



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

February 6, 2013

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

Bhushan K. Bansal
Bansal, Inc.
1784 150th Avenue
San Leandro, CA 94578-1826

Subject: Landowner Notification for Case Closure Consideration for Fuel Leak Case No. RO0000367 and GeoTracker Global ID T0600101230, Shell#13-6019, 1784 150th Avenue, San Leandro, CA 94578

Dear Mr. Brown and Mr. Bansal:

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.

ACEH will review the case for possible closure under a commercial land use scenario with the following site management requirements:

"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 numerical criteria for direct contact and outdoor air exposure prescribed in the LTCP for residential and commercial land use. Under the current land use as an active retail 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 as a retail fueling station. In addition, the potential for vapor intrusion to the on-site building has not been fully evaluated. Therefore, case closure is granted for the current commercial land use as a retail fueling station in order to mitigate the potential for exposure under a different land use scenario.

If a change in land use to any residential, commercial other than as a retail 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.”

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 February 15, 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 April 16, 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:

- **February 15, 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

Responsible Parties
RO0000367
February 6, 2013, Page 3

Attachments: Public Notification of Potential Case Closure (for distribution)
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*)

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



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NOTIFICATION OF POTENTIAL CASE CLOSURE
SHELL#13-6019
February 6, 2013

Site Location: 1784 150th Avenue, San Leandro, CA 94578
Fuel Leak Case RO0000367 and GeoTracker Global ID T0600101265

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 1784 150th Avenue in San Leandro, California (see attached map on back). The property has operated as a Shell-branded service station since 1966. Currently, the station is equipped with a convenience store, service bays, two fuel dispenser islands, and three 10,000-gallon gasoline underground storage tanks (USTs). Surrounding land use is mixed residential and commercial.

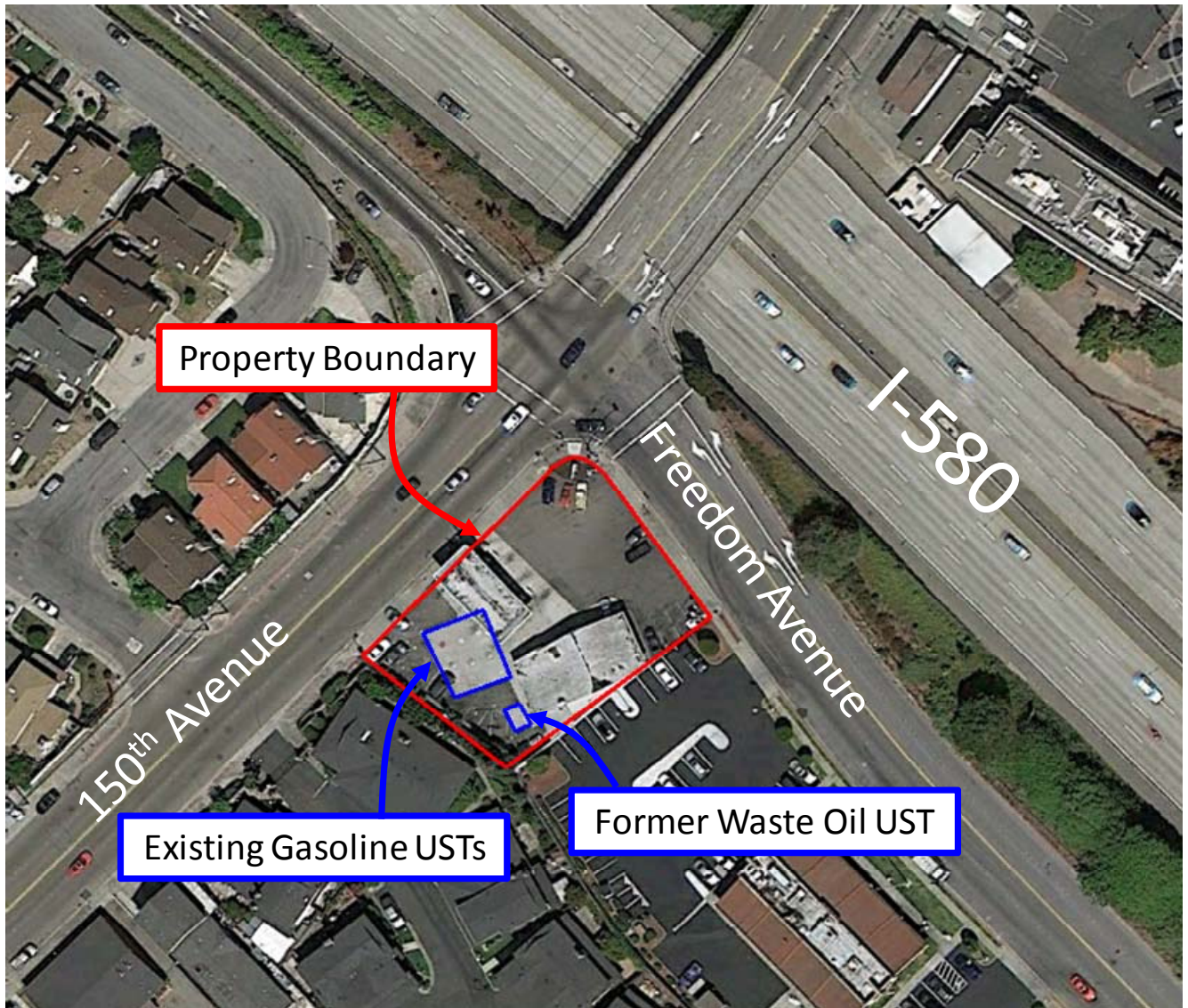
Petroleum hydrocarbons were first detected at the site during the replacement of a waste oil underground storage tank (UST) in 1986. Soil samples collected during the tank replacement contained up to 196 parts per million (ppm) total oil and grease. Groundwater samples were first collected from the site in 1994 and found to contain 20,000 parts per billion (ppb) Total Petroleum Hydrocarbons as gasoline (TPHg) and 25,000 ppb benzene. Soil vapor sampling conducted in 1996 detected elevated concentrations of petroleum hydrocarbons in soil vapor near the northwest corner of the gasoline UST complex.

Site investigation activities to define the extent of petroleum hydrocarbons in soil and groundwater have included exploratory borings, cone penetration test borings, groundwater monitoring, and soil vapor sampling. A temporary groundwater extraction system operated at the site between January 10 and April 13, 2005. Periodic groundwater extraction was conducted at the site as an interim cleanup action from July 2002 through March 2004. Multi-phase extraction was conducted as a pilot test in November 2008. Pilot tests for air sparging and soil vapor extraction were conducted in March 2009 and November 2010. Additionally, the fuel dispensers, turbine sumps, piping and USTs were all upgraded on separate occasions. Groundwater monitoring began in March 1990 and was most recently performed in September 2012.

The soil and groundwater data indicate that a plume containing dissolved petroleum hydrocarbons likely extends from the Shell site northwest beneath 150th Avenue. The plume appears to be stable and residual petroleum hydrocarbons in soil and groundwater are expected to biodegrade over time. The site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. 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 April 16, 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



1784 150th Avenue, San Leandro, CA (Google, 2012)

MAILING LIST FOR FACT SHEET (3 PAGES)

Alameda County Public Works Building
Building Inspection Division
399 Elmhurst Street, Room 141
Hayward, CA 94544

Mr. Thomas Francis
East Bay Municipal Utility District
375 11th Street, M.S.407
Oakland, CA 94607-1055

Mr. John Camp
City of San Leandro Environmental Services Division
835 E 14th Street
San Leandro, CA 94577

ASSARI MEHRAN M
Parcel #: 80-22-60
1738 150TH AVE
SAN LEANDRO CA 94578

BANSAL INC
Parcel #: 80-22-1-15
1784 150TH ST
SAN LEANDRO CA 94578

CASA LEANDRO
Parcel #: 80-22-68
1778 150TH AVE
SAN LEANDRO CA 94578

CHEW CYNTHIA E
Parcel #: 80-22-41
1566 PETERS ST
SAN LEANDRO CA 94578

CLEBERG JOSEPH M &
Parcel #: 80-22-1-11
2680 ALHAMBRA WAY
PINOLE CA 94564

DIAMOND PROPERTIES
Parcel #: 80-22-38
840 HINCKLEY RD #220
BURLINGAME CA 94010

DOUGLAS VIRGINIA M TR
Parcel #: 80-22-67
1724 150TH AVE
SAN LEANDRO CA 94578

GAOIRAN JOY A & LEE
Parcel #: 80-9-26
14997 PORTOFINO CIR
SAN LEANDRO CA 94578

GRAY CATHERINE
Parcel #: 80-22-47
1764 150TH AVE
SAN LEANDRO CA 94578

GUERRA FRANCISCO J &
Parcel #: 80-9-22
14941 PORTOFINO CIR
SAN LEANDRO CA 94578

HOLIEN JAMES J & JEAN E TRS
Parcel #: 80-22-40
5160 CUNNINGHAM CT
CASTRO VALLEY CA 94546

HUNT WILLIAM H JR & LINDA
Parcel #: 80-22-1-10
1714 150TH AVE
SAN LEANDRO CA 94578

LEUNG PETER S & ANNIE Y
Parcel #: 80-9-21
14943 PORTOFINO CIR
SAN LEANDRO CA 94578

LEVINGSTON PAULETTE M &
Parcel #: 80-22-46
1766 150TH AVE
SAN LEANDRO CA 94578

LO STANLEY & CHRISTINA
Parcel #: 80-9-61
14940 PORTOFINO CIR
SAN LEANDRO CA 94578

LUM DORAN Y
Parcel #: 80-22-65
1730 150TH AVE
SAN LEANDRO CA 94578

LUM VICTOR
Parcel #: 80-9-63
14944 PORTOFINO CIR
SAN LEANDRO CA 94578

MCCOY BENNIE & LISA
Parcel #: 80-22-64
1728 150TH AVE
SAN LEANDRO CA 94578

MCLAUGHLIN WILLIAM J TR
Parcel #: 80-22-43
1772 150TH AVE
SAN LEANDRO CA 94578

MONTENEGRO JESUS &
Parcel #: 80-9-62
14942 PORTOFINO CIR
SAN LEANDRO CA 94578

MUI YICK J & YUET C TRS
Parcel #: 80-9-24
14937 PORTOFINO CIR
SAN LEANDRO CA 94578

PENG RAN L & SU L TRS
Parcel #: 80-9-25
14999 PORTOFINO CIR
SAN LEANDRO CA 94578

PHEN PHAN
Parcel #: 80-9-23
14939 PORTOFINO CIR
SAN LEANDRO CA 94578

RESIDENT
Parcel #: 77E-1601-19
1705 150TH AVE
SAN LEANDRO CA 94578

RESIDENT
Parcel #: 80-22-1-11
1700 150TH AVE
SAN LEANDRO CA 94578

RESIDENT
Parcel #: 80-22-1-15
1784 150TH AVE
SAN LEANDRO CA 94578

RESIDENT
Parcel #: 80-22-40
1778 150TH AVE
SAN LEANDRO CA 94578

RESIDENT
Parcel #: 80-22-38
15015 FREEDOM AVE
SAN LEANDRO CA 94578

RESIDENT
Parcel #: 80-22-41
1776 150TH AVE
SAN LEANDRO CA 94578

RESIDENT
Parcel #: 80-22-44
1770 150TH AVE
SAN LEANDRO CA 94578

RESIDENT
Parcel #: 80-22-68
1722 150TH AVE
SAN LEANDRO CA 94578

STAMATAKIS NICHOLAS D &
Parcel #: 77E-1601-19
228 SCENIC AVE
PIEDMONT CA 94611

SU LIAN J
Parcel #: 80-22-66
1726 150TH AVE
SAN LEANDRO CA 94578

VALBUENA JULIET V & REYES
Parcel #: 80-9-60
14994 PORTOFINO CIR
SAN LEANDRO CA 94578

WHEADON JUDITH L
Parcel #: 80-22-45
1768 150TH AVE
SAN LEANDRO CA 94578

WONG CATHERINE V
Parcel #: 80-22-42
1774 150TH AVE
SAN LEANDRO CA 94578

WONG CURTIS H & FAY O TRS
Parcel #: 80-22-44
1747 PHEASANT DR
HERCULES CA 94547

YEE FRANK TR
Parcel #: 80-22-61
1736 150TH AVE
SAN LEANDRO CA 94578

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#13-6019
Address: 1784 150th Avenue
City, State, Zip: San Leandro, CA 94578-1826
Record ID #: RO0000367

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: Bhushan K. Bansal, Bansal, Inc
Address: 1784 150th Avenue
City, State, Zip: San Leandro, CA 94578-1826
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