

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

Certified Mail #: 7002 2030 0006 9574 1297

February 08, 2007

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

NOTICE OF RESPONSIBILITY

Site Name & Address:

**IMPULSE MOTORS
1210 BOCKMAN RD
SAN LORENZO, CA 94580**

**Local ID: RO0002737
Related ID: NA
RWQCB ID:
Global ID: T06019771179**

Responsible Party:

**CAROL WALLACE
CHRISTOPHER AND CAROL WALLACE
TRUST
509 IRONWOOD ROAD
ALAMEDA, CA 94502**

Date First Reported: 6/11/2004

Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

Funding for Oversight: LOPF - LOP Funding Fund


Multiple RPs?: No

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 CHRISTOPHER AND CAROL WALLACE TRUST as an 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) 341-5650.

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 PLUNKETT, STEVEN, at this office at (510)383-1767 if you have questions regarding your site.


ARIU LEVI, Chief
Contract Project Director

Date: 2/12/07

Action: Add
Reason: New RP

Attachment A: Responsible Parties Data Sheet

cc: Jenniffer Jordan, SWRCB, D. Drogos, S. Plunkett

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

February 08, 2007

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IMPULSE MOTORS
1210 BOCKMAN RD
SAN LORENZO, CA 94580

Local ID: RO0002737

Related ID: NA

RWQCB ID:

Global ID: T06019771179

All Responsible Parties:

RP has been named a Primary RP - JERRY PLUTH
IN TOWN COMMUNITIES LLC
3130 CROW CANYON ROAD | SAN RAMON, CA 94583-4631 | Phone (925) 244-9216

RP has been named a RP - CAROL WALLACE
CHRISTOPHER AND CAROL P. WALLACE TRUST
509 IRONWOOD ROAD | ALAMEDA, CA 94502

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."

ACEH has named the responsible parties for this site as detailed below.

Existence of Unauthorized Release

On April 14, 2004 three underground storage tanks (UST) were removed from the site. During soil sampling conducted in conjunction with the UST removal, total petroleum hydrocarbon as gasoline (TPHg) was detected and an Underground Storage Tank Unauthorized Release/Contamination Site Report was filed in June 2004. During the UST removal, up to 5,900 parts per million (ppm) TPHg and 8.5 ppm benzene were detected in soil. The contamination is located in the area of the former Impulse Motors.

Responsible Party Identification

Christopher and Carol Wallace are the primary responsible party because they had control of the USTs at the time of an unauthorized release (Definition 4), and they were owners of the property where an unauthorized release occurred (Definition 3).

In Town Communities LLC is a responsible party because they are the current owner of the property where an unauthorized release occurred (Definition 3).

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ARIU LEVL, Chief
Contract Project Director

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Reason: New RP

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LUFT LOCAL OVERSIGHT PROGRAM

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 City, State, ZIP+4: San Ramon CA 94583-4131

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