



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

September 27, 2012

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

J.T., Elizabeth G., W.T., and Jeanette Watters, Trust  
600 Caldwell Road  
Oakland, CA 94611

Subject: Landowner and Public Notification for Case Closure Consideration for Fuel Leak Case No. RO0000220 and GeoTracker Global ID T0600101245, Shell #13-5691, 285 Hegenberger Road, Oakland, CA 94621

Dear Mr. Brown and Watters Trust:

Alameda County Environmental Health (ACEH) is reviewing the fuel leak 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. During the case closure review process, groundwater monitoring may be suspended. 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 site management requirements similar to the following:

“This fuel leak case has been evaluated for closure consistent with the criteria in the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). Benzene concentrations in shallow soil exceed the direct contact and outdoor air exposure criteria prescribed in the LTCP for residential and commercial land use. Under the current land use as an active fueling station, 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 as an active fueling station.

If a change in land use to any residential, commercial other than as a commercial fueling station, or 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 and 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. This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site.”

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 the attached mailing list **no later than October 4, 2012**. The Notification of Potential Case Closure requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure by December 5, 2012. 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.

### **TECHNICAL REPORT REQUEST**

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

- **October 4, 2012** – 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](mailto: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

Responsible Parties  
RO0000285  
September 27, 2012, Page 3

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

cc: 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](mailto:lgriffin@oaklandnet.com)*)

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

Donna Drogos, ACEH (*Sent via E-mail to: [donna.drogos@acgov.org](mailto:donna.drogos@acgov.org)*)  
Jerry Wickham, ACEH (*Sent via E-mail to: [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)*)

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 #13-5691

Address: 285 Hegenberger Road

City, State, Zip: Oakland, CA 94621

Record ID #: RO0000285

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: J.T., Elizabeth G., W.T., and Jeanette Watters, Trust

Address: 600 Caldwell Road

City, State, Zip: Oakland, CA 94611

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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## **NOTIFICATION OF POTENTIAL CASE CLOSURE SHELL #13-5691**

**September 27, 2012**

**Site Location: 285 Hegenberger Road, Oakland, CA 94621  
Fuel Leak Case RO0000220 and GeoTracker Global ID T0600101245**

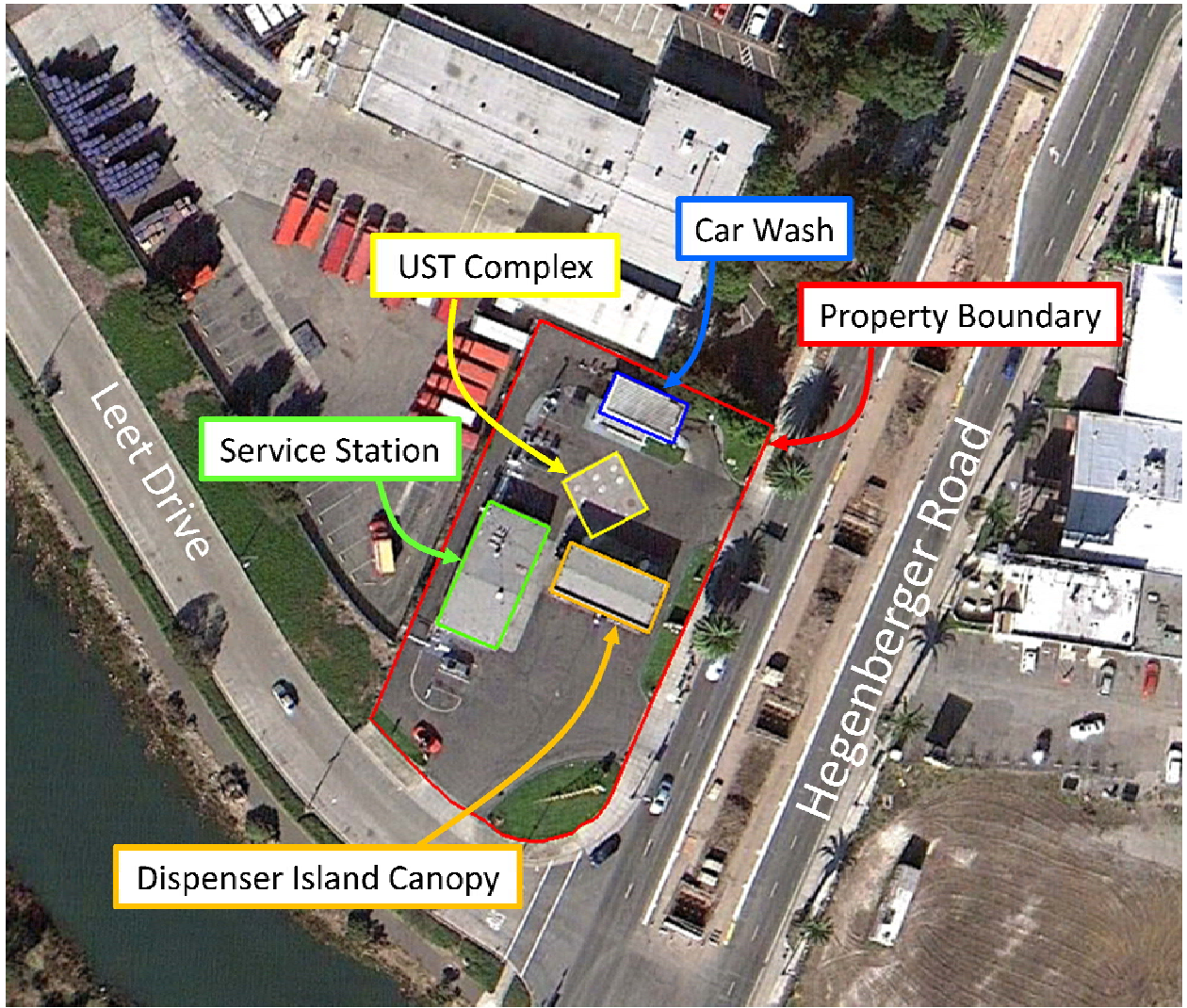
**Summary** – This fact sheet has been prepared to inform community members and other interested parties of potential case closure for a fuel leak case at the Shell service station located at corner of Leet Drive and Hegenberger Road in Oakland, California (see attached map on back). The active service station is currently equipped with a service station, car wash, three 12,000-gallon gasoline underground storage tanks (USTs), and four separate fuel dispensers. San Leandro Channel is approximately 90 feet south of the site.

In 1989, petroleum hydrocarbons were detected in soil samples collected during the installation of ten monitoring wells. Subsequent activities at the site have included soil borings, installation of additional groundwater monitoring wells, soil excavation, and remediation via soil vapor extraction, air sparging, and dual-phase extraction. Investigation activities at the site indicate that residual petroleum hydrocarbons remains on site, a majority of which is contained between 5 and 10 feet below ground surface (fbgs). A groundwater plume of dissolved petroleum hydrocarbons is present beneath the site and extends off-site beneath Hegenberger Road. The plume appears to be stable and residual petroleum hydrocarbons in soil and groundwater are expected to biodegrade over time. There are no water supply wells within the area of the site that are likely to be impacted by the plume. An evaluation of possible concentrations of groundwater discharges from the site to San Leandro Channel concluded that the plume had little potential to cause aquatic toxicity.

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 or San Leandro Channel. 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 December 5, 2012** 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](mailto:jerry.wickham@acgov.org)



Aerial View of Property (Google, 2012)

**Fuel Leak Case RO000220 located at 285 Hegenberger Road in Oakland, CA**

ALAMEDA COUNTY FLOOD  
Parcel #: 42-4425-19  
399 ELMHURST ST  
HAYWARD CA 94544

ALAMEDA COUNTY FLOOD  
Parcel #: 44-5020-1-18  
399 ELMHURST ST  
HAYWARD CA 94544

BOREL BANK & TRUST  
Parcel #: 44-5077-4-4  
160 BOVET RD  
SAN MATEO CA 94402

CITY OF OAKLAND  
Parcel #: 42-4425-15-2  
505 14TH ST #609  
OAKLAND CA 94612

CITY OF OAKLAND  
Parcel #: 42-4425-18-1  
505 14TH ST #609  
OAKLAND CA 94612

DODG CORPORATION  
Parcel #: 44-5020-1-19  
P.O. BOX 14663  
OAKLAND CA 94614

DODG CORPORATION  
Parcel #: 44-5020-1-14  
P.O. BOX 14663  
OAKLAND CA 94614

DODG CORPORATION  
Parcel #: 44-5077-5-1  
PO BOX 14663  
OAKLAND CA 94614

KEY RUTH C TR  
Parcel #: 44-5077-4-3  
17720 BLACK BASS RD  
CONROE TX 77384

KIM JOE TR ETAL  
Parcel #: 44-5077-4-8  
357 GRAND AVE  
OAKLAND CA 94610

KW FUND I HEGENBERGER LP  
Parcel #: 42-4425-17-3  
9701 WILSHIRE BLVD #700  
BEVERLY HILLS CA 90212

RESIDENT  
Parcel #: 42-4425-15-2  
295 HEGENBERGER RD  
OAKLAND CA 94621

RESIDENT  
Parcel #: 42-4425-18-2  
291 HEGENBERGER RD  
OAKLAND CA 94621

RESIDENT  
Parcel #: 42-4425-19  
LEET DR  
OAKLAND CA 94608

RESIDENT  
Parcel #: 42-4425-17-3  
303 HEGENBERGER RD  
OAKLAND CA 94621

RESIDENT  
Parcel #: 42-4425-18-1  
LEET DR  
OAKLAND CA 94608

RESIDENT  
Parcel #: 44-5020-1-19  
HEGENBERGER RD  
OAKLAND CA 94621

RESIDENT  
Parcel #: 44-5020-1-14  
HEGENBERGER RD  
OAKLAND CA 94621

RESIDENT  
Parcel #: 44-5020-1-18  
HEGENBERGER RD  
OAKLAND CA 94621

RESIDENT  
Parcel #: 44-5077-4-3  
290 HEGENBERGER RD  
OAKLAND CA 94621

RESIDENT  
Parcel #: 44-5077-4-4  
294 HEGENBERGER RD  
OAKLAND CA 94621

RESIDENT  
Parcel #: 44-5077-4-8  
296 HEGENBERGER RD  
OAKLAND CA 94621

RESIDENT  
Parcel #: 44-5077-5-1  
276 HEGENBERGER RD  
OAKLAND CA 94621

WATTERS J T & ELIZABETH G  
Parcel #: 42-4425-18-2  
PO BOX 4369  
HOUSTON TX 77210