

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Agency Director



September 17, 2014

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

2600 Telegraph Property LLC
c/o Suk H. Yoo
238 Sheridan Rd.
Oakland, CA 94618-2718

William T. & Mariana Harding Trust et al.
c/o J. W. Van Loben Sels
11422 Forty Niner Cir.
Gold River, CA 95670-7847

Jayon Cho & Keun B. & Suk H. Yoo
238 Sheridan Rd.
Oakland, CA 94618-2719

C. McEuen & J. W. & W. E. Van Loben Sels &
M. Harding
c/o Tax Dept. 970W
600 Sierra Madre Villa Ave.
Pasadena, CA 91107-2041

William T. Harding Trust et al.
c/o Alex K. Hahn
2001 Broadway
Oakland, CA 94612-2301

James P. & W. E. Van Loben Sels &
Mariana Harding
c/o Sears Roebuck & Co.
900 S. Fremont Ave.
Alhambra, CA 91803-1331

William T. & Mariana Harding Trust et al.
c/o D/768TAX B2-122A
3333 Beverly Rd.
Hoffman Estates, IL 60192

Subject: Notice of Responsibility, Fuel Leak Case RO0000480 and GeoTracker Global ID
T06019793739, Sears Auto Center # 1058, 2600 Telegraph Avenue, Oakland, CA 94612

Dear Responsible Parties:

In a Notice of Requirement to Reimburse dated July 23, 1993, Sears, Roebuck & Co. (c/o Bernadine Palka), and James Van Loben Sels (c/o William T. & M. Harding Trust) were notified that the above referenced site had been placed in the Local Oversight Program and that they had been named as a Responsible Party for the fuel leak case. Additional parties have been named as Responsible Parties for the fuel leak case in the attached updated Notice of Responsibility (NOR) as defined under 23 C.C.R Sec. 2720. Please see Attachment A – Responsible Parties Data Sheet, which identifies all Responsible Parties and provides background on the unauthorized release and Responsible Party Identification.

Should you have any questions, please contact me at (510) 567-6708 or send me an e-mail message at karel.detterman@acgov.org.

Sincerely,

A handwritten signature in blue ink that reads "Karel Detterman".

Karel Detterman, P.G.
Hazardous Materials Specialist

Enclosures: Notice of Responsibility (NOR)

Attachment A – Responsible Parties Data Sheet

cc: Dilan Roe, ACEH (sent via electronic mail to: dilan.roe@acgov.org)
Karel Detterman, ACEH (sent via electronic mail to: karel.detterman@acgov.org)
Case Electronic 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 5777

September 17, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:

**SEARS AUTO CENTER #1058
2600 TELEGRAPH AVE
Oakland, CA 94612**

**Local ID: RO0000480
Related ID: 1082
RWQCB ID: NA
Global ID: T06019793739**

Responsible Party:

**WILLIAM T. HARDING TRUST ET AL.
C/O: ALEX K. HAHN
2001 BROADWAY
OAKLAND CA 94612**

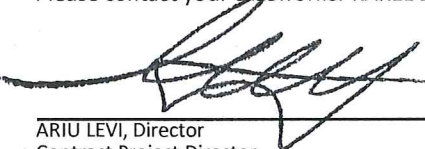
**Date First Reported: 10/12/1990
Substance: 8, 12035, 8006619 Multiple Releases
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes**

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 WILLIAM T. HARDING TRUST ET AL. 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 KAREL DETTERMAN at this office at (510) 567-6708 if you have questions regarding your site.


ARIU LEVI, Director
Contract Project Director

Date: 9/17/14

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
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 5814

September 17, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:

SEARS AUTO CENTER #1058
2600 TELEGRAPH AVE
Oakland, CA 94612

Local ID: RO0000480
Related ID: 1082
RWQCB ID: NA
Global ID: T06019793739

Responsible Party:

WILLIAM T. & MARIANA HARDING TRUST ET AL
C/O: D/768TAX B2-122A
3333 BEVERLY RD.
HOFFMAN ESTATES IL 60192

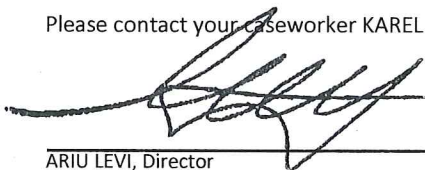
Date First Reported: 10/12/1990
Substance: 8, 12035, 8006619 Multiple Releases
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

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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 KAREL DETTERMAN at this office at (510) 567-6708 if you have questions regarding your site.


Date: 9/17/14
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
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 5784

September 17, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:

**SEARS AUTO CENTER #1058
2600 TELEGRAPH AVE
Oakland, CA 94612**

**Local ID: RO0000480
Related ID: 1082
RWQCB ID: NA
Global ID: T06019793739**

Responsible Party:

**WILLIAM T. & MARIANA HARDING TRUST ET AL
C/O: J. W. VAN LOBEN SELS
11422 FORTY NINER CIRCLE
GOLD RIVER CA 95670**

**Date First Reported: 10/12/1990
Substance: 8, 12035, 8006619 Multiple Releases
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes**

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Please contact your caseworker KAREL DETTERMAN at this office at (510) 567-6708 if you have questions regarding your site.

Date: 9/17/14

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
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 5760

September 17, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:

SEARS AUTO CENTER #1058
2600 TELEGRAPH AVE
Oakland, CA 94612

Local ID: RO0000480
Related ID: 1082
RWQCB ID: NA
Global ID: T06019793739

Responsible Party:

**JAMES P. VAN LOBEN SELS & W.E. & MARIANA
HARDING**
C/O: SEARS ROEBUCK & CO
900 S. FREMONT AVE
ALHAMBRA CA 91803

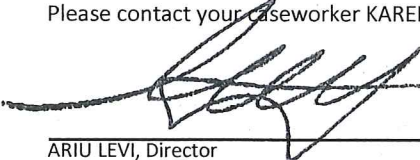
Date First Reported: 10/12/1990
Substance: 8, 12035, 8006619 Multiple Releases
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

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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 KAREL DETTERMAN at this office at (510) 567-6708 if you have questions regarding your site.


ARIU LEVI, Director
Contract Project Director

Date:

9/17/14

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
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 5791

September 17, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:

SEARS AUTO CENTER #1058
2600 TELEGRAPH AVE
Oakland, CA 94612

Local ID: RO0000480
Related ID: 1082
RWQCB ID: NA
Global ID: T06019793739

Responsible Party:

2600 TELEGRAPH PROPERTY LLC
C/O: SUK H. YOO
238 SHERIDAN ROAD
OAKLAND CA 94618

Date First Reported: 10/12/1990
Substance: 8, 12035, 8006619 Multiple Releases
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

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ARIU LEVI, Director
Contract Project Director

Date: 9/17/14

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
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 5807

September 17, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:

**SEARS AUTO CENTER #1058
2600 TELEGRAPH AVE
Oakland, CA 94612**

**Local ID: R00000480
Related ID: 1082
RWQCB ID: NA
Global ID: T06019793739**

Responsible Party:

**C. MCEUEN & J.W. & W.E. VAN LOBEN SELS &
M. HARDING
600 SIERRA MADRE VILLA AVENUE
PASADENA CA 91107--204**

**Date First Reported: 10/12/1990
Substance: 8, 12035, 8006619 Multiple Releases
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 C. MCEUEN & J.W. & W.E. VAN LOBEN SELS & M. HARDING 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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Please contact your caseworker KAREL DETTERMAN at this office at (510) 567-6708 if you have questions regarding your site.

Date: 9/17/14

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
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 5821

September 17, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:

SEARS AUTO CENTER #1058
2600 TELEGRAPH AVE
Oakland, CA 94612

Local ID: RO0000480
Related ID: 1082
RWQCB ID: NA
Global ID: T06019793739

Responsible Party:

KEUN B. & SUK H. YOO & JAYON CHO
238 SHERIDAN RD
OAKLAND CA 94618-2718

Date First Reported: 10/12/1990
Substance: 8, 12035, 8006619 Multiple Releases
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

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Please contact your caseworker KAREL DETTERMAN at this office at (510) 567-6708 if you have questions regarding your site.


ARIU LEVI, Director
Contract Project Director

Date: 9/17/14

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 17, 2014

Site Name & Address:

SEARS AUTO CENTER #1058
2600 TELEGRAPH AVE
Oakland, CA 94612

Local ID: RO0000480
Related ID: 1082
RWQCB ID: NA
Global ID: T06019793739

All Responsible Parties

RP has been named a Primary RP - WILLIAM T. & MARIANA HARDING TRUST ET AL.
C/O: J. W. VAN LOBEN SELS
11422 FORTY NINER CIRCLE | GOLD RIVER, CA 95670 | Phone (510) 935-7050

RP has been named a Primary RP - KEUN B. & SUK H. YOO & JAYON CHO
238 SHERIDAN RD | OAKLAND, CA 94618-2718 | No Phone Number Listed

RP has been named a Primary RP - 2600 TELEGRAPH PROPERTY LLC
C/O: SUK H. YOO
238 SHERIDAN ROAD | OAKLAND, CA 94618 | No Phone Number Listed

RP has been named a Primary RP - WILLIAM T. HARDING TRUST ET AL.
C/O: ALEX K. HAHN
2001 BROADWAY | OAKLAND, CA 94612 | No Phone Number Listed

RP has been named a Primary RP - WILLIAM T. & MARIANA HARDING TRUST ET AL.
C/O: D/768TAX B2-122A
3333 BEVERLY RD. | HOFFMAN ESTATES, IL 60192 | No Phone Number Listed

RP has been named a Primary RP - C. MCEUEN & J.W. & W.E. VAN LOBEN SELS & M. HARDING
600 SIERRA MADRE VILLA AVENUE | PASADENA, CA 91107 | No Phone Number Listed

RP has been named a Primary RP - JAMES P. VAN LOBEN SELS & W.E. & MARIANA HARDING
C/O: SEARS ROEBUCK & CO
900 S. FREMONT AVE | ALHAMBRA, CA 91803 | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

September 17, 2014

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 17, 2014

Responsible Party Identification

Existence of Unauthorized Release

Nine underground storage tanks (USTs) were removed at the site in September 1990. The USTs consisted of five 1,000-gallon motor oil, a 2,000-gallon motor oil, two 10,000 gallon gasoline, and a 1,000-gallon waste oil UST. Concentrations up to 31 milligrams per kilogram (mg/kg) Total Petroleum Hydrocarbons as Gasoline (TPHg), 2,800 mg/kg TPH as diesel, and 3,200 mg/kg TPH as oil and grease were documented in soil samples. These data indicate that an unauthorized release from the USTs had occurred at the site.

Responsible Party Identification

A portion of the property was purchased or acquired by Sears Roebuck & Co. in April 1960. Sears Roebuck & Co. is a Responsible Party for the site because they owned and operated the underground storage tanks (USTs) used for storage of hazardous substances (gasoline, motor oil, and waste oil) (Definition 1), owned and operated the USTs immediately before discontinuation of use due to the discovery of a leak (Definition 2), owned the property where an unauthorized release occurred (Definition 3), and had control of the USTs at the time of and following the unauthorized release of the hazardous substance (Definition 4).

Ownership of a portion of the property was maintained by the individual, trustee, or the trust of J.P. Van Loben Sels & J.F. & Mariana Harding from June 1970 to March 1986. The individual, trustee, or the trust of J.P. Van Loben Sels & J.F. & Mariana Harding is a Responsible Party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Ownership of a portion of the property was maintained by the individual, trustee, or the trust of J.P. Van Loben Sels & C. Mceuen & J.F. & W.E. & Mariana Harding from March 1986 to July 1994. The individual, trustee, or the trust of J.P. Van Loben Sels & C. Mceuen & J.F. & W.E. & Mariana Harding is a Responsible Party for the site because they owned or operated the underground storage tanks (USTs) used for storage of hazardous substances (gasoline, motor oil, and waste oil) (Definition 1), owned or operated the USTs immediately before discontinuation of use due to the discovery of a leak (Definition 2), owned the property where an unauthorized release occurred (Definition 3), and had control of the USTs at the time of and following the unauthorized release of the hazardous substance (Definition 4).

William T. Harding Trust et al. c/o Alex K. Hahn purchased or acquired a portion of the property in July 1994. William T. Harding Trust et al. c/o Alex K. Hahn is a Responsible Party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Alex K. Hahn purchased or acquired a portion of the property in March 1995. Alex K. Hahn is a Responsible Party for the site because he owned the property where an unauthorized release occurred (Definition 3).

The entire property was purchased or acquired by Suk H. and Keun B. Yoo and Jayon Cho in September 1999. Suk H. and Keun B. Yoo and Jayon Cho are Responsible Parties for the site because they owned the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).

Ownership of the property was maintained by the individual, trustee, or the trust of Suk H. and Keun B. Yoo and Jayon Cho from September 1999 to January 2012. The individual, trustee, or the trust of Suk H. and Keun B. Yoo and Jayon Cho is a Responsible Party for the site because they owned the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).

The property was purchased or acquired by 2600 Telegraph Property LLC c/o Suk H. Yoo in January 2012. 2600 Telegraph Property LLC c/o Suk H. Yoo is a Responsible Party for the site because they owned the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).