

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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October 19, 2011

Wilma Alders
Wilma Alders Trust
3356 Betty Lane
Laffayette, CA 95818

Subject: Fuel Leak Case No. RO0000201 and GeoTracker Global ID T0600101109, Hydraulic Electro Service, 5812 Hollis Street, Emeryville, CA 94608

Dear Mrs. Alders:

In a Notice of Responsibility dated March 23, 1992, Henry Alders was notified that the above referenced site had been placed in the Local Oversight Program and that Henry Alders was named as a Responsible Party for the fuel leak case. The property was transferred to Henry N. and Wilma L Alders Trust in December 1994 and to the Wilma L. Alders Trust in September 2000 and has been named additional Responsible Party for the fuel leak case as defined under 23 C.C.R Sec. 2720. Wareham Property Group, Inc. purchased the property on March 14, 2008 and has been named additional Responsible Party for the fuel leak case 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.

If you have any questions, please call me at (510) 639-1287.

Sincerely,

Barbara J. Jakub
Hazardous Materials Specialist

Attachment A – Responsible Parties Data Sheet

cc: Donna Drogos, ACEH (*Sent via e-mail to: donna.drogos@acgov.org*)
Barbara Jakub, ACEH (*Sent via e-mail to: barbara.jakub@acgov.org*)
File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

October 19, 2011

Site Name & Address:

**HYDRAULIC ELECTRO SERVICE
5812 HOLLIS ST
Emeryville, CA 94608**

**Local ID: RO0000201
Related ID: 49
RWQCB ID: 01-1206
Global ID: T0600101109**

All Responsible Parties

**RP has been named a Primary RP - WILMA L ALDERS
HYDRAULIC ELECTRO SERVICE CORP
3356 BETTY LN | LAFAYETTE, CA 94549 | Phone No Phone Number Listed**

**RP has been named a Primary RP - GEOFFREY SEARS
WAREHAM DEVELOPMENT CORPORATION
1120 NYE ST STE #400 | SAN RAFAEL, CA 94901-2946 | Phone (415) 457-4964**

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)

October 19, 2011

Responsible Party Identification

In December 1989 two USTs (one 8,000 gallon diesel and one 3,000 gallon gasoline) and the associated dispenser island were removed. During removal activities, petroleum hydrocarbons were observed in soil and groundwater, pitting and holes were observed in the USTs, and hydrocarbon sheen was observed on the water that had collected in the excavation. Up to 23 mg/kg of TPH-d was detected in soil samples from the excavation. Groundwater samples from the excavation contained maximum concentrations of 90,000 µg/L TPH-d, 2,300 µg/L TPH-g, 100 µg/L benzene, 200 µg/L toluene, 40 µg/L ethylbenzene, and 310 µg/L xylenes. These data indicate that an unauthorized release occurred.

In August 2010, a 1,000 gallon gasoline UST was removed from the site. The maximum concentrations detected were 224 mg/kg TPHmo and 7.4 mg/kg lead.

Responsible Party Identification

Henry Alders purchased the property in 1985 and was the business owner, tank owner, and property owner following an unauthorized petroleum hydrocarbon release(s). Henry Alders meets the definition of a responsible party for the site because he owned or operated the underground storage tanks (Definition 1), owned the property where an unauthorized release occurred, (Definition 3), and had control of an underground storage tank at the time of or following an unauthorized release (Definition 4).

The property was transferred to Henry N. and Wilma L Alders Trust in December 1994 and to the Wilma L. Alders Trust in September 2000. The Trusts meet the definition of a responsible party for the site because they owned or operated the underground storage tanks (Definition 1), owned the property where an unauthorized release occurred, (Definition 3), and had control of an underground storage tank at the time of or following an unauthorized release (Definition 4).

Wareham Property Group, Inc. purchased the property on March 14, 2008 and is the property owner following an unauthorized petroleum hydrocarbon release(s). The Wareham Property Group, Inc. meets the definition of a responsible party because they owned or operated the underground storage tanks (Definition 1), and own the property where an unauthorized release occurred, (Definition 3).