



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

April 15, 2010

Ms. Vicki ZumBrunnen (*Sent via E-mail to: Vicki.ZumBrunnen@PACCAR.com*)
PACCAR, Inc.
Corporate Environmental Department
P.O. Box 1518
Bellevue, WA 98009

Hess Properties LLC
c/o Mr. Joseph Hess
27099 Park Avenue
La Verne, CA 91750-4345

Transamerica Title Insurance Company
c/o CSK Auto, Inc.
645 E Missouri Avenue
Phoenix, AZ 85012

Subject: SLIC Case No. RO0002483 and Geotracker Global ID T06019705075, Grand Auto, 4240 International Boulevard, Oakland, CA 94601 – Land Owner Notification and Case Closure Consideration

Dear Ms. ZumBrunnen:

Based upon your request, Alameda County Environmental Health (ACEH) staff is reviewing the above referenced case for case closure. During the period that the case is under review, groundwater monitoring may be suspended. ACEH will review the case for possible closure under a commercial land use scenario with the following site management requirements:

“Case closure for the fuel leak site is granted for the current commercial land use only. Case closure is granted for industrial, commercial, or office space land use only. Restrictions on future land use are described in the “Covenant and Environmental Restriction on Property” that is included as an attachment to this Case Closure Summary. The restrictions on this site are to be entered into the City Of Oakland Permit Tracking System due to the residual contamination on the site.”

The “Covenant and Environmental Restriction on Property,” will be in the form of a deed restriction on the property that will be recorded with the Alameda County Clerk-Recorder’s office. The deed restriction must follow the Alameda County model deed restriction format, which was provided to Ms. ZumBrunnen by e-mail on April 14, 2010.

Our records indicate that the current balance on the above-referenced SLIC oversight account is a negative \$722.30. In order to continue to provide regulatory oversight, we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$3,000.00. Please send your check to the attention of our Finance Department.

This deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, an additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$189.00 per hour. Please write “SLIC” (the type of project), the site address, and the AR#0306009 on your check.

As you may be aware, an investigation and cleanup resulting from underground storage tank leaks was performed at the subject property to which you are named as the primary or active responsible party. Pursuant to Section 25297.15 (a), Alameda County Environmental Health (ACEH), the local agency, shall not consider cleanup or site closure proposals from the primary or active responsible party, issue a closure letter, or make a determination that no further action is required with respect to a site upon which there was an unauthorized release of hazardous substances from an underground storage tank subject to this chapter unless all current record owners of fee title to the site of the proposed action have been notified of the proposed action by the primary or active responsible party. ACEH is required to notify the primary or active responsible party of their requirement to certify in writing to the local agency that the notification requirement in the above-mentioned regulation has been satisfied and to provide the local agency with a complete mailing list of all record fee title owners.

To satisfy the above-mentioned requirement, please complete the enclosed "List of Landowners Form," and mail it back to ACEH within thirty (30) days from the date of this letter. Also your comments must be considered prior to the proposed cleanup or closure. Please respond within 30 days from the date of this letter for your comments to be considered.

If you have any questions, please call me at 510-567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Senior Hazardous Materials Specialist

Enclosure: List of Landowners Form

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032
(Sent via E-mail to: lgriffin@oaklandnet.com)

Donna Drogos, ACEH (Sent via E-mail to: donna.drogos@acgov.org)
Jerry Wickham, ACEH

Geotracker, File

LIST OF LANDOWNERS FORM

County of Alameda
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR:

Site Name: Grand Auto

Address: 4240 International Boulevard

City, State, Zip: Oakland, CA 94601

Record ID #: RO0002483

Please fill out item 1 if there are multiple site landowners (attach an extra sheet if necessary). If you are the sole site landowner, skip item 1 and fill out item 2.

1. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I, _____ (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

Name: _____

Address: _____

City, State, Zip: _____

E-mail Address: _____

Name: _____

Address: _____

City, State, Zip: _____

E-mail Address: _____

Name: _____

Address: _____

City, State, Zip: _____

E-mail Address: _____

2. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I _____, certify that I am the sole landowner for the above site.

Sincerely,

Signature of Primary Responsible Party

Printed Name

Date

E-mail Address