



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

June 18, 2013

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

Carl Cox
CJC Hacienda LLC
4431 Stoneridge Drive #100
Pleasanton, CA 94588-8417

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0002985 and GeoTracker Global ID T10000000423, Shell #16-5112, 4895 Hacienda Drive, Dublin, CA 94568

Dear Mr. Brown and Mr. Cox:

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 60 days from the date of this letter for your comments to be considered.

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 June 25, 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 July 26, 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.

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:

- **June 26, 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
List of Landowners Form

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

MAILING LIST FOR FACT SHEET (2 PAGES)

Colleen Winey (QIC 8021)
Zone 7 Water Agency
100 North Canyons Pkwy, Livermore, CA 94551

Cherie McCaulou
San Francisco Bay Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612
San Francisco Bay Regional Water Quality

BIT HOLDINGS SIXTY-THREE,
Parcel #: 986-8-7
2 HOPKINS PLZ #804
BALTIMORE MD 21201

BIT HOLDINGS SIXTY-THREE,
Parcel #: 986-8-9
2 HOPKINS PLZ #804
BALTIMORE MD 21201

BIT HOLDINGS SIXTY-THREE,
Parcel #: 986-8-10
2 HOPKINS PLZ #804
BALTIMORE MD 21201

CJC HACIENDA LLC
Parcel #: 986-8-13
4431 STONERIDGE DR #100
PLEASANTON CA 94588

COUNTY OF ALAMEDA
Parcel #: 986-33-7
1221 OAK ST
OAKLAND CA 94612

DUBLIN HWANG LLC
Parcel #: 986-8-12
555 E WASHINGTON AVE
SUNNYVALE CA 94086

GIRAFFE PROPERTIES LLC
Parcel #: 986-8-11
ONE GEOFFREY WAY
WAYNE NJ 07470

GREATER EAST BAY
Parcel #: 986-8-4
1280 BOULEVARD WAY #109
WALNUT CREEK CA 94595

HEARTHSTONE ALAMEDA
Parcel #: 986-7-92
55 FRANCISCO ST #700
SAN FRANCISCO CA 94133

REGAL CINEMAS INC
Parcel #: 986-8-1
7231 MIKE CAMAPBELL DR
KNOXVILLE TN 37918

RESIDENT
Parcel #: 986-7-92
BOXWOOD WAY
DUBLIN CA 94568

RESIDENT
Parcel #: 986-8-7
4920 DUBLIN BLVD
DUBLIN CA 94568

RESIDENT
Parcel #: 986-8-9
4820 DUBLIN BLVD
DUBLIN CA 94568

RESIDENT
Parcel #: 986-8-10
4980 DUBLIN BLVD
DUBLIN CA 94568

RESIDENT
Parcel #: 986-8-12
4950 HACIENDA DR
DUBLIN CA 94568

RESIDENT
Parcel #: 986-8-6
4940 DUBLIN BLVD
DUBLIN CA 94568

RESIDENT
Parcel #: 986-8-1
5000 DUBLIN BLVD
DUBLIN CA 94568

RESIDENT
Parcel #: 986-8-4
4775 HACIENDA DR
DUBLIN CA 94568

RESIDENT
Parcel #: 986-8-5
4805 HACIENDA DR
DUBLIN CA 94568

RESIDENT
Parcel #: 986-8-11
4990 DUBLIN BLVD
DUBLIN CA 94568

RESIDENT
Parcel #: 986-8-13
4895 HACIENDA DR
DUBLIN CA 94568

RESIDENT
Parcel #: 986-8-15
5050 HAVEN PL
DUBLIN CA 94568

RESIDENT
Parcel #: 986-14-11
5000 HACIENDA DR
DUBLIN CA 94568

RESIDENT
Parcel #: 986-33-7
MARTINELLI WAY
DUBLIN CA 94568

RESIDENT
Parcel #: 986-33-6
MARTINELLI WAY
DUBLIN CA 94568

SCARBROUGH WILLIAM L &
Parcel #: 986-8-6
PO BOX 1547
SAN RAMON CA 94583

SEBANC ALLAN A & BEVERLY
Parcel #: 986-8-5
105 STONEPINE RD
HILLSBOROUGH CA 94010

STOCKBRIDGE BHV EMERALD
Parcel #: 986-33-6
390 RAILROAD AVE #200
DANVILLE CA 94526

TISHMAN SPEYER
Parcel #: 986-8-15
9200 E PANORAMA CIR #400
ENGLEWOOD CO 80112

TRT NOIP DUBLIN LP
Parcel #: 986-14-11
18818 TELLER AVE #277
IRVINE CA 92612



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NOTIFICATION OF POTENTIAL CASE CLOSURE
SHELL
June 18, 2013

Site Location: 4895 Hacienda Drive, Dublin, CA 94568
Fuel Leak Case RO0002985 and GeoTracker Global ID T10000000423

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 4895 Hacienda Drive in Dublin, California (see attached map on back). The station is equipped with a station building, dispenser islands and associated canopy, and car wash. The property has been occupied by a gasoline stations since approximately 1998.

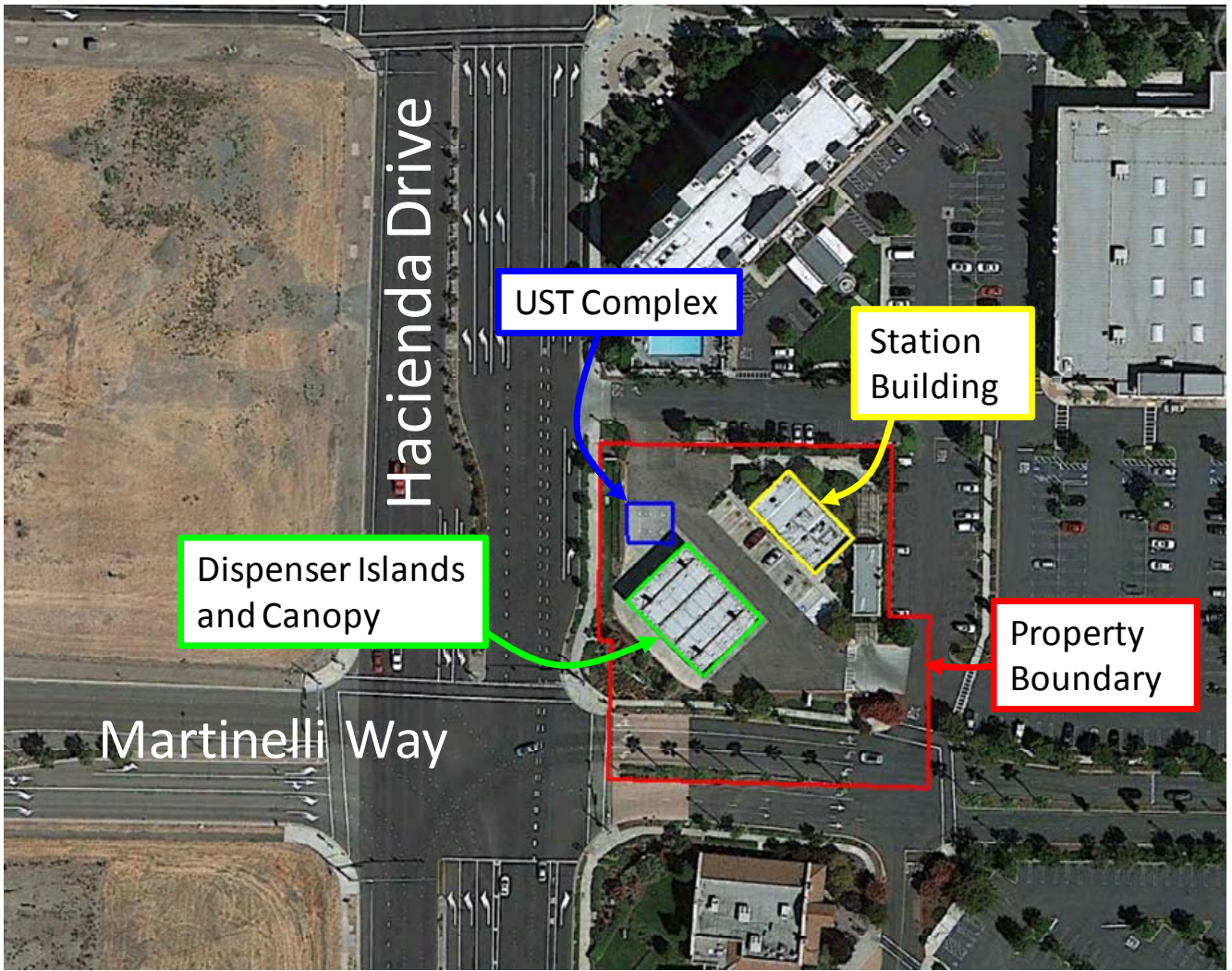
As part of a due diligence assessment, four exploratory borings were advanced onsite to collect soil and grab groundwater samples in August 2008. Soil onsite was found to contain 39 parts per million Total Petroleum Hydrocarbons as diesel (TPHd) and 0.026 ppm methyl tert-butyl ether (MTBE). The groundwater samples collected during the event contained 320 parts per billion (ppb) Total Petroleum Hydrocarbons as gasoline (TPHg) and 370 ppb MTBE.

Due to the groundwater concentrations of TPHg and MTBE detected above their respective Environmental Screening Levels (ESLs), further investigation at the site was warranted. Subsequent investigations have included the installation of monitoring wells and exploratory borings advanced both onsite and offsite.

Results of site investigations indicate that a plume of TPHd, TPHg, and MTBE extends from the site to approximately 400 feet south (downgradient). No water supply wells have been identified within 1,000 feet of the site. The plume and residual petroleum hydrocarbons in soil are expected to biodegrade over time. 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 July 26, 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



Aerial View of Property (Google, 2013)

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#16-5112
Address: 4895 Hacienda Drive
City, State, Zip: Dublin, CA 94568
Record ID #: RO0002985

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: Carl Cox, CJC Hacienda LLC
Address: 4431 Stoneridge Drive #100
City, State, Zip: Pleasanton, CA 94588-8417
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