



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

February 5, 2015

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

Chris Panaitescu
Orkin dba Thrifty Oil Company
13116 Imperial Highway
Santa Fe Springs, CA 90670-00138
(Sent via E-mail to: panaitescu@thriftyoil.com)

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0000026 and GeoTracker Global ID T0600101270, Shell#13-5699, 5755 Broadway, Oakland, CA 94618

Dear Mr. Pineda and Mr. Panaitescu:

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 Resources Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). Elevated concentrations of petroleum hydrocarbons were detected in soil vapor beneath the site. Under the current land use as an active fueling station, the site is not required to meet media-specific criteria for vapor intrusion to indoor air. 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. Due to the potential for vapor intrusion to indoor air 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."

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 Alameda County Public Works Agency (<http://www.acgov.org/pwa/wells/index.shtml>).

TECHNICAL REPORT REQUEST

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

- **March 6, 2015** – List of Landowners Form
File to be named: LNDOWNR_F_YYYY-MM-DD RO16
- **April 7, 2015** – End of Public Comment Period

Responsible Parties
RO0000026
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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: Peter Schaefer, Conestoga-Rovers & Associates, 5900 Hollis Street, Suite A
Emeryville, CA 94608 (*Sent via E-mail to: pschaefer@croworld.com*)

Bruce Miller, P.O. Box 11165, Oakland, CA 94611

Simon Tregurtha, Thrifty Oil Company, 13116 Imperial Highway, Santa Fe Springs, CA 90670-00138
(*Sent via E-mail to: tregurtha@thriftyoil.com*)

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

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



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INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**SHELL #13-5699
5755 BROADWAY
OAKLAND, CA 94618
FUEL LEAK CASE RO0000026
GEOTRACKER GLOBAL ID T0600101270**

FEBRUARY 5, 2015

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.

This notice is being sent to the current landowner in compliance with Health and Safety Code Section 25295.40. It is also being sent to the current occupants and landowners of adjacent properties and known interested parties for this site.

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 April 7, 2015** 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 RO0000026 in any correspondence.

Parcel_APN	Name	StreetAddress	City	Zip	Zip_4
48A-7049-20	5776 BROADWAY LLC	6101 ESTATES DR	PIEDMONT CA	94611	3117
48A-7050-59	BHATIA VIVEK & HETAL	5825 LAWTON AVE	OAKLAND CA	94618	1510
48A-7052-12	BOND DAVID W & JENNIFER TRS	5816 LAWTON AVE	OAKLAND CA	94618	1511
48A-7050-58	BOUZOS VASILIOS D & ELENI V TRS	PO BOX 11238	OAKLAND CA	94611	0238
48A-7046-3	BURG NADINE L & NAUGHTON ALEX M ETAL	5921 TAFT AVE	OAKLAND CA	94618	1740
48A-7046-20	BURG NORMAN H & SUE C TRS	5700 BROADWAY	OAKLAND CA	94618	1523
48A-7050-7	BURISH SUE & SCHACHT JENNIE R	5598 TAFT AVE	OAKLAND CA	94618	1519
48A-7046-21	CARROLL TERRANCE & DARDARIAN LINDA	5872 OCEAN VIEW DR	OAKLAND CA	94618	1535
48A-7050-6	CLIFFORD DANIEL P JR & SHIH LINDA P	5602 TAFT AVE	OAKLAND CA	94618	1521
48A-7046-1	COHEN DAVID REED & EMILY A	5724 BROADWAY	OAKLAND CA	94618	1523
48A-7050-9	COHN DAVID H & DAVIES ANGELA	5592 TAFT AVE	OAKLAND CA	94618	1519
48A-7050-66	COMMON AREA OF PM 7199 63 THRU 65	6046 LAWTON AVE	OAKLAND CA	94618	1803
48A-7049-18	CONVERSANO HENRY & MARY TRS	5758 BROADWAY	OAKLAND CA	94618	1531
48A-7050-61	CURET BLAISE S & ELISABETH L	5833 LAWTON AVE	OAKLAND CA	94618	1510
48A-7050-55	DEUBER DAVID & STEFANIE	5811 LAWTON AVE	OAKLAND CA	94618	1510
48A-7044-1	DY GEOLANI & GEORGE	5701 BROADWAY	OAKLAND CA	94618	1573
48A-7049-19	FBNS VENTURES LLC ETAL	5766 BROADWAY	OAKLAND CA	94618	1531
48A-7049-16	GOLD HOLLY & TORRES NAOMI	669 ENSENADA AVE	BERKELEY CA	94707	1510
48A-7052-8	GOLDMAN BRIAN P & PALITZ ZOE L	5836 LAWTON AVE	OAKLAND CA	94618	1511
48A-7050-8	GREENFIELD ELIOT & BECCARVARELA PILAR TRS	5594 TAFT AVE	OAKLAND CA	94618	1519
48A-7050-56	HAMADY L C & BLAIR CYNTHIA	65 PIEDMONT ST	SAN FRANCISCO	94117	4509
48A-7050-60	HEIDRICK DANA J	5829 LAWTON AVE	OAKLAND CA	94618	1510
48A-7050-64	KONG SHING	5899 LAWTON AVE	OAKLAND CA	94618	1510
48A-7052-13	KRISS RONALD J & PECK SUSAN E	5810 LAWTON AVE	OAKLAND CA	94618	1511
48A-7052-11	MECKEL DAVID G TR	5822 LAWTON AVE	OAKLAND CA	94618	1511
48A-7050-5	MILLAR BRUCE G & CAROLYN S TRS	PO BOX 704	DIABLO CA	94528	0704
48A-7050-57	NARANJOMORRISH BRYAN R & MORRISH MARICELA A	5817 LAWTON AVE	OAKLAND CA	94618	1510
48A-7046-2	NICKLO CHRISTOPHER M TR	5915 TAFT AVE	OAKLAND CA	94618	1740
48A-7050-2	OCCUPANT	5767 BROADWAY	OAKLAND CA	94618	
48A-7049-20	OCCUPANT	5776 BROADWAY	OAKLAND CA	94618	
48A-7050-56	OCCUPANT	5815 LAWTON AVE	OAKLAND CA	94618	
48A-7050-5	OCCUPANT	5606 TAFT AVE	OAKLAND CA	94618	
48A-7050-4-1	OCCUPANT	5755 BROADWAY	OAKLAND CA	94618	
48A-7050-58	OCCUPANT	5819 LAWTON AVE	OAKLAND CA	94618	
48A-7046-21	OCCUPANT	5708 BROADWAY	OAKLAND CA	94618	
48A-7050-66	OCCUPANT	BROADWAY	OAKLAND CA	94618	

48A-7044-51	OCCUPANT	5595 TAFT AVE	OAKLAND CA	94618	
48A-7046-22	OCCUPANT	5714 BROADWAY	OAKLAND CA	94618	
48A-7049-16	OCCUPANT	5918 TAFT AVE	OAKLAND CA	94618	
48A-7046-18	OCCUPANT	5826 VIRMAR AVE	OAKLAND CA	94618	
48A-7050-4-1	ORKIN INC	PO BOX 2128	SANTA FE SPRIN	90670	0138
48A-7049-17	PAGANO ELIZABETH R & ROBINSON KENNETH L JR	5902 TAFT AVE	OAKLAND CA	94618	1741
48A-7046-18	PAOLI FILOMENA TR	641 BLUE SPRUCE DR	DANVILLE CA	94506	4524
48A-7050-65	PRITCHARD JEFFREY O & WALCOTT GRACE	5775 BROADWAY	OAKLAND CA	94618	1571
48A-7046-23	PROULX TONI	5718 BROADWAY	OAKLAND CA	94618	1523
48A-7046-19	RICHARDSON DENNIS E & CEBALLOS JEANINE M TRS	5824 VIRMAR AVE	OAKLAND CA	94618	1537
48A-7044-52	RICHARDSON WARREN A & NANCIE D TRS	5597 TAFT AVE	OAKLAND CA	94618	1518
48A-7050-2	ROCKRIDGE INVESTMENT GROUP LLC	3160 COLLEGE AVE	BERKELEY CA	94705	2700
48A-7044-2	RUGGLES CATHERINE TR	5669 BROADWAY	OAKLAND CA	94618	1522
48A-7049-1	SAINT PETERS CHURCH	6013 LAWTON AVE	OAKLAND CA	94618	1802
48A-7052-10	SHERMAN STEVE P & DULDNER LAURA	5828 LAWTON AVE	OAKLAND CA	94618	1511
48A-7050-54	SING DOREEN A TR	5807 LAWTON AVE	OAKLAND CA	94618	1510
48A-7046-22	STOLTZ HOWARD L & MONIKA V	1410 5TH ST	BERKELEY CA	94710	1324
48A-7050-63	SUDINDRANATH DANAN J & MANISHA	5845 LAWTON AVE	OAKLAND CA	94618	1510
48A-7044-51	WARE CHARLES R & SASLOW RONDIE TRS	PO BOX 5595	BERKELEY CA	94705	0595
48A-7052-9	WEINGART MARY B TR	5832 LAWTON AVE	OAKLAND CA	94618	1511
48A-7050-62	YAGIZ RUTH S & ADAM	5837 LAWTON AVE	OAKLAND CA	94618	1510
	Thomas Francis EBMUD	375 11 th Street, M.S.407	OAKLAND CA	94607	1055
	Cherie McCaulou San Francisco RWQCB	1515 Clay Street, Suite 1400	OAKLAND CA	94612	

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#13-5699

Address: 5755 Broadway

City, State, Zip: Oakland, CA 94618

Record ID #: RO00000026

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: Chris Panaitescu, Orkin dba Thrifty Oil Company

Address: 13116 Imperial Highway

City, State, Zip: Santa Fe Springs, CA 90670-00138

E-mail Address: panaitescu@thriftyoil.com

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