

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Agency Director



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

September 19, 2014

Louis and Mary Badertscher
5625 N. Highway 66
Kingman, AZ 86401

Wannetta Hall
4414 Fleming Avenue
Oakland, CA 94619-2513

Heirs of the Estate of Henry Hall
c/o Wannetta Hall
4414 Fleming Avenue
Oakland, CA 94619-2513

Subject: Fuel Leak Case No. RO0000280, Scooter Wilson, 3600 MacArthur Blvd, CA 94619; Add Responsible Parties (GeoTracker Global ID: T0600102113)

Dear Responsible Parties:

In a Notice of Requirement to Reimburse dated April 12, 1994, Wannetta Hall (of Scooter Wilson's Auto Repair) was notified that the above referenced site had been placed in the Local Oversight Program and that Wannetta Hall was named as a Responsible Party for the fuel leak case. Heirs of the Estate of Henry Hall owned the subject property at the time the release was discovered in March 1994. Heirs of the Estate of Henry Hall have been named as additional Responsible Parties for the fuel leak case as defined under 23 C.C.R Sec. 2720. Property ownership was returned to Wannetta Hall, either individually or jointly, from January 1995 to June 2013. Property ownership was transferred to Louis Badertscher in October 2007, either separately or together, and he has been named as additional Responsible Party for the fuel leak case as defined under 23 C.C.R Sec. 2720. Mary O. Badertscher was jointly named a property owner in July 2013. Mary O. Badertscher has been named as additional Responsible Party for the fuel leak case as defined under 23 C.C.R. Sec. 2720. Please see Attachment 1 – Responsible Parties Data Sheet, which identifies all Responsible Parties and provides background on the unauthorized release and Responsible Party Identification.

If you have any questions, please call me at (510) 567-6764 or send me an electronic mail message at keith.nowell@acgov.org.

Sincerely,

A handwritten signature in blue ink that reads "Keith Nowell".

Keith Nowell
Hazardous Materials Specialist

Attachment 1 – Notice of Responsibility & Attachment A - Responsible Parties Data Sheet

cc: Dilan Roe, ACEH (sent via e-mail to dilan.roe@acgov.org)
Keith Nowell, ACEH (sent via e-mail to keith.nowell@acgov.org)
Cindy Davis, SWRCB (sent via e-mail to cindy.davis@waterboards.ca.gov)
e-File, GeoTracker

ALAMEDA COUNTY
HEALTH CARE SERVICES



ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 5890

September 19, 2014

NOTICE OF RESPONSIBILITY

<u>Site Name & Address:</u>
SCOOTER WILSON
3600 MACARTHUR BLVD.
OAKLAND, CA 94619

Local ID:	RO0000280
Related ID:	1289
RWQCB ID:	01-2297
Global ID:	T0600102113

Responsible Party:

LOUIS & MARY O. BADERTSCHER
5625 N. HIGHWAY 66
KINGMAN AZ 86401

Date First Reported:	6/3/1994
Substance:	8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Funding for Oversight:	LOPS - LOP State Fund
Multiple RPs?:	Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified LOIUS & MARY O. BADERTSCHER as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker KEITH NOWELL at this office at (510) 567-6764 if you have questions regarding your site.

Date:

9/19/14

ARIU LEVI, Director
Contract Project Director

Action:	Add
Reason:	ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File



AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 5906

September 19, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:
SCOOTER WILSON
3600 MACARTHUR BLVD.
OAKLAND, CA 94619

Local ID:	RO0000280
Related ID:	1289
RWQCB ID:	01-2297
Global ID:	T0600102113

Responsible Party:

WANNETTA HALL
4414 FLEMING AVENUE
OAKLAND CA 94619

Date First Reported:	6/3/1994
Substance:	8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Funding for Oversight:	LOPS - LOP State Fund
Multiple RPs?:	Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified WANNETTA HALL as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

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Date: 9/19/14

ARIU LEVI, Director
Contract Project Director

Action:	Add
Reason:	ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY
HEALTH CARE SERVICES



ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
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AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 5913

September 19, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address: SCOOTER WILSON 3600 MACARTHUR BLVD. OAKLAND, CA 94619

Local ID:	RO0000280
Related ID:	1289
RWQCB ID:	01-2297
Global ID:	T0600102113

Responsible Party:

HEIRS OF THE ESTATE OF HENRY HALL
C/O: WANNETTA HALL
4414 FLEMING AVENUE
OAKLAND CA 94619

Date First Reported:	6/3/1994
Substance:	8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Funding for Oversight:	LOPS - LOP State Fund
Multiple RPs?:	Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified HEIRS OF THE ESTATE OF HENRY HALL as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

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Date:

9/19/14

ARIU LEVI, Director
Contract Project Director

Action:	Add
Reason:	ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

September 19, 2014

Site Name & Address: SCOOTER WILSON 3600 MACARTHUR BLVD. OAKLAND, CA 94619

Local ID:	RO0000280
Related ID:	1289
RWQCB ID:	01-2297
Global ID:	T0600102113

All Responsible Parties

RP has been named a Primary RP - WANETTA HALL

4414 FLEMING AVENUE | OAKLAND, CA 94619 | No Phone Number Listed

RP has been named a Primary RP - LOUIS & MARY O. BADERTSCHER

5625 N. HIGHWAY 66 | KINGMAN, AZ 86401 | No Phone Number Listed

**RP has been named a Primary RP - HEIRS OF THE ESTATE OF HENRY HALL
C/O: WANNETTA HALL**

4414 FLEMING AVENUE | OAKLAND, CA 94619 | No Phone Number Listed

Responsible Party Identification Background

Alameda County Environmental Health (ACEH) names a "Responsible Party," as defined under 23 C.C.R Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

September 19, 2014

Responsible Party Identification

Existence of Unauthorized Release

On March 31, 1994 three underground fuel storage tanks (USTs) and one waste oil UST were removed from the subject property. Sampling conducted in association with the UST removals detected total petroleum hydrocarbons (TPH) as gasoline (TPHg) at concentrations up to 5,000 milligrams per kilogram (mg/kg) and TPH diesel (TPHd) at concentrations up to 330 mg/kg. Grab groundwater sample analytical results detected TPHg at concentrations up to 2,000 micrograms per liter (ug/L). These concentrations indicate an unauthorized release has occurred from the underground storage tank system at this site.

Responsible Party Identification

Heirs of the estate of Henry Hall owned the subject property, from February 14, 1994 through January 1995, the period when the release was discovered. Heirs of the estate of Henry Hall are a responsible party because it owned the USTs (definition 1) and owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3), and had control over the USTs at the time of or following an unauthorized release of a hazardous substance (definition 4).

Wannetta Hall, either individually or jointly, after discovery of an unauthorized release, had ownership of the subject property returned to her from January 1995 to June 2013. Wannetta Hall is a responsible party because she owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3).

Louis Badertscher, either individually or jointly, owned the subject property from October 22, 2007 to present. Louis Badertscher is a responsible party because he owns the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3).

Mary O. Badertscher jointly owned the subject property from July 31, 2013 to present. Mary O. Badertscher is a responsible party because she owns the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3).