



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

October 6, 2011

Jefferson Court Commercial Ventures LLC  
c/o Lance Lo  
571 Orizaba Avenue  
San Francisco, CA 94132

Subject: Site Access for 581 18<sup>th</sup> Street, Oakland; Fuel Leak Case No. RO0000151 and GeoTracker Global ID T0600100196, City Blue Print, 1700 Jefferson St., Oakland, CA 94612

Dear Mr. Lo:

Alameda County Environmental Health (ACEH) understands that Mr. Matthew Westbrook (representing the Responsible Party, City Blue Print, for the subject fuel release case), and Mr. Steve Michelson and Ms. Yola Bayram of Applied Water Resources Corporation (AWRC) have requested access to your property at 581 18<sup>th</sup> Street in Oakland to conduct an environmental investigation as part of a subsurface investigation for the City Blue Print site listed above. ACEH has been informed that a response has not been received and that you have not signed or returned an access agreement. The purpose of this letter is to advise you in your decision regarding access.

A hydrocarbon release had occurred at the 1700 Jefferson Street property in the past and has contaminated soil, groundwater, and soil vapor beneath that site. City Blue Print has been required by ACEH to investigate the extent of the release(s) and to clean up the contamination. The extent of the contamination is currently unknown but may extend beneath your property. For this reason Mr. Westbrook and AWRC, have requested access to your property to investigate beneath your property.

ACEH encourages you to work with the City Blue Print, and their consultant, AWRC, and agree upon the terms necessary (i.e. your signature on an access agreement) to allow them access to your property to conduct the work. Owners of adjacent properties are generally not responsible for the cost of investigation and cleanup of contamination that migrates onto their property from an adjacent fuel leak site; however, owners of adjacent properties are expected to cooperate with the responsible party's investigation and cleanup activities to the extent that they are not experiencing undue hardship or alteration to their property.

If you continue to deny access or do not respond by the date specified below, then this Agency and the Regional Water Quality Control Board may hold you legally responsible for any contamination beneath your property. You may then be required to investigate the extent of the contamination at your own expense. Since the costs for such investigations are often high, allowing access is clearly more reasonable and in your financial interests. Please respond to the request to access your property previously sent by AWRC and respond to this correspondence within 21 days (November 21, 2014) from the date of this letter with your decision.

Thank you for your cooperation. Should you have any questions or concerns regarding this correspondence or your case, please call me at (510) 567-6876 or send me an electronic mail message at [mark.determan@acgov.org](mailto:mark.determan@acgov.org).

Sincerely,

Mark E. Determan, P.G., C.E.G.  
Senior Hazardous Materials Specialist

Mr. Lance Lo  
RO0000151  
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cc: Yola Bayram, Applied Water Resources Corporation, 1600 Riviera Avenue, Suite 310, Walnut Creek, CA 94596 (Sent via E-mail to: [ybayram@awrcorp.net](mailto:ybayram@awrcorp.net))

Steve Michelson, Applied Water Resources Corporation, 1600 Riviera Avenue, Suite 310, Walnut Creek, CA 94596 (Sent via E-mail to: [smichelson@awrcorp.net](mailto:smichelson@awrcorp.net))

Dilan Roe, ACEH (sent via electronic mail to [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))  
Mark Detterman (sent via electronic mail to [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org))  
Electronic file, GeoTracker