

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

April 13, 2017

Mr. DeLong Liu  
DeLong Oil, Inc.  
2501 N. Main Street  
Walnut Creek, CA 94597  
(Sent via electronic mail to:  
[delongliu@yahoo.com](mailto:delongliu@yahoo.com))

DDJ Property Holding, Inc  
2501 North Main Street  
Walnut Creek, CA 94597

United Brothers Enterprise, Inc.  
2501 North Main Street  
Walnut Creek, CA 94597

Subject: Notice of Responsibility, Fuel Leak Case RO0003140; (Global ID # T10000005974); DeLong Oil, 1716 Webster Street, Alameda, CA 94501

Dear Ladies and Gentlemen:

In a Notice of Responsibility dated September 17 2014, DeLong Oil, Inc, United Brothers Enterprise, Inc, DDJ Property Holding, Inc, Paul Alsing & Leatrice Whitney, et. al, and Gloria Alsing & Leatrice Whitney, et. al, 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. Because two releases were involved it has been recently determined that investigations of the two releases are handled best as two separate environmental cases. To clarify responsibility for the environmental investigations, as based on past or current parcel ownership, Paul Alsing & Leatrice Whitney, et. al, Gloria Alsing & Leatrice Whitney, et. al, and Leatrice Whitney et. al. & James Alsing et. al, c/o Conoco Phillips Co, have been removed as Responsible Parties for the fuel leak case in the attached updated NOR 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) 567-6876 or send me an electronic mail message at [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark E. Detterman".

Mark E. Detterman, PG, CEG  
Senior Hazardous Materials Specialist

Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements / Obligations  
Electronic Report Upload (ftp) Instructions

Attachment A – Responsible Parties Data Sheet-Notice of Responsibility (NOR)

cc: Gary Mulkey, 4115 Blackhawk Plaza Circle, Suite 100, Danville, CA 94506; (Sent via electronic mail to: [gary@cci-envr.com](mailto:gary@cci-envr.com))

Leatrice Whitney & Paul Alsing, 414 Arden Drive, Encinitas, CA 92024  
Leatrice Whitney & Gloria Alsing, 1007 S. Wellsley Street, Visalia, CA 93277

Dilan Roe, ACDEH, (Sent via electronic mail to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))  
Paresh Khatri, ACDEH; (Sent via electronic mail to: [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org))  
Mark Detterman, ACDEH, (Sent via electronic mail to: [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org))  
Electronic File; GeoTracker



Certified Mail #: 7011 3500 0003 1848 1721

April 12, 2017

**NOTICE OF RESPONSIBILITY**

<b>Site Name &amp; Address:</b> <b>DELONG OIL</b> <b>1716 WEBSTER</b> <b>ALAMEDA, CA 94501</b>
---

<b>Local ID:</b>	<b>RO0003140</b>
<b>Related ID:</b>	<b>RO0003235</b>
<b>RWQCB ID:</b>	<b>NA</b>
<b>Global ID:</b>	<b>T10000005974</b>

Responsible Party:

**DELONG OIL, INC.**  
**C/O: DELONG LIU**  
**2501 N. MAIN STREET**  
**WALNUT CREEK CA 94597**

<b>Date First Reported:</b>	<b>9/6/2013</b>
<b>Substance:</b>	<b>12035</b>
<b>Funding for Oversight:</b>	<b>LOPS - LOP State Fund</b>
<b>Multiple RPs?:</b>	<b>Yes</b>

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

 Date: 04-12-2017  
RONALD BROWDER, Director  
Contract Project Director

Action: Update
Reason: UPDATE

Attachment A: Responsible Parties Data Sheet

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

REBECCA GEBHART, Interim Director



ENVIRONMENTAL HEALTH DEPARTMENT  
OFFICE OF THE DIRECTOR  
1131 HARBOR BAY PARKWAY  
ALAMEDA, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

Certified Mail #: 7011 3500 0003 1848 4579

April 12, 2017

**NOTICE OF RESPONSIBILITY**

**Site Name & Address:**

**DELONG OIL  
1716 WEBSTER  
ALAMEDA, CA 94501**

**Local ID: RO0003140  
Related ID: RO0003235  
RWQCB ID: NA  
Global ID: T10000005974**

**Responsible Party:**

**UNITED BROTHERS ENTERPRISE, INC.  
2501 NORTH MAIN STREET  
WALNUT CREEK CA 94597**

**Date First Reported: 9/6/2013  
Substance: 12035  
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 UNITED BROTHERS ENTERPRISE, INC. 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 MARK DETTERMAN at this office at (510) 567-6876 if you have questions regarding your site.

 Date: 04-12-2017

RONALD BROWDER, Director  
Contract Project Director

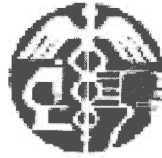
Action: Update  
Reason: UPDATE

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  
HEALTH CARE SERVICES  
AGENCY

REBECCA GEBHART, Interim Director



ENVIRONMENTAL HEALTH DEPARTMENT  
OFFICE OF THE DIRECTOR  
1131 HARBOR BAY PARKWAY  
ALAMEDA, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

Certified Mail #: 7011 3500 0003 1848 4555

April 12, 2017

**NOTICE OF RESPONSIBILITY**

**Site Name & Address:**

**DELONG OIL  
1716 WEBSTER  
ALAMEDA, CA 94501**

**Local ID: RO0003140  
Related ID: RO0003235  
RWQCB ID: NA  
Global ID: T10000005974**

**Responsible Party:**

**DDJ PROPERTY HOLDING, INC.  
2501 NORTH MAIN STREET  
WALNUT CREEK CA 94597**


**Date First Reported: 9/6/2013  
Substance: 12035  
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 DDJ PROPERTY HOLDING, INC. 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 MARK DETTERMAN at this office at (510) 567-6876 if you have questions regarding your site.

 Date: 04-12-2017

RONALD BROWDER, Director  
Contract Project Director

Action: Update  
Reason: UPDATE

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 DEPARTMENT OF ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

April 12, 2017

Site Name & Address:

**DELONG OIL**  
**1716 WEBSTER**  
**ALAMEDA, CA 94501**

**Local ID: RO0003140**  
**Related ID: RO0003235**  
**RWQCB ID: NA**  
**Global ID: T10000005974**

**All Responsible Parties**

---

**RP has been named a Primary RP - DELONG LIU**  
**DELONG OIL, INC.**  
2501 N. MAIN STREET | WALNUT CREEK, CA 94597 | No Phone Number Listed

---

**RP has been named a Primary RP -**  
**UNITED BROTHERS ENTERPRISE, INC.**  
2501 NORTH MAIN STREET | WALNUT CREEK, CA 94597 | Phone (510) 759-2384

---

**RP has been named a Primary RP -**  
**DDJ PROPERTY HOLDING, INC.**  
2501 NORTH MAIN STREET | WALNUT CREEK, CA 94597 | No Phone Number Listed

---

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

April 12, 2017

### Responsible Party Identification Background

Alameda County Department of Environmental Health (ACDEH) 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."

### Responsible Party Identification

#### **Existence of Unauthorized Release**

On September 6, 2013, one 1,000-gallon waste oil underground storage tank (UST) was removed from the subject site. Two soil samples were collected beneath the UST, and one stockpile and one grab groundwater sample were also collected. Concentrations up to 30.9 mg/kg TPHd and 213 mg/kg TPHmo were detected in soil, and concentrations up to 18,200 micrograms per liter ( $\mu\text{g/l}$ ) TPHd and 46,200  $\mu\text{g/l}$  TPHmo were detected in groundwater. Additional contaminants were also detected. These data indicate that an unauthorized release had occurred.

#### **Responsible Party Identification – Parcel 73-417-15**

United Brothers Enterprise, Inc. purchased site improvements related to the operation of a service station in 2009. In late October or early November 2009 one gasoline UST was converted to a diesel UST. United Brothers Enterprise, Inc. is a responsible party because it owned or operated a UST used for the storage of a hazardous substance (Definition 1) and it had control of a UST at the time of or following an unauthorized release of a hazardous substance (Definition 4).

DDJ Property Holding, Inc. purchased the property in April 2010. DDJ Property Holding, Inc. is a responsible party because it owned the property where an unauthorized release has occurred (Definition 3).

DeLong Oil, Inc. currently owns site improvements related to the operation of a service station. DeLong Oil, Inc. is a responsible party because it owned or operated a UST used for the storage of a hazardous substance (Definition 1), it owned or operated a UST immediately before its use was discontinued (Definition 2), it had or has control of a UST at the time of or following an unauthorized release of a hazardous substance (Definition 4).