



AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 5227

December 30, 2015

NOTICE OF RESPONSIBILITY

Site Name & Address:
Waltz Living Trust
1814 Everett St, Alameda, CA, 94501

Local ID: RO0003193
Related ID: NA
RWQCB ID: NA
Global ID: T10000007934

Responsible Party:

Ky Truong
1818 Everett St, Alameda, CA, 94501

Date First Reported: 10/14/2015
Substance:

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

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 KY TRUONG 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 Karel Detterman at this office at (510) 567-6708 if you have questions regarding your site.

 Date: 12-30-2015

RONALD BROWDER, Acting Director
Contract Project Director

Action: NEW
Reason: NEW

Attachment A: Responsible Parties Data Sheet



AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 5241

December 30, 2015

NOTICE OF RESPONSIBILITY

Site Name & Address:

Waltz Living Trust
1814 Everett St, Alameda, CA, 94501

Local ID: RO0003193
Related ID: NA
RWQCB ID: NA
Global ID: T10000007934

Responsible Party:

Michael T. Waltz Trust
9524 West Cottonwood Drive, Sun City, AZ 85373-2128

Date First Reported: 10/14/2015
Substance:

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

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 MICHAEL T. WALTZ 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 Karel Detterman at this office at (510) 567-6708 if you have questions regarding your site.

 Date: 12/30/2015

RONALD BROWDER, Acting Director
Contract Project Director

Action: NEW
Reason: NEW

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File



AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 5234

December 30, 2015

NOTICE OF RESPONSIBILITY

Site Name & Address:

**Waltz Living Trust
1814 Everett St, Alameda, CA, 94501**

**Local ID: RO0003193
Related ID: NA
RWQCB ID: NA
Global ID: T10000007934**

Responsible Party:

**Samuel Schnear
1814 Everett St, Alameda, CA, 94501**

Date First Reported: 10/14/2015
Substance:

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

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 SAMUEL SCHNEAR 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 Karel Detterman at this office at (510) 567-6708 if you have questions regarding your site.

 Date: 12-30-2015

RONALD BROWDER, Acting Director
Contract Project Director

Action: NEW
Reason: NEW

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

Site Name & Address:
Waltz Living Trust
1814 Everett St, Alameda, CA, 94501

Local ID: RO0003193
Related ID: NA
RWQCB ID: NA
Global ID: T10000007934

All Responsible Parties

RP has been named a Primary RP - Ky Truong
1818 Everett Street | Alameda, CA 94501 | No Phone Number Listed

RP has been named a Primary RP - Michael T. Waltz Trust
9524 West Cottonwood Drive | Sun City, AZ 85373-2128 | No Phone Number Listed

RP has been named a Primary RP - Samuel H. Schnear
1814 Everett Street | Alameda, CA 94501 | 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 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."
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ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

December 30, 2015

Existence of Unauthorized Release

On August 31, 2015 one 500-gallon waste oil underground storage tank (UST) and one 2,000 gallon gasoline UST were removed from the site. Visible holes were not observed on either UST during removal. Groundwater was encountered at 7'4" below grade in the gasoline UST excavation; consequently, a soil sample was not collected from beneath the gasoline UST but a water sample detected 51.2 parts per billion (ppb) benzene and 738 ppb Total Petroleum Hydrocarbons Gasoline Range Organics (TPH-GRO). These data indicate that an unauthorized release from the USTs has occurred at the site.

Responsible Party Identification

Ownership of the property was maintained by the individual, couple, trustee, or the trust of Samuel H. and Gladys F. Schnear between April 10, 1962 and July 9, 1984. The individual, couple, trustee, or the trust of Samuel H. and Gladys F. Schnear are responsible parties because they owned a UST used for the storage of a hazardous substance (Definition 1) and they owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

Ownership of the property was maintained by the individual, couple, trustee, or the trust of James R. and Barbara J. and Casey R.L. and Robyn L. Waltz, James R. Sr. and Barbara J. Waltz Trust in care of Barbara J. Waltz, Barbara J. Waltz Trust and Michael T. Waltz Trust between July 9, 1984 and August 31, 2015. The individual, couple, trustee, or the trust of James R. and Barbara J. and Casey R.L. and Robyn L. Waltz, James R. Sr. and Barbara J. Waltz Trust in care of Barbara J. Waltz, Barbara J. Waltz Trust and Michael T. Waltz Trust are Responsible Parties because they owned a UST used for the storage of a hazardous substance (Definition 1) and they owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

Ky Truong purchased the property in August 31, 2015. Ky Truong has been named as a Responsible Party for site because he owns the property where an unauthorized release of a hazardous substance has occurred (Definition 3).