



EDMUND G. BROWN JR.  
GOVERNOR

MATTHEW RODRIGUEZ  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

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**San Diego Regional Water Quality Control Board**

March 21, 2018

**In reply refer to:  
T0605969039:smcclain**

Action Property Management  
Rhonda Hart Community Manager  
2603 Main Street, Suite 500  
Irvine, CA 92614

BMK Enterprises, Inc.  
Attn: Kil Y. Kim  
28041 Greenfield Drive  
Laguna Niguel, CA 92677

Buie Area M LLC  
c.o PacificWest Assest Management Corp.  
3191 D Airport Loop Drive  
Costa Mesa, CA 92626

**Subject: Property Owner Notification of Proposed No Further Action for the Café Auto Spa, 28041 Greenfield, Laguna Niguel, California**

Property Owners:

**You are receiving this notification because you own the subject site or adjacent property. Therefore, please provide a copy of this notification to your tenants, or post this notification in a conspicuous place on your property where it can be easily read by your tenants.**

The California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) is considering closing the environmental cleanup case for the unauthorized release of petroleum from the underground storage tank(s) (UST) at the subject site, and issuing a no further action letter to the responsible party, Mr. Kil Y. Kim, Café Auto Spa.

As part of the closure process, California Health and Safety Code section 25296.20 and California Water Code section 13307.1 require that the San Diego Water Board notifies the tank owner, current land owner, and owners and occupants of all parcels adjacent to the impacted property of its intent to close the case.

A 60-day public comment period will begin on March 26, 2018. Any comments submitted during the public comment period regarding the subject site will be considered by the San Diego Water Board. If you wish to review the records for the subject site, they can be found on the GeoTracker database:

[http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0605969039](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605969039)

In addition, if you wish to review the San Diego Water Board case file for the subject site, the records are available by making a file review appointment with the Water Board Records Management Officer via:

- E-mail: [rb9\\_records@waterboards.ca.gov](mailto:rb9_records@waterboards.ca.gov);
- Phone (619) 516-1990; or Fax (619) 516-1994.

When making a file review request, you should include the San Diego Water Board file number **T0605969039**.

After the 60-day public comment period ends, if no comments are received or pending, the San Diego Water Board will issue a no further action letter only after all of the following conditions have been completed by the responsible party, Mr. Kil Y. Kim, Café Auto Spa.

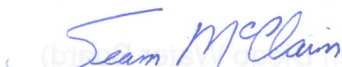
1. All monitoring wells and borings installed for the purpose of investigating, remediating, or monitoring the unauthorized release have been properly destroyed; and
2. All waste piles, drums, debris, and other investigation or remediation derived materials have been disposed of at the appropriate facility.

For appropriate destruction of monitoring wells, the responsible party must complete and submit the monitoring well decommissioning application with any appropriate permit fees to the attention of the San Diego County. The application form can be found at the following website:

[http://www.sandiegocounty.gov/content/sdc/deh/lwqd/sam\\_monitoring\\_well\\_page.html](http://www.sandiegocounty.gov/content/sdc/deh/lwqd/sam_monitoring_well_page.html)

In the subject line of any response, please include the reference code – **T0605969039:smcclain**. For questions or comments, please contact Sean McClain at 619-521-3374 or by email at [sean.mcclain@waterboards.ca.gov](mailto:sean.mcclain@waterboards.ca.gov).

Respectfully,



Sean McClain, P.G.  
Engineering Geologist  
Site Restoration & Agricultural Program Unit

cc list: Ms. Rhonda Hart, Action Property Management, [rhart@actionlife.com](mailto:rhart@actionlife.com)  
PacificWest Assest Management Corp. [dluesse@pacificwest.cc](mailto:dluesse@pacificwest.cc)  
Mr. Kil Y. Kim, BMK Enterprises, Inc., [Kykim212@yahoo.com](mailto:Kykim212@yahoo.com)  
Mr. Juan Anzora, Water Quality Section, Orange County Environmental Health  
[ocpcustomer@ocpw.ocgov.com](mailto:ocpcustomer@ocpw.ocgov.com)  
Mr. Rod Woods, Moulton Niguel Water District, [rwoods@mnwd.com](mailto:rwoods@mnwd.com)

Tech Staff Info & Use	
GeoTracker Global ID	T0605969039