Global ID T0600102121

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 located at 610 Market Street in Oakland, California (see attached aerial photograph on back). Currently, the station includes a kiosk, three gasoline underground storage tanks (USTs), two dispenser islands, and a car wash. Surrounding land use is mixed residential and commercial.

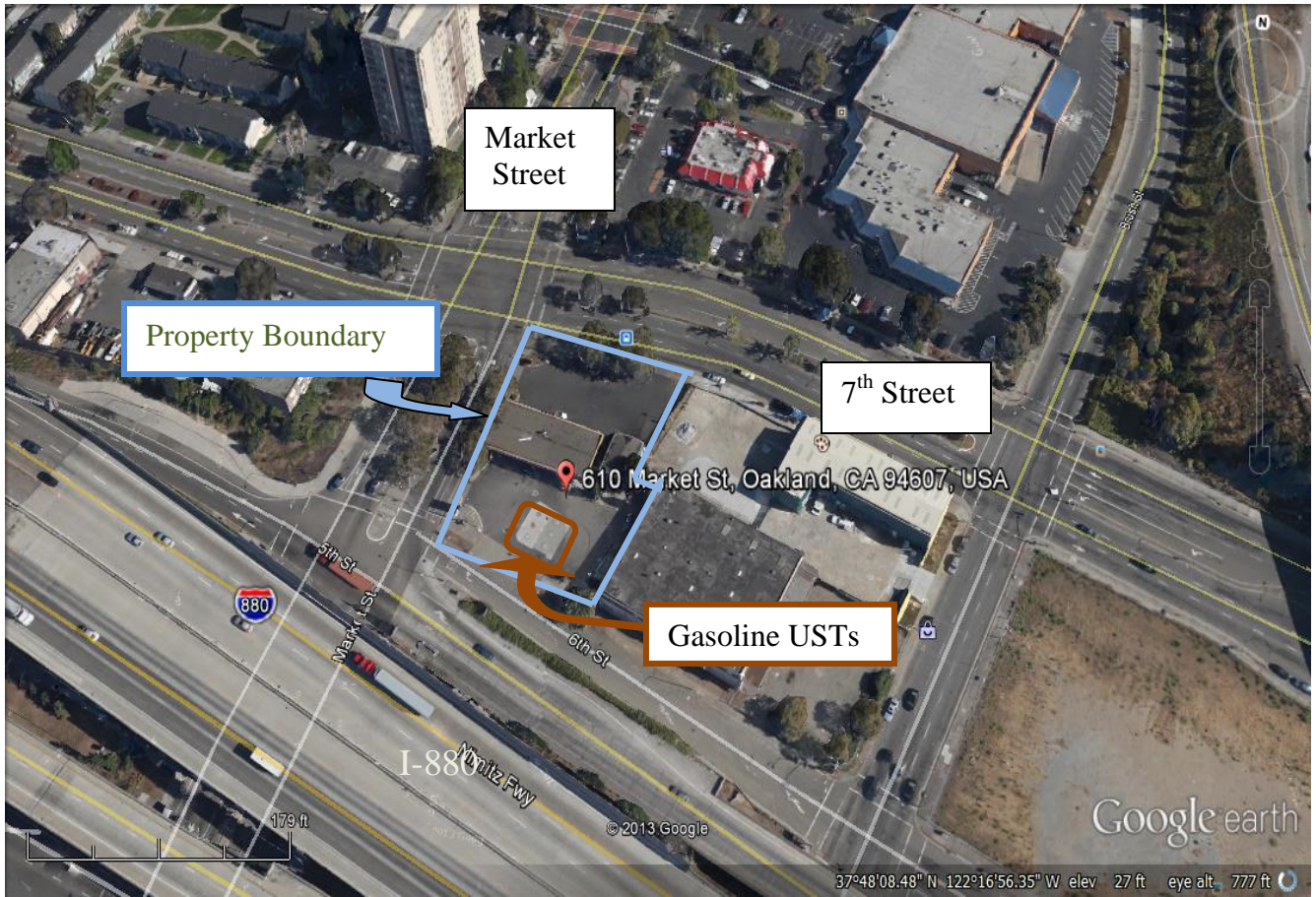
Petroleum hydrocarbons were first detected at the site during the replacement of gasoline dispensers and associated piping in 1995. Soil samples collected during the dispenser and piping replacement contained up to 2,700 parts per million (ppm) total petroleum hydrocarbons as gasoline (TPHg) and 0.7 ppm benzene. Approximately 48 cubic yards of petroleum-impacted soil was excavated and removed from the site during and following the dispenser and piping upgrades.

Site investigation activities to define the extent of petroleum hydrocarbons in soil and groundwater have included the advancement of six exploratory soil borings and installation of nine groundwater monitoring wells. Mobile dual-phase extraction (DPE) and groundwater extraction were conducted from March 2000 to January 2003. Pilot tests of DPE and soil vapor extraction were performed in 2001. A groundwater extraction system operated at the site from February 2003 to November 2006. The groundwater extraction system removed approximately 2,228,010 gallons of water that contained an estimated 48 pounds of TPHg and 140 pounds of MTBE. Groundwater monitoring was conducted at the site from December 1998 through December 2012.

The soil and groundwater data indicate that a plume containing tert butyl alcohol (TBA) and other dissolved petroleum hydrocarbons likely extends from the Shell site southwest beneath 6th Street. However, the highest concentrations of petroleum hydrocarbons and fuel oxygenates in soil and groundwater remain on site. The plume appears to be shrinking in size and residual petroleum hydrocarbons in soil and groundwater are expected to biodegrade over time. The site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. Site investigation and cleanup activities have been completed and it does not appear that the fuel release presents a risk to human health for nearby residents or site workers. Therefore, ACEH is considering potential closure of the fuel leak case.

Next Step – The public is invited to review and comment on the potential closure of the fuel leak case. The entire case file can be viewed over the Internet on the ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.swrcb.ca.gov>). Please send written comments to Jerry Wickham at the address below; all comments will be forwarded to the responsible parties. **Comments received by June 20, 2013** will be considered and responded to prior to a final determination on the proposed case closure.

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



610 Market Street, Oakland, CA (Google, 2013)

MAILING LIST FOR FACT SHEET (3 PAGES)

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

Mr. Leroy Griffin
Oakland Fire Department
250 Frank H. Ogawa Plaza, Ste. 3341
Oakland, CA 94612-2032

ANO LLC
Parcel #: 1-223-4
3000 JOHN DEERE RD
TOANO VA 23168

BELIVEAU PROPERTIES LLC
Parcel #: 4-5-5
909 7TH ST
OAKLAND CA 94607

BRUSH STREET GROUP
Parcel #: 1-223-2-1
1155 3RD ST #230
OAKLAND CA 94607

CITY OF OAKLAND
Parcel #: 4-5-6
250 FRANK OGAWA PLZ #4
OAKLAND CA 94612

EQUILON ENTERPRISES LLC
Parcel #: 1-223-5
P.O. BOX 4369
HOUSTON TX 77210

JLG ASSOCIATES LLC
Parcel #: 1-228-9
310 8TH ST #200
OAKLAND CA 94607

JLG ASSOCIATES LLC
Parcel #: 1-228-6
310 8TH ST #200
OAKLAND CA 94607

KDF CITY TOWERS LP
Parcel #: 4-5-1-10
1301 DOVE ST #720
NEWPORT BEACH CA 92660

RAWSON VIRGINIA R TR
Parcel #: 1-223-1
1860 TICE CREEK DR #1353
WALNUT CREEK CA 94595

RESIDENT
Parcel #: 4-5-1-10
725 MARKET ST
OAKLAND CA 94607

RESIDENT
Parcel #: 4-5-6
623 MARKET ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-219-28-1
701 E 8TH ST
OAKLAND CA 94606

RESIDENT
Parcel #: 1-223-2-1
785 7TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-221-14-1
CASTRO ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-223-1
610 MARKET ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-223-5
610 MARKET ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-228-9
900 MARKET ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-223-4
601 BRUSH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-228-6
800 MARKET ST
OAKLAND CA 94607

STATE OF CALIFORNIA
Parcel #: 1-219-28-1
PO BOX 23440
OAKLAND CA 94623

STATE OF CALIFORNIA
Parcel #: 1-221-14-1
PO BOX 23440
OAKLAND CA 94623