

ALAMEDA COUNTY
**HEALTH CARE SERVICES
AGENCY**

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

May 30, 2017



Mr. Chen Tso Chiu c/o Tommy Chiu
6030 Mazuela Drive,
Oakland, CA 94611
(Sent via E-mail to: esme-designers@yahoo.com)

Mr. Tony Trinh
808 Franklin Street, #104
Oakland, CA 94607
(Sent via E-mail to: phuongjewelry@gmail.com)

Mr. Van H Tran Trust (Kim Van Jewelry)
390 8th Street, #102
Oakland, CA 94607

Mr. Ming T Lam & Muoi S Tieu Trust
388 8th Street, #101
Oakland, CA 94607

William Louie
708 Alcatraz Avenue, #2
Oakland, CA 94609

Subject: Notice of Responsibility for Fuel Leak Case No. RO0000196 and GeoTracker Global ID T0600100050, Bill Louie's Auto Service, 800 Franklin Street, Oakland, CA 94607

Dear Responsible Parties:

In a Notice of Requirement to Reimburse (NOR) dated October 6, 1992, Chen Tso Chiu C/O Tommy Chiu and Texaco Refining and Marketing 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.

As part of ACDEH's administrative tasks associated with the potential case closure for this site, we have updated the NOR and additional parties have since been named and removed as Responsible Parties for the fuel leak case as referenced in the attached updated NOR as defined under 23 C.C.R Sec. 2720. This is based on information provided in the County of Alameda Assessor's Office Property Value System Database and the list of current record fee title owners as referenced on the List of Landowners Form, which was submitted by Tommy Chiu on April 4, 2017. Please see Attachment 1 – Notice of Responsibility and 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) 567-6791 or send me an electronic mail message at kit.soo@acgov.org. Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Sincerely,

Kit Soo

Digitally signed by Kit Soo
DN: cn=Kit Soo, o=ACDEH, ou,
email=Kit.Soo@acgov.org, c=US
Date: 2017.05.30 12:57:16 -0700'

Kit Soo, California PG 8957
Senior Hazardous Materials Specialist

Responsible Parties
RO0000196
May 30, 2017
Page 2

Attachments: Attachment 1 – Notice of Responsibility and Responsible Parties Data Sheet

cc: Bryan Fong, GHD, 5900 Hollis Street, Suite A, Emeryville, CA 94608 (*Sent via E-mail to:*
bryan.fong@ghd.com)

Peter Schaeffer, GHD, 5900 Hollis Street, Suite A, Emeryville, CA 94608 (*Sent via E-mail to:*
peter.schaefer@ghd.com)

Dilan Roe, ACDEH (*Sent via E-mail to:* dilan.roe@acgov.org)
Paresh Khatri, ACDEH (*Sent via E-mail to:* paresh.khatri@acgov.org)
Kit Soo, ACDEH (*Sent via E-mail to:* kit.soo@acgov.org)

GeoTracker, eFile



Certified Mail #: 7014 2870 0001 3244 2539

May 24, 2017

NOTICE OF RESPONSIBILITY

Site Name & Address: BILL LOUIE'S AUTO SERVICE 800 FRANKLIN OAKLAND, CA 94607	Local ID: RO0000196 Related ID: NA RWQCB ID: NA Global ID: T0600100050
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Responsible Party:

ATTN.: MING T LAM & MUOI S TIEU TRUST
388 8TH STREET, #101
OAKLAND, CA 94607

Date First Reported:	7/6/1989
Substance:	<ul style="list-style-type: none">8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded12035 Waste Oil/Used Oil13 Solvents
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 MING T LAM & MUOI S TIEU TRUST 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 **Kit Soo** at this office at (510) 567-6791 if you have questions regarding your site.


Date: 05-26-2017
RONALD BROWDER, Acting Director
Contract Project Director

Action:
Reason:

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

May 24, 2017

Site Name & Address:

**BILL LOUIE'S AUTO STATION
800 FRANKLIN STREET
OAKLAND, CA 94607**

**Local ID: RO0000196
Related ID: NA
RWQCB ID: NA
Global ID: T0600100050**

All Responsible Parties

RP has been named a Primary RP – CHEN TSO CHIU
6030 MAZUELA DRIVE | OAKLAND, CA 94611 | No Phone Number Listed

RP has been named a Primary RP – TONY TRINH
808 FRANKLIN STREET, #104 | OAKLAND, CA 94607 | No Phone Number Listed

RP has been named a Primary RP – VAN H TRAN TRUST
390 8TH STREET, #102 | OAKLAND, CA 94607 | No Phone Number Listed

RP has been named a Primary RP – MING T LAM & MUOI S TIEU TRUST
388 8TH STREET, #101 | OAKLAND, CA 94607 | No Phone Number Listed

RP has been named a Primary RP – WILLIAM LOUIE
708 ALCATRAZ AVENUE, #2 | OAKLAND, CA 94607 | 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 four 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)

May 24, 2015

Existence of Unauthorized Release

The site was indicated to have the assessor parcel number (APN) 1-193-15 by at least 1965. Sometime in 1990, the site was subdivided into the following APNs: 1-193-55, 1-193-56, 1-193-57, 1-193-58, and 1-193-59.

Two 6,000 gallon gasoline underground storage tanks (USTs), one 550-gallon waste-oil UST, and one 1,000 gallon solvent UST were excavated and removed from the site in June 1989. No obvious corrosion or pitting was reported during the removal of the USTs. A fifth UST is presumed to have been located on the eastern portion of the site and removed prior to 1988, however, no documentation has been discovered associated with the UST. Soil analytical results indicated hydrocarbon contamination in the northeast corner of the pit associated with the gasoline USTs (2,300 milligrams per kilogram [mg/kg] of Total Petroleum Hydrocarbon [TPH] as Gasoline, and 4,000 mg/kg of TPH as Waste Oil); and in the pit associated with the waste oil/solvent tanks (2,300 mg/kg of TPH as Gasoline, and 4,000 mg/kg of TPH as Waste Oil). These concentrations indicate an unauthorized release has occurred from the underground storage tank system at this site.

Responsible Party Identification

William Louie is a responsible party for this site because he owned and operated the USTs used for the storage of any hazardous substance (Definition 1); he owned or operated the underground storage tank immediately before the discontinuation of its use (Definition 2); and he was the property owner where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

APN 1-193-15, and sometime in 1990 APN 1-193-57 and APN 193-59

Chen Tso Chiu c/o Tommy Chiu purchased or acquired the property in March 1989. Mr. Chiu is a Responsible Party for the site because he is the owner of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3) and; he control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance (Definition 4).

APN 1-193-58

Tony Trinh is named as a current fee title owner on the List of Landowners Form submitted on April 7, 2017 by Tommy Chiu. Mr. Trinh is a Responsible Party for the site because he is an owner of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).

APN 1-193-56

Van H ran Trust is named as a current fee title owner on the List of Landowners Form submitted on April 7, 2017 by Tommy Chiu. Mr. Tran is a Responsible Party for the site because he is an owner of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).

APN 1-193-55

Ming T Lam & Muoi S Tieu Trust were named as current fee title owners on the List of Landowners Form submitted on April 7, 2017 by Tommy Chiu. The Lam and Tieu Trust are Responsible Parties for the site because they are owners of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).



Certified Mail #: 7014 2870 0001 3244 2508

May 24, 2017

NOTICE OF RESPONSIBILITY

Site Name & Address:

**BILL LOUIE'S AUTO SERVICE
800 FRANKLIN
OAKLAND, CA 94607**

**Local ID: RO0000196
Related ID: NA
RWQCB ID: NA
Global ID: T0600100050**

Responsible Party:

**ATTN.: TONY TRINH
808 FRANKLIN STREET, #104
OAKLAND, CA 94607**

Date First Reported: 7/6/1989
Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12035 Waste Oil/Used Oil
- 13 Solvents

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 TONY TRINH 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 Kit Soo at this office at (510) 567-6791 if you have questions regarding your site.

Date: 05-26-2017

RONALD BROWDER, Acting Director
Contract Project Director

Action:
Reason:

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

May 24, 2017

Site Name & Address:

**BILL LOUIE'S AUTO STATION
800 FRANKLIN STREET
OAKLAND, CA 94607**

**Local ID: RO0000196
Related ID: NA
RWQCB ID: NA
Global ID: T0600100050**

All Responsible Parties

RP has been named a Primary RP – CHEN TSO CHIU
6030 MAZUELA DRIVE | OAKLAND, CA 94611 | No Phone Number Listed

RP has been named a Primary RP – TONY TRINH
808 FRANKLIN STREET, #104 | OAKLAND, CA 94607 | No Phone Number Listed

RP has been named a Primary RP – VAN H TRAN TRUST
390 8TH STREET, #102 | OAKLAND, CA 94607 | No Phone Number Listed

RP has been named a Primary RP – MING T LAM & MUOI S TIEU TRUST
388 8TH STREET, #101 | OAKLAND, CA 94607 | No Phone Number Listed

RP has been named a Primary RP – WILLIAM LOUIE
708 ALCATRAZ AVENUE, #2 | OAKLAND, CA 94607 | 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 four 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)

May 24, 2015

Existence of Unauthorized Release

The site was indicated to have the assessor parcel number (APN) 1-193-15 by at least 1965. Sometime in 1990, the site was subdivided into the following APNs: 1-193-55, 1-193-56, 1-193-57, 1-193-58, and 1-193-59.

Two 6,000 gallon gasoline underground storage tanks (USTs), one 550-gallon waste-oil UST, and one 1,000 gallon solvent UST were excavated and removed from the site in June 1989. No obvious corrosion or pitting was reported during the removal of the USTs. A fifth UST is presumed to have been located on the eastern portion of the site and removed prior to 1988, however, no documentation has been discovered associated with the UST. Soil analytical results indicated hydrocarbon contamination in the northeast corner of the pit associated with the gasoline USTs (2,300 milligrams per kilogram [mg/kg] of Total Petroleum Hydrocarbon [TPH] as Gasoline, and 4,000 mg/kg of TPH as Waste Oil); and in the pit associated with the waste oil/solvent tanks (2,300 mg/kg of TPH as Gasoline, and 4,000 mg/kg of TPH as Waste Oil). These concentrations indicate an unauthorized release has occurred from the underground storage tank system at this site.

Responsible Party Identification

William Louie is a responsible party for this site because he owned and operated the USTs used for the storage of any hazardous substance (Definition 1); he owned or operated the underground storage tank immediately before the discontinuation of its use (Definition 2); and he was the property owner where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

APN 1-193-15, and sometime in 1990 APN 1-193-57 and APN 193-59

Chen Tso Chiu c/o Tommy Chiu purchased or acquired the property in March 1989. Mr. Chiu is a Responsible Party for the site because he is the owner of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3) and; he control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance (Definition 4).

APN 1-193-58

Tony Trinh is named as a current fee title owner on the List of Landowners Form submitted on April 7, 2017 by Tommy Chiu. Mr. Trinh is a Responsible Party for the site because he is an owner of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).

APN 1-193-56

Van H ran Trust is named as a current fee title owner on the List of Landowners Form submitted on April 7, 2017 by Tommy Chiu. Mr. Tran is a Responsible Party for the site because he is an owner of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).

APN 1-193-55

Ming T Lam & Muoi S Tieu Trust were named as current fee title owners on the List of Landowners Form submitted on April 7, 2017 by Tommy Chiu. The Lam and Tieu Trust are Responsible Parties for the site because they are owners of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).



Certified Mail #: 7014 2870 0001 3244 2553

May 24, 2017

NOTICE OF RESPONSIBILITY

Site Name & Address:
BILL LOUIE'S AUTO SERVICE
800 FRANKLIN
OAKLAND, CA 94607

Local ID: RO0000196
Related ID: NA
RWQCB ID: NA
Global ID: T0600100050

Responsible Party:

ATTN.: VAN H TRAN TRUST
390 8TH STREET, #102
OAKLAND, CA 94607

Date First Reported: 7/6/1989
Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12035 Waste Oil/Used Oil
- 13 Solvents


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 VAN H TR TRAN 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 Kit Soo at this office at (510) 567-6791 if you have questions regarding your site.


RONALD BROWDER, Acting Director
Contract Project Director

Date: 05-26-2017

Action:
Reason:

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

May 24, 2017

Site Name & Address:

**BILL LOUIE'S AUTO STATION
800 FRANKLIN STREET
OAKLAND, CA 94607**

**Local ID: RO0000196
Related ID: NA
RWQCB ID: NA
Global ID: T0600100050**

All Responsible Parties

RP has been named a Primary RP – CHEN TSO CHIU
6030 MAZUELA DRIVE | OAKLAND, CA 94611 | No Phone Number Listed

RP has been named a Primary RP – TONY TRINH
808 FRANKLIN STREET, #104 | OAKLAND, CA 94607 | No Phone Number Listed

RP has been named a Primary RP – VAN H TRAN TRUST
390 8TH STREET, #102 | OAKLAND, CA 94607 | No Phone Number Listed

RP has been named a Primary RP – MING T LAM & MUOI S TIEU TRUST
388 8TH STREET, #101 | OAKLAND, CA 94607 | No Phone Number Listed

RP has been named a Primary RP – WILLIAM LOUIE
708 ALCATRAZ AVENUE, #2 | OAKLAND, CA 94607 | 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 four 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)

May 24, 2015

Existence of Unauthorized Release

The site was indicated to have the assessor parcel number (APN) 1-193-15 by at least 1965. Sometime in 1990, the site was subdivided into the following APNs: 1-193-55, 1-193-56, 1-193-57, 1-193-58, and 1-193-59.

Two 6,000 gallon gasoline underground storage tanks (USTs), one 550-gallon waste-oil UST, and one 1,000 gallon solvent UST were excavated and removed from the site in June 1989. No obvious corrosion or pitting was reported during the removal of the USTs. A fifth UST is presumed to have been located on the eastern portion of the site and removed prior to 1988, however, no documentation has been discovered associated with the UST. Soil analytical results indicated hydrocarbon contamination in the northeast corner of the pit associated with the gasoline USTs (2,300 milligrams per kilogram [mg/kg] of Total Petroleum Hydrocarbon [TPH] as Gasoline, and 4,000 mg/kg of TPH as Waste Oil); and in the pit associated with the waste oil/solvent tanks (2,300 mg/kg of TPH as Gasoline, and 4,000 mg/kg of TPH as Waste Oil). These concentrations indicate an unauthorized release has occurred from the underground storage tank system at this site.

Responsible Party Identification

William Louie is a responsible party for this site because he owned and operated the USTs used for the storage of any hazardous substance (Definition 1); he owned or operated the underground storage tank immediately before the discontinuation of its use (Definition 2); and he was the property owner where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

APN 1-193-15, and sometime in 1990 APN 1-193-57 and APN 193-59

Chen Tso Chiu c/o Tommy Chiu purchased or acquired the property in March 1989. Mr. Chiu is a Responsible Party for the site because he is the owner of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3) and; he control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance (Definition 4).

APN 1-193-58

Tony Trinh is named as a current fee title owner on the List of Landowners Form submitted on April 7, 2017 by Tommy Chiu. Mr. Trinh is a Responsible Party for the site because he is an owner of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).

APN 1-193-56

Van H ran Trust is named as a current fee title owner on the List of Landowners Form submitted on April 7, 2017 by Tommy Chiu. Mr. Tran is a Responsible Party for the site because he is an owner of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).

APN 1-193-55

Ming T Lam & Muoi S Tieu Trust were named as current fee title owners on the List of Landowners Form submitted on April 7, 2017 by Tommy Chiu. The Lam and Tieu Trust are Responsible Parties for the site because they are owners of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).



Certified Mail #: 7014 2870 0001 3244 2546

May 24, 2017

NOTICE OF RESPONSIBILITY

Site Name & Address:
BILL LOUIE'S AUTO SERVICE
800 FRANKLIN
OAKLAND, CA 94607

Local ID: R00000196
Related ID: NA
RWQCB ID: NA
Global ID: T0600100050

Responsible Party:

ATTN.: WILLIAM LOUIE
708 ALCATRAZ AVENUE, #2
OAKLAND, CA 94609

Date First Reported: 7/6/1989
Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12035 Waste Oil/Used Oil
- 13 Solvents

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 LOUIE 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 Kit Soo at this office at (510) 567-6791 if you have questions regarding your site.



RONALD BROWDER, Acting Director
Contract Project Director

Date: 05-26-2017

Action:
Reason:

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

May 24, 2017

Site Name & Address:

**BILL LOUIE'S AUTO STATION
800 FRANKLIN STREET
OAKLAND, CA 94607**

**Local ID: RO0000196
Related ID: NA
RWQCB ID: NA
Global ID: T0600100050**

All Responsible Parties

RP has been named a Primary RP – CHEN TSO CHIU
6030 MAZUELA DRIVE | OAKLAND, CA 94611 | No Phone Number Listed

RP has been named a Primary RP – TONY TRINH
808 FRANKLIN STREET, #104 | OAKLAND, CA 94607 | No Phone Number Listed

RP has been named a Primary RP – VAN H TRAN TRUST
390 8TH STREET, #102 | OAKLAND, CA 94607 | No Phone Number Listed

RP has been named a Primary RP – MING T LAM & MUOI S TIEU TRUST
388 8TH STREET, #101 | OAKLAND, CA 94607 | No Phone Number Listed

RP has been named a Primary RP – WILLIAM LOUIE
708 ALCATRAZ AVENUE, #2 | OAKLAND, CA 94607 | 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 four 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)

May 24, 2015

Existence of Unauthorized Release

The site was indicated to have the assessor parcel number (APN) 1-193-15 by at least 1965. Sometime in 1990, the site was subdivided into the following APNs: 1-193-55, 1-193-56, 1-193-57, 1-193-58, and 1-193-59.

Two 6,000 gallon gasoline underground storage tanks (USTs), one 550-gallon waste-oil UST, and one 1,000 gallon solvent UST were excavated and removed from the site in June 1989. No obvious corrosion or pitting was reported during the removal of the USTs. A fifth UST is presumed to have been located on the eastern portion of the site and removed prior to 1988, however, no documentation has been discovered associated with the UST. Soil analytical results indicated hydrocarbon contamination in the northeast corner of the pit associated with the gasoline USTs (2,300 milligrams per kilogram [mg/kg] of Total Petroleum Hydrocarbon [TPH] as Gasoline, and 4,000 mg/kg of TPH as Waste Oil); and in the pit associated with the waste oil/solvent tanks (2,300 mg/kg of TPH as Gasoline, and 4,000 mg/kg of TPH as Waste Oil). These concentrations indicate an unauthorized release has occurred from the underground storage tank system at this site.

Responsible Party Identification

William Louie is a responsible party for this site because he owned and operated the USTs used for the storage of any hazardous substance (Definition 1); he owned or operated the underground storage tank immediately before the discontinuation of its use (Definition 2); and he was the property owner where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

APN 1-193-15, and sometime in 1990 APN 1-193-57 and APN 193-59

Chen Tso Chiu c/o Tommy Chiu purchased or acquired the property in March 1989. Mr. Chiu is a Responsible Party for the site because he is the owner of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3) and; he control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance (Definition 4).

APN 1-193-58

Tony Trinh is named as a current fee title owner on the List of Landowners Form submitted on April 7, 2017 by Tommy Chiu. Mr. Trinh is a Responsible Party for the site because he is an owner of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).

APN 1-193-56

Van H ran Trust is named as a current fee title owner on the List of Landowners Form submitted on April 7, 2017 by Tommy Chiu. Mr. Tran is a Responsible Party for the site because he is an owner of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).

APN 1-193-55

Ming T Lam & Muoi S Tieu Trust were named as current fee title owners on the List of Landowners Form submitted on April 7, 2017 by Tommy Chiu. The Lam and Tieu Trust are Responsible Parties for the site because they are owners of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).



Certified Mail #: 7014 2870 0001 3244 2669

May 24, 2017

NOTICE OF RESPONSIBILITY

Site Name & Address: BILL LOUIE'S AUTO SERVICE 800 FRANKLIN OAKLAND, CA 94607	Local ID: RO0000196 Related ID: NA RWQCB ID: NA Global ID: T0600100050
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Responsible Party:

ATTN.: CHEN TSO CHIU C/O TOMMY CHIU
6030 MAZUELA DRIVE
OAKLAND, CA 94611

Date First Reported: 7/6/1989
Substance: <ul style="list-style-type: none">• 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded• 12035 Waste Oil/Used Oil• 13 Solvents
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 CHEN TSO CHIU C/O TOMMY CHIU 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 Kit Soo at this office at (510) 567-6791 if you have questions regarding your site.


Date: 05-26-2017
RONALD BROWDER, Acting Director
Contract Project Director

Action:
Reason:

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

May 24, 2017

Site Name & Address:

**BILL LOUIE'S AUTO STATION
800 FRANKLIN STREET
OAKLAND, CA 94607**

**Local ID: RO0000196
Related ID: NA
RWQCB ID: NA
Global ID: T0600100050**

All Responsible Parties

RP has been named a Primary RP – CHEN TSO CHIU
6030 MAZUELA DRIVE | OAKLAND, CA 94611 | No Phone Number Listed

RP has been named a Primary RP – TONY TRINH
808 FRANKLIN STREET, #104 | OAKLAND, CA 94607 | No Phone Number Listed

RP has been named a Primary RP – VAN H TRAN TRUST
390 8TH STREET, #102 | OAKLAND, CA 94607 | No Phone Number Listed

RP has been named a Primary RP – MING T LAM & MUOI S TIEU TRUST
388 8TH STREET, #101 | OAKLAND, CA 94607 | No Phone Number Listed

RP has been named a Primary RP – WILLIAM LOUIE
708 ALCATRAZ AVENUE, #2 | OAKLAND, CA 94607 | 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 four ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
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ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 24, 2015

Existence of Unauthorized Release

The site was indicated to have the assessor parcel number (APN) 1-193-15 by at least 1965. Sometime in 1990, the site was subdivided into the following APNs: 1-193-55, 1-193-56, 1-193-57, 1-193-58, and 1-193-59.

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Responsible Party Identification

William Louie is a responsible party for this site because he owned and operated the USTs used for the storage of any hazardous substance (Definition 1); he owned or operated the underground storage tank immediately before the discontinuation of its use (Definition 2); and he was the property owner where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

APN 1-193-15, and sometime in 1990 APN 1-193-57 and APN 193-59

Chen Tso Chiu c/o Tommy Chiu purchased or acquired the property in March 1989. Mr. Chiu is a Responsible Party for the site because he is the owner of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3) and; he control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance (Definition 4).

APN 1-193-58

Tony Trinh is named as a current fee title owner on the List of Landowners Form submitted on April 7, 2017 by Tommy Chiu. Mr. Trinh is a Responsible Party for the site because he is an owner of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).

APN 1-193-56

Van H ran Tran is named as a current fee title owner on the List of Landowners Form submitted on April 7, 2017 by Tommy Chiu. Mr. Tran is a Responsible Party for the site because he is an owner of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).

APN 1-193-55

Ming T Lam & Muoi S Tieu Trust were named as current fee title owners on the List of Landowners Form submitted on April 7, 2017 by Tommy Chiu. The Lam and Tieu Trust are Responsible Parties for the site because they are owners of the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).

