



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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May 26, 2015

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
2709 Park Avenue
La Verne, CA 91750

Transamerica Title Insurance Company
Address Unknown

Subject: Case File Review and Public Notification for SCP Case No. RO0002483 and GeoTracker Global ID T06019705075, Grand Auto, 4240 International Boulevard, Oakland, CA 94601

Dear Ms. ZumBrunnen, Hess Properties LLC, and Transamerica Title Insurance Company:

Alameda County Environmental Health (ACEH) staff has reviewed the Site Cleanup Program (SCP) case file for the subject site including the document entitled, "*Site Management Plan*," dated March 16, 2015 (Site Management Plan). The Site Management Plan, which was prepared by AllWest Environmental on behalf of PACCAR Inc., presents procedures to address potential future risks posed by volatile organic compounds (VOCs) that are present beneath the site including the on-site building. The VOCs in soil vapor do not appear to pose a significant vapor intrusion risk for the current building and current land use. However, the VOCs detected in soil vapor beneath the site could potentially pose a risk for future buildings and exposure scenarios. Due to the residual contamination, the case will be closed with site management requirements as described in the Site Management Plan and Covenant and Environmental Restriction on Property. These site management requirements are needed to prevent exposure that may result from future construction, redevelopment, or other types of subsurface disturbance. The Site Management Plan dated March 16, 2015 and a draft Covenant and Environmental Restriction on Property received by ACEH from AllWest Environmental on March 16, 2015 are acceptable for use at the site.

Public participation is a requirement for the case closure process. In order to notify potentially affected members of the public of the potential case closure, ACEH will distribute the attached "*Invitation to Comment – Potential Case Closure*," to the addresses shown on the attached mailing list on or after June 16, 2015. Please provide any comments you may have on the Invitation to Comment by June 15, 2015. We also request that you review the attached mailing list and provide the names and addresses of any persons, corporations, or government agencies you are aware of that may have an interest in this case. The Invitation to Comment requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure by July 17, 2015. ACEH will consider all comments from the public prior to potential case closure.

Responsible Parties
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If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org. Case files can be reviewed online at the following website: <http://www.acgov.org/aceh/index.htm>. If your email address does not appear on the cover page of this notification ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

Sincerely,

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

Attachments: Responsible Party(ies) Legal Requirements/Obligations
Invitation to Comment – Potential Case Closure
Mailing List

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Leonard Niles, AllWest Environmental, Inc., 530 Howard Street, Suite 300, San Francisco, CA 94105 (Sent via E-mail to: lniles@allwest1.com)

Jerry Wickham, ACEH (Sent via E-mail to: jerry.wickham@acgov.org)

GeoTracker, eFile