

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

Certified Mail #: 7009 2820 0001 4359 7740

November 21, 2013

**NOTICE OF RESPONSIBILITY**

**Site Name & Address:**

TEXACO / 167TH GAS STATION  
16690 E 14TH ST  
SAN LEANDRO, CA 94578

Local ID: RO0002997  
Related ID: NA  
RWQCB ID: NA  
Global ID: T10000001069

**Responsible Party:**

INDEPENDENT DEVELOPMENT CO  
15435 JEFFREY RD  
IRVINE CA 92618--410

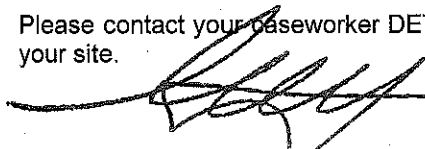
Date First Reported: 7/22/2005  
Substance: 0 Not reported / unknown  
Funding for Oversight: LOPS - LOP State Fund  
Multiple RPs?: Yes

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 NA 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 DETTERMAN, MARK, at this office at (510)567-6876 if you have questions regarding your site.

  
Date: 11/21/13  
\_\_\_\_\_  
ARIU LEVI, Director  
Contract Project Director

Action: Add  
Reason: NEW

Attachment A: Responsible Parties Data Sheet

cc: Sally Meza, SWRCB (email: smeza@waterboards.ca.gov) | Donna Drogos (email: donna.drogos@acgov.org), File

**CERTIFIED MAIL**



7009 2820 0001 4359 7740



LAMEDA COUNTY  
HEALTH CARE SERVICES AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
Suite 200  
131 Harbor Bay Parkway  
Irvine, CA 94502-6577

**Orange County**

DEC 0 2 2013

**Environmental Health**

INDEPENDENT DEVELOPMENT CO.  
15435 JEFFREY RD  
IRVINE, CA 92618

I/A 7A

NIXIE 917 5E 1009 0011/27/13

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

BC: 94502654031 \*1505-01639-22-39



94502654031

ALAMEDA COUNTY ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

November 21, 2013

**Site Name & Address:**  
**TEXACO / 167TH GAS STATION**  
**16690 E 14TH ST**  
**SAN LEANDRO, CA 94578**

**Local ID: RO0002997**  
**Related ID: NA**  
**RWQCB ID: NA**  
**Global ID: T10000001069**

**All Responsible Parties**

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**RP has been named a Primary RP - KIL N PANG**

3568 BITTERN PL | FREMONT, CA 94555-1307 | No Phone Number Listed

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**RP has been named a Primary RP - KIL N PANG N ET AL**

**CHIEF AUTO PLAZA LP**

49 YORK PL | MORAGA, CA 94556-1220 | No Phone Number Listed

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**RP has been named a Primary RP - JOHN C & ROSE M MCPHEE TRUSTEES**

49 YORK PL | MORAGA, CA 94556-1220 | No Phone Number Listed

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**RP has been named a Primary RP - THOMAS D MEEK**

UNKNOWN | No Phone Number Listed

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**RP has been named a Primary RP - CARL & WANDA J KUPER**

UNKNOWN | No Phone Number Listed

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**RP has been named a Primary RP -**

**- CATALINA ESPINO DEVINE**

**CHEVRON ENVIRONMENTAL MANAGEMENT CO.**

6101 BOLLINGER CANYON RD | SAN RAMON, CA 94583-5177 | Phone (925) 790-3949

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**RP has been named a Primary RP -**

**INDEPENDENT DEVELOPMENT CO**

15435 JEFFREY RD | IRVINE, CA 92618-410 | No Phone Number Listed

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## ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

November 21, 2013

### **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.

## ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

November 21, 2013

### Responsible Party Identification

#### Existence of Unauthorized Release

In 1985, three fuel underground storage tanks (USTs) and one waste oil UST were removed from the site. Due to the former presence of USTs onsite, a subsurface investigation was performed at the subject property in 1994. The investigation included four soil borings advanced to a maximum depth of 20 feet below ground surface (bgs). Samples from three of the borings were analyzed for Total Petroleum Hydrocarbons (TPH) as gasoline, TPH as diesel, TPH as motor oil, and benzene, toluene, ethylbenzene, and xylenes (BTEX). Samples from the fourth boring were also analyzed for Total Oil & Grease (TOG). Concentrations up to 9 mg/kg TPH as motor oil were detected. MTBE was not analyzed for. USTs were again installed at the site in 2000. The data indicate that an unauthorized release has occurred at the site.

#### Responsible Party Identification

Texaco, Inc (and its successor Chevron) is a responsible party for the site because it owned or operated the USTs used for the storage of a hazardous substance (Definition 1), it owned or operated the USTs immediately before the discontinuation of its use (Definition 2), it owned the property where an unauthorized release has occurred, (Definition 3), and it had control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance (Definition 4).

Carl and Wanda Kuper purchased the property in March 1984. Carl and Wanda Kuper are responsible parties for the site because they owned the property where an unauthorized release has occurred, (Definition 3).

The Investment Enterprise Company purchased the property in June 1985. It is a responsible party for the site because they owned the property where an unauthorized release has occurred, (Definition 3).

The Independent Development Co, Inc. purchased the property in September 1985. It is a responsible parties for the site because they owned the property where an unauthorized release has occurred, (Definition 3).

Thomas D. Meek (c/o Dick Ballard, Inc.) purchased the property in November 1985. He is a responsible parties for the site because he owned the property where an unauthorized release has occurred, (Definition 3).

John C & Rose M McPhee, Trustees purchased the property in April 1994. They are responsible parties for the site because he owned the property where an unauthorized release has occurred, (Definition 3).

Kil N. Pang et.al. (Chief Auto Plaza LP) is a current property owner associated with the USTs since March 2003. Kil Pang (Chief Auto Plaza LP) is a responsible party for the site because they owned the property where an unauthorized release has occurred, (Definition 3).