



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

May 6, 2010

Mr. Denis Brown (Sent via E-mail to: denis.l.brown@shell.com)
Shell Oil Products US
20945 S. Wilmington Ave.
Carson, CA 90810-1039

Subject: Landowner Notification for Case Closure Consideration for Fuel Leak Case No. RO0002853 and Geotracker Global ID T0600112421, Shell #13-5695, 506-510 International Blvd., Oakland, California 94606

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."

Responsible Parties
RO0002853
May 6, 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 June 10, 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 March 31, 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

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 #13-5695

Address: 506-510 International Boulevard

City, State, Zip: Oakland, CA 94606

Record ID #: RO0002853

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: _____

Address: _____

City, State, Zip: _____

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



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PUBLIC NOTIFICATION OF POTENTIAL CASE CLOSURE
SHELL #13-5695
May 6, 2010

Site Location: 506-510 International Boulevard, Oakland, CA 94606
Fuel Leak Case RO0002853 and Geotracker Global ID T0600112421

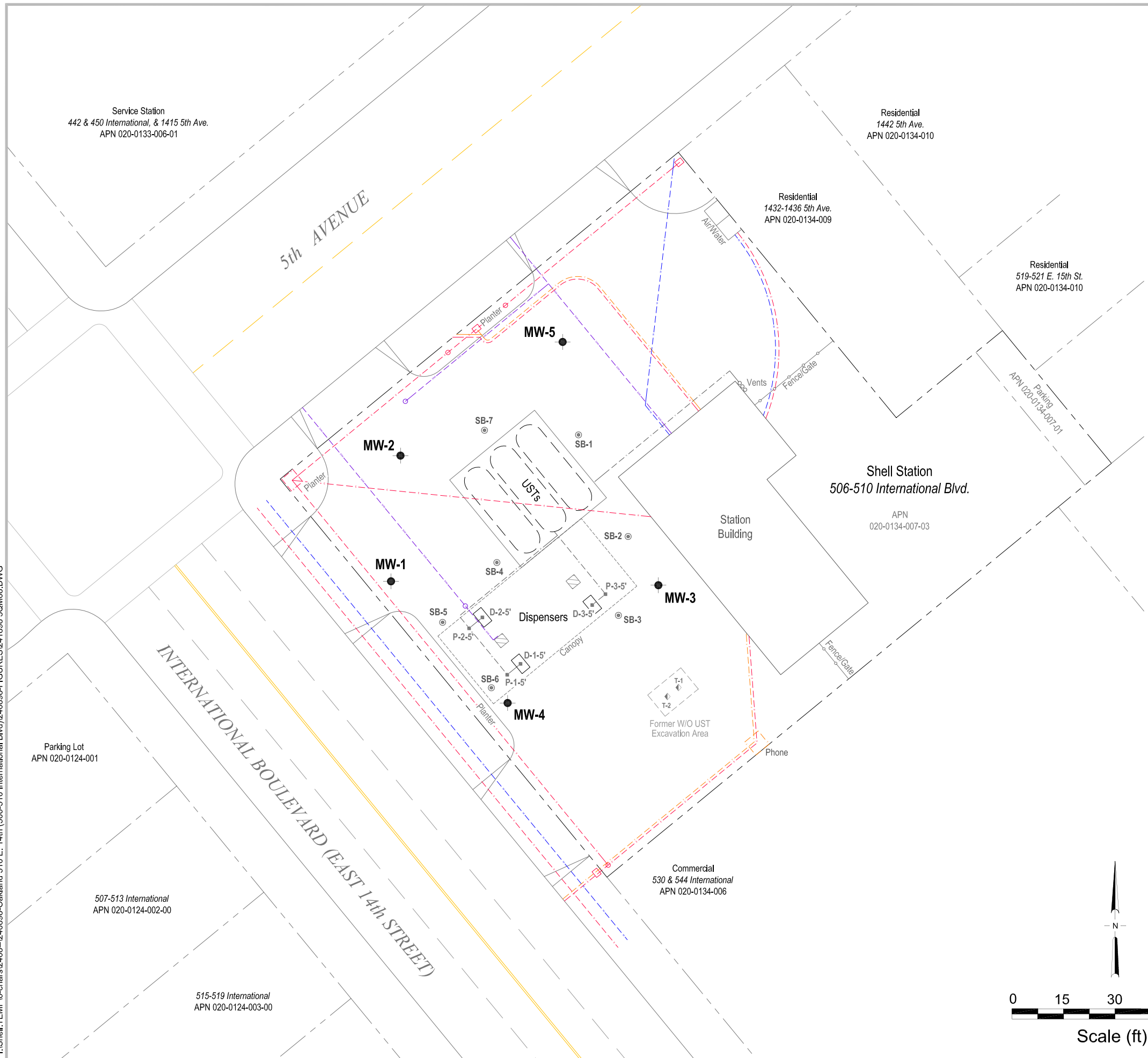
Summary – This fact sheet has been prepared to inform community members and other interested parties of potential case closure for a fuel leak case at 506-510 International Boulevard in Oakland, California (see attached map on back). Site investigation and cleanup activities have been completed and it does not appear that the fuel release presents a risk to human health for nearby residents or site workers based upon current land use. Case closure will be granted for commercial land use only. Site investigation activities, which were conducted in 2005 and 2006, have defined the extent of petroleum hydrocarbons in soil and groundwater beneath the site. Groundwater monitoring has been conducted since July 2006 using five groundwater monitoring wells at the site. The groundwater monitoring data indicate that the concentrations of petroleum hydrocarbons in groundwater have decreased since 2006 and that water quality is expected to be restored to water quality objectives through natural attenuation processes within a reasonable period of time. During the most recent groundwater sampling event in November 2009, the maximum concentration of methyl tert-butyl ether (MTBE) detected in groundwater beneath the site was 90 micrograms per liter (parts per billion). The residual contamination does not appear to pose a risk to site workers or nearby residents.

Background – A release of gasoline from the fueling system was discovered during the upgrade of dispensers, sumps, and vapor-recovery equipment in July 2004. Soil borings were advanced to collect soil and groundwater samples in 2005. Five groundwater monitoring wells were installed in July 2006. As part of a groundwater monitoring program, groundwater samples were collected quarterly from the five monitoring wells from August 2006 to November 2009. No water supply wells are known to be located within one mile of the site.

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 10, 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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EXPLANATION	
MW-1	Monitoring well location
SB-1	Soil boring location (10/18-19/05)
D-1-5'	Soil and groundwater sample location (7/22/04)
T-1	Soil sample location (1993)
(Red dashed line)	Electrical line (E)
(Yellow dashed line)	Telecommunication line (T)
(Purple dashed line)	Sanitary sewer line (SAN)
(Blue dashed line)	Water line (W)
(Grey dashed line)	Product piping line (P)
(Black dashed line)	Vent line (V)

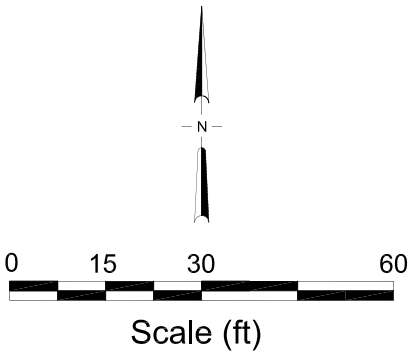


FIGURE 2

Site Plan



Shell-branded Service Station
 510 East 14th Street (506-510 International Boulevard)
 Oakland, California

CONESTOGA-ROVERS & ASSOCIATES