

ALAMEDA COUNTY
HEALTH CARE SERVICES



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AGENCY

DAVID J. KEARS, Agency Director

Certified Mail #: 7002203000062270

June 23, 2008

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

NOTICE OF RESPONSIBILITY

Site Name & Address:

**LINFORD MAGNOLIA PROPERTY
2650 MAGNOLIA ST
OAKLAND, CA 946072400**

**Local ID: RO0002961
Related ID: NA
RWQCB ID: NA
Global ID: T0619700438**

Responsible Party:

**TOMMY CHANG
LINFORD MAGNOLIA PROPERTIES
1282 24TH AVE
SAN FRANCISCO CA 94122-1615**

Date First Reported: 8/20/2007

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

Funding for Oversight: LOPS - LOP State Fund

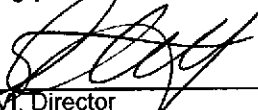
Multiple RPs?: Yes

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 LINFORD MAGNOLIA PROPERTIES 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) 341-5650.

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 PLUNKETT, STEVEN, at this office at (510)383-1767 if you have questions regarding your site.



ARIU LEVI, Director
Contract Project Director

Date: 6/24/08

Action: Add
Reason: NEW

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

June 23, 2008

Site Name & Address:

LINFORD MAGNOLIA PROPERTY
2650 MAGNOLIA ST
OAKLAND, CA 946072400

Local ID: RO0002961

Related ID: NA

RWQCB ID: NA

Global ID: T0619700438

All Responsible Parties

RP has been named a Primary RP - JAMES LINFORD
LINFORD MAGNOLIA PROPERTIES
PO BOX 210598 | SAN FRANCISCO, CA 94121 | Phone (415) 831-8761

RP has been named a Primary RP - TOMMY CHANG
LINFORD MAGNOLIA PROPERTIES
1282 24TH AVE | SAN FRANCISCO, CA 94122-1615 | Phone 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."

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

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

June 23, 2008

Responsible Party Identification

Existence of Unauthorized Release

In June 2007, two USTs were removed and soil samples were collected during the UST removal and excavation. During the removal of the UST, a large hole was detected in the UST and visual evidence of petroleum hydrocarbon impact was detected in soil. An unauthorized release was documented on June 21, 2007. Results from the soil sampling detected Total Petroleum Hydrocarbon as gasoline (TPHg) and benzene at concentrations of up to 1500 milligrams per kilogram (ppm) and 0.8 ppm, respectively. In addition, a grab groundwater sample was collected from the excavation pit and TPHg was detected at concentrations of up to 830 parts per billion.

Responsible Party Identification

Lindford Magnolia Properties is the primary responsible party because the unauthorized release of a hazardous substance from an underground storage tank occurred while Lindford Magnolia Properties owned the property (definition 3). In addition, Lindford Magnolia Properties had control of an underground storage tank at the time of or following an unauthorized release of a hazardous substance (definition 4).

Tommy Chang & Yang Mei are a responsible party because they own the property where an unauthorized release of a hazardous substance from an underground storage tank occurred (definition 3).

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City, State, Z	
Tommy Chang Lindford Magnolia Properties 1282 24th Avenue San Francisco, CA 94122-1615	
PS Form 3800, June 2002	

ALAMEDA COUNTY
HEALTH CARE SERVICES



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AGENCY
DAVID J. KEARS, Agency Director

Certified Mail #: 70022030000695742256
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Local ID: RO0002961
Related ID: NA
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Global ID: T0619700438

Responsible Party:

JAMES LINFORD
LINFORD MAGNOLIA PROPERTIES
PO BOX 210598
SAN FRANCISCO CA 94121

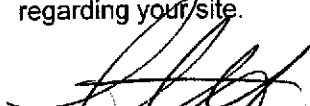
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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Price	
Sent To	James Linford
Street, Apt, or PO Box	Lindford Magnolia Properties
City, State	P O Box 210598
	San Francisco, CA 94121

PS Form 3800, June 2002 See Reverse for Instructions