

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



07-16-01

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

RO0000060

July 13, 2001

Ms. Karen Petryna
Equiva Services LLC
P.O. Box 7869
Burbank, CA 91510-7869

Ms. Rebecca Powlan
Longs Drug Stores CA Inc.
P.O. Box 5222
Walnut Creek, CA 94596

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED
OR ISSUE A CLOSURE LETTER FOR 2300 SANTA CLARA AVE, ALAMEDA, CA**

Dear Ms. Petryna and Powlan:

This letter is to inform you that Alameda County Environmental Protection (LOP) intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact me at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

c: Chuck Headlee, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



2060

March 7, 2000

ENVIRONMENTAL HEALTH SERVICES

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

Ms. Karen Petryna
Equiva Services LLC
PO Box 7869
Burbank, CA 91501-7869
STID 5808

INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS
REQUIRED OR ISSUE A CLOSURE LETTER FOR FORMER SHELL STATION,
2300 SANTA CLARA AVENUE, ALAMEDA, CA 94501

Dear Ms. Petryna:

This letter is to inform you that Alameda County Environmental Health Department, Local Oversight Program (LOP), intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact Larry Seto at (510) 567-6774.

Sincerely,

Thomas Peacock
Manager, LOP

cc: Chuck Headlee, RWQCB
Leroy Griffin, City of Oakland Fire Department, 1603 Martin Luther King,
Oakland, CA 94612
Larry Seto, Alameda County Environmental Health
Files



March 7, 2000

ENVIRONMENTAL HEALTH SERVICES

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

Ms. Karen Petryna
Equiva Services LLC
PO Box 7869
Burbank, CA 91501-7869
STID 5808

RE: Former Shell Station, 2300 Santa Clara Avenue, Alameda, CA 94501

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Ms. Petryna:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Ms. Karen Petryna
Equiva Services LLC
PO Box 7869
Burbank, CA 91501-7869
March 7, 2000
Page 2 of 4

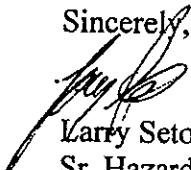
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6774 should you have any questions about the content of this letter.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

Ms. Karen Petryna
Equiva Services LLC
PO Box 7869
Burbank, CA 91501-7869
March 7, 2000
Page 3 of 4

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. 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 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:
2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

Ms. Karen Petryna
Equiva Services LLC
PO Box 7869
Burbank, CA 91501-7869
March 7, 2000
Page 4 of 4

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY
FOR *(Site Name and Address)*

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SNT 3-7-00
incl cc's

2060

March 6, 2000

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

Ms/ Karen Petryna
Equiva Services LLC
PO Box 7869
Burbank CA 91501-7869
STID 5808

RE: Former Shell Station, 2300 Santa Clara Avenue, Alameda, CA 94501

Dear Ms. Petryna:

I have reviewed the Quarterly Status Report-Fourth Quarter 1999 dated February 8, 2000 that was prepared by Cambria Environmental. A request was made for case closure. After reviewing the site file, it appears the site is ready for closure. This site will be added to my list to prepare a closure summary.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Ailsa S. LeMay, Cambria, 1144 65th Street, Suite B, Oakland, CA 94608
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#60

November 20, 1996

Mr. R. Jeff Granberry
Shell Oil Company
1390 Willow Pass Road, Ste 900
Concord, CA 94520

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

STID 5808

Re: Investigation Work Plan for the Former Shell Service Station, located at 2300 Santa Clara Avenue, Alameda, California

Dear Mr. Granberry,

This office has reviewed Cambria Environmental Technology, Inc's work plan, dated November 8, 1996, for investigations at the above site. This work plan is acceptable to this office. Per the work plan, a drilling and reporting schedule will be submitted to this office, once an access agreement is obtained from the current property owner.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: N. Scott MacLeod
Cambria Environmental Technology, Inc.
1144 65th St., Ste B
Oakland, CA 94608

Acting Chief

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



2060

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

September 10, 1996

Mr. R. Jeff Granberry
Shell Oil Company
1390 Willow Pass Road, Ste 900
Concord, CA 94520

STID 5808

Re: Phase I Environmental Site Assessment Report for the site at 2300 Santa Clara Avenue,
Alameda, California

Dear Mr. Granberry,

This office has reviewed over the Phase I Assessment, dated July 15, 1996, for the above site. This report was submitted in response to the County's request that Shell Oil Company (Shell) further investigate the groundwater contaminant plume that was identified immediately adjacent to a former Shell station at the above location.

As part of investigations being conducted at Wayne Chun's site at 2301 Santa Clara Avenue in Alameda, California, one hydropunch, P-7, was emplaced approximately 40 feet upgradient of their site and immediately adjacent to the former Shell site at 2300 Santa Clara Avenue, Alameda. Very elevated levels of TPHg at 46,000 ppb and benzene at 240ppb, that were an order of magnitude higher than the downgradient concentrations at 2301 Santa Clara Avenue, were identified in P-7. Consequently, monitoring well, MW-8, was installed adjacent to P-7, to collect a more representative groundwater sample from this area. Analysis results of the groundwater sample collected from this well were also very elevated at 7,400ppb TPHg and 260ppb benzene.

In response to receiving this information, it appeared fairly apparent to this office that the contamination identified in Well MW-8 could be resulting from a source other than Wayne Chun's site, located downgradient of this well. Based on the fact that Shell operated a service station with nine underground storage tanks (USTs) in the immediate vicinity of Well MW-8 at 2300 Santa Clara Avenue between 1922 and 1950, and the fact that this site was used solely as a parking lot after Shell's occupation of the site, it appears that the contamination observed in Well MW-8 may very likely be the result of Shell's operation in that location. Consequently, this office requested that Shell further investigate this contamination in our February 20, 1996 letter to your office.

Mr. Jeff Granberry
Re: 2300 Santa Clara Ave.
September 10, 1996
Page 2 of 3

In August 1996, your office submitted a Phase I Assessment Report, prepared by Weiss Associates, in response to the County's February 20, 1996 letter. The Phase I Assessment Report lists roughly eleven other sites in the area that may be a contributing source to the observed contamination in Well MW-8. In response to this suggestion, it appears that a number of the sites that were listed would not qualify as a contributing source. Four of the listed sites, located at 2248, 2254, 2265, and 2268 Santa Clara Avenue, are located up to 300 feet crossgradient, as opposed to upgradient, of the former Shell site. Additionally, the descriptions for three of these sites, 2248, 2254, and 2268 Santa Clara Avenue, strongly suggests that the former tanks in these areas were heating oil tanks as opposed to gasoline tanks, based on their location and size. The fourth site at 2265 Santa Clara Avenue, which appears to also be known as the City of Alameda site at 2263 Santa Clara Avenue, was officially closed by this office after soil and groundwater investigations at the site confirmed no contamination problems.

The report also listed Mr. Chun's site, which based on investigations to date and as stated above, does not appear to be the source, or at least not the sole source, of contamination identified in Well MW-8. Groundwater at the Chun site has been shown to flow towards the north/northeast since September 1993 to the present. Additionally, as stated above, the concentrations identified 40 feet upgradient of this site in Well MW-8 are significantly higher than those observed on the southern perimeter of the Chun site.

The report also lists 2305 Santa Clara Avenue and 2200 Central Avenue as potential contributing sources. These sites have already been investigated for soil and/or groundwater contamination resulting from former USTs, and no contamination was identified. The listed site at 2318 Santa Clara Avenue apparently utilized a 65-gallon UST in the past, however, the size of this tank suggests that it was used for waste oil as opposed to gasoline. Finally, sites 2300-2307 Central Avenue were listed as possible sources. Although it may be possible for these sites to be contributing to the observed plume, these sites are all located well over 300-feet upgradient of the former Shell site.

Although Shell has taken the stance that they did not contribute to the contamination observed in Well MW-8, Shell still appears to be the likely source or contributing source to this contamination. There appears to be a less likely chance of the Central Avenue sites contributing to this contamination, due to their distance from the site. Contribution from these other sites may be a possibility, but it appears to be the responsibility of Shell to confirm this fact by collecting soil/groundwater samples immediately upgradient of the former Shell site.

In summary, this office feels that the former Shell site is the most likely source of the observed contamination in Well MW-8 and is requesting that Shell conduct additional investigations to

Mr. Jeff Granberry
Re: 2300 Santa Clara Ave.
September 10, 1996
Page 3 of 3

better characterize the plume. If Shell feels that the contamination is resulting from a source upgradient of its site, then Shell is responsible for collecting samples to confirm that that is the case. This office is requesting that Shell submit a work plan, within 60 days of the date of this letter, addressing further investigations at the former Shell site.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

cc: T.F. Maher
Shell Oil Products Company
Environmental Claims Management
P.O. Box 2099
Houston, Texas 77252

Thomas Fojut
Weiss Associates
5500 Shellmound Street
Emeryville, CA 94608

Acting Chief-File



DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

February 20, 1996

Mr. R. Jeff Granberry
Shell Oil Co.
1390 Willow Pass Road, Ste 900
Concord, CA 94520

Re: Required investigations at the Former Shell Service Station, located at 2300 Santa Clara Ave., Alameda, CA

Dear Mr. Granberry,

Per our conversation on February 20, 1996, Well MW-8 and boring P7 were recently installed along the border of the above former Shell Service Station, as part of ongoing investigations at Bill Chun's Service Station, located at 2301 Santa Clara Avenue, which is hydraulically downgradient of the former Shell site (please refer to attached figure showing sample locations and results). Analysis results of groundwater samples collected from Well MW-8 and boring P7 identified up to 46,000 parts per billion (ppb) Total Petroleum Hydrocarbons as gasoline (TPHg) and 260 ppb benzene. Based on the fact that these contaminant concentrations were significantly greater than the concentrations identified immediately downgradient of the site, across Santa Clara Avenue, it appears that the observed contamination is resulting, at least in part, from the former Shell underground storage tanks (USTs).

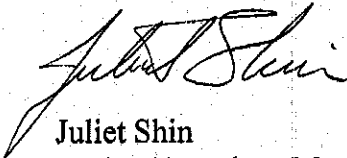
Fugro West, Inc., consultants to Bill Chun's Service Station, conducted a file search at the City of Alameda Fire Department and discovered that four 290-gallon USTs were installed at the former Shell Service Station in 1922 and removed in January 1939. These USTs were replaced by five other USTs, which were subsequently removed in November 1950.

This office is requesting that Shell Oil Company conduct further assessments and investigations to confirm whether or not the contamination observed in Well MW-8 and P7 is, in fact, resulting from the site and to determine the extent and severity of any soil and groundwater contamination resulting from the site. **A work plan addressing this work should be submitted to this office within 45 days of the date of this letter.**

Your investigations may require that you obtain additional information regarding investigations at Bill Chun's Service Station. If you need any information on investigations at this site, or you have any questions, please feel free to contact me at (510) 567-6763.

Mr. R. Jeff Granberry
Re: 2300 Santa Clara Ave.
February 20, 1996
Page 2 of 2

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

cc: Mr. Wayne Chun
265 Heron Drive
Pittsburg, CA 94565-1916

William Bassett, Jr.
Fugro West, Inc.
44 Montgomery St., Ste 1010
San Francisco, CA 94104

Acting Chief-File