

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY  
ALEX BRISCOE, Agency Director



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

July 3, 2013

PAC Residential Group, Inc.  
4545 Airport Way  
Denver, CA 80239

Prologis Logistics Services, Inc.  
4545 Airport Way  
Denver, CA 80239  
Attn: General Counsel

Burlington Northern and Santa Fe Railway Co.  
2650 Lou Menk Drive  
Fort Worth, TX 76131

Ransome Company  
Address Unknown

Subject: Fuel Leak Case No. RO0000049, Ransome Company, 4030 Hollis St., Emeryville, CA 94608; Add Responsible Parties

Dear Responsible Parties:

In a Notice of Responsibility dated March 23, 1992, the Ransome Company (Ransome) and the Catellus Development Corporation (Catellus) were notified that the above referenced site had been placed in the Local Oversight Program and that Ransome and Catellus were named as a Responsible Parties for the fuel leak case. Santa Fe Pacific Realty Corporation (SFPRC), the property owner at the time the release was discovered, as the result of merger became the Burlington Northern and Santa Fe Railway Company (BNSF) on September 22, 1995. The BNSF has been named an additional Responsible Party for the fuel leak case as defined under 23 C.C.R Sec. 2720. The PAC Residential Group is the current property owner and has been named an additional Responsible Party for the fuel leak case as defined under 23 C.C.R Sec. 2720. Please see Attachment 1 – 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) 567-6764 or send me an electronic mail message at [keith.nowell@acgov.org](mailto:keith.nowell@acgov.org).

Sincerely,

Keith Nowell  
Hazardous Materials Specialist

Attachment 1 - Responsible Parties Data Sheet

cc: Donna Drogos, ACEH  
Dolan Roe, ACEH  
Keith Nowell, ACEH  
File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

June 28, 2013

Site Name & Address:

**RANSOME COMPANY**  
4030 HOLLIS ST  
Emeryville, CA 94608

Local ID: RO0000049  
Related ID: 1667  
RWQCB ID: 01-1223  
Global ID: T0600101124

**All Responsible Parties**

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RP has been named a Primary RP - SMITH KINEAR  
**RANSOME CO**  
UNKNOWN | No Phone Number Listed

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RP has been named a Primary RP  
**PAC RESIDENTIAL GROUP, INC**  
4545 AIRPORT WAY | DENVER, CO 80239 | No Phone Number Listed

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RP has been named a Primary RP - GENERAL COUNSEL  
**PROLOGIS LOGISTICS SERVICES, INC**  
4545 AIRPORT WAY | DENVER, CO 80239 | No Phone Number Listed

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RP has been named a Primary RP  
**BURLINGTON NORTHERN AND SANTA FE RAILWAY**  
2650 LOU MENK DRIVE | FORT WORTH, TX 76131 | No Phone Number Listed

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**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."

ACEH has named the responsible parties for this site as detailed below.

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

July 3, 2013

### Responsible Party Identification

#### Existence of Unauthorized Release

Four underground tanks (USTs) were used for the storage of gasoline and diesel fuels. The USTs were removed in January, 1990. Concentrations of total petroleum hydrocarbons as gasoline (TPHg) and as diesel (TPHd) were reported in soil at up to 3,900 milligrams per kilogram (mg/kg) and 7,500 mg/kg, respectively, and groundwater investigations reported up to 20,000 micrograms per liter ( $\mu\text{g/L}$ ) TPHg and 12,000  $\mu\text{g/L}$  TPHd indicating an unauthorized release occurred from the UST systems at this site.

#### Responsible Party Identification

Ransome Company (Ransome) leased the site from about 1938 to the early 1990s and owned and operated the fuel USTs. Ransome meets the definition of a responsible party for the site because they owned or operated an underground storage tank used for the storage of any hazardous substance (Definition 1) and had control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance (Definition 4).

Santa Fe Pacific Realty Corporation, a real estate subsidiary of the Santa Fe Pacific Corporation was the property owner at the time the release was discovered. The Santa Fe Pacific Corporation merged with Burlington Northern Railroad to form the Burlington Northern and Santa Fe Railway Company (BNSF) on September 22, 1995. Burlington Northern and Santa Fe Railway Company meet the definition of a responsible party for the site because they were the owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

Ownership of the property was transferred to Catellus Development Corporation (Catellus) on August 21, 1990. Prologis Logistics Services Inc. (Prologis) merged Catellus on September 15, 2005. Prologis meets the definition of a responsible party for the site because it was the owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

Ownership of the property was transferred to the Catellus Residential Group (CRG) on September 20, 1996. CRG changed its name to PAC Residential Group in February 2000. PAC Residential Group meets the definition of a responsible party for the site because they are the owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).



AGENCY

July 03, 2013

**NOTICE OF RESPONSIBILITY**

**Site Name & Address:**

**RANSOME COMPANY**  
**4030 HOLLIS ST**  
**Emeryville, CA 94608**

**Local ID: RO0000049**  
**Related ID: 1667**  
**RWQCB ID: 01-1223**  
**Global ID: T0600101124**

Responsible Party:

**ATTN: GENERAL COUNSEL**  
**PROLOGIS LOGISTICS SERVICES, INC**  
**4545 AIRPORT WAY**  
**DENVER CO 80239**

**Date First Reported: 3/15/1990**  
**Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded**  
**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 RANSOME CO 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 NOWELL, KEITH, at this office at (510)567-6764 if you have questions regarding your site.

Date:

7/3/13

ARIU LEVI, Director  
Contract Project Director

Action: Add  
Reason: NEW

Attachment A: Responsible Parties Data Sheet

cc: Jenniffer Jorden, SWRCB, D. Drogos (Sent via electronic mail to donna.drogos@acgov.org), File



AGENCY

July 03, 2013

**NOTICE OF RESPONSIBILITY**

**Site Name & Address:**  
**RANSOME COMPANY**  
**4030 HOLLIS ST**  
**Emeryville, CA 94608**

**Local ID: RO0000049**  
**Related ID: 1667**  
**RWQCB ID: 01-1223**  
**Global ID: T0600101124**

Responsible Party:

**SMITH KINEAR**  
**RANSOME CO**  
**UNKNOWN ADDRESS**

**Date First Reported: 3/15/1990**

**Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded**

**Funding for Oversight: LOPS - LOP State Fund**


**Multiple RPs?: Yes**

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ARIU LEVI, Director  
Contract Project Director

Date: 7/3/13

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Reason: NEW

Attachment A: Responsible Parties Data Sheet

cc: Jenniffer Jorden, SWRCB, D. Drogos (Sent via electronic mail to donna.drogos@acgov.org), File

ALAMEDA COUNTY  
HEALTH CARE SERVICES



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

AGENCY

Certified Mail #: 7009 2820 0001 4372 7642

July 03, 2013

**NOTICE OF RESPONSIBILITY**

**Site Name & Address:**

**RANSOME COMPANY**  
**4030 HOLLIS ST**  
**Emeryville, CA 94608**

**Local ID: RO0000049**  
**Related ID: 1667**  
**RWQCB ID: 01-1223**  
**Global ID: T0600101124**

Responsible Party:

**PAC RESIDENTIAL GROUP, INC**  
**4545 AIRPORT WAY**  
**DENVER CO 80239**

**Date First Reported: 3/15/1990**

**Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded**

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AGENCY

Certified Mail #: 7009 2820 0001 4359 9850

July 03, 2013

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**4030 HOLLIS ST**  
**Emeryville, CA 94608**

**Local ID: RO0000049**  
**Related ID: 1667**  
**RWQCB ID: 01-1223**  
**Global ID: T0600101124**

Responsible Party:

**BURLINGTON NORTHERN AND  
SANTA FE RAILWAY**  
**2650 LOU MENK DRIVE**  
**FORT WORTH TX 76131**

**Date First Reported: 3/15/1990**

**Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded**

**Funding for Oversight: LOPS - LOP State Fund**

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Date: 7/3/13

ARIU LEVI, Director  
Contract Project Director

Action: Add  
Reason: NEW

ALAMEDA COUNTY ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

July 03, 2013

Site Name & Address:

**RANSOME COMPANY**  
4030 HOLLIS ST  
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Local ID: RO0000049

Related ID: 1667

RWQCB ID: 01-1223

Global ID: T0600101124

**All Responsible Parties**

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RP has been named a Primary RP - SMITH KINEAR  
RANSOME CO  
UNKNOWN | No Phone Number Listed

---

RP has been named a Primary RP  
PAC RESIDENTIAL GROUP, INC  
4545 AIRPORT WAY | DENVER, CO 80239 | No Phone Number Listed

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RP has been named a Primary RP - GENERAL COUNSEL  
PROLOGIS LOGISTICS SERVICES, INC  
4545 AIRPORT WAY | DENVER, CO 80239 | No Phone Number Listed

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RP has been named a Primary RP  
BURLINGTON NORTHERN AND SANTA FE RAILWAY  
2650 LOU MENK DRIVE | FORT WORTH, TX 76131 | No Phone Number Listed

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ACEH has named the responsible parties for this site as detailed below.



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

July 3, 2013

### Responsible Party Identification

#### Existence of Unauthorized Release

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