



AGENCY

REBECCA GEBHART, Interim Director

Certified Mail #: 7011 3500 0003 1848 1554

November 16, 2016

**NOTICE OF RESPONSIBILITY**

<b>Site Name &amp; Address:</b> 2449 – 2451 SANTA CLARA STREET 2449 – 2451 SANTA CLARA STREET ALAMEDA, CA 94501
--

<b>Local ID:</b>	RO0003225
<b>Related ID:</b>	NA
<b>RWQCB ID:</b>	NA
<b>Global ID:</b>	T10000009578

Responsible Party:

**CHRISTINE KING AND BERITZHOFF, TRS  
ATTN: MICHAEL BERITZHOFF, TR  
1273 LAUREL LANE  
LAFAYETTE, CA 94549**

<b>Date First Reported:</b>	8/17/2015
<b>Substance:</b>	<ul style="list-style-type: none"><li>• 8006619 Gasoline-Automotive (motor gasoline and additives), leaded &amp; unleaded</li><li>• 12034 Diesel fuel oil &amp; additives (Nos. 1-D, 2-D, 2-4)</li><li>• 12035 Waste Oil/Used Oil</li></ul>
<b>Funding for Oversight:</b>	LOPS - LOP State Fund
<b>Multiple RPs?:</b>	NO

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 CHRISTINE KING AND BERITZHOFF, TRS 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 MARK DETTERMAN at this office at (510) 567-6876 if you have questions regarding your site.

 Date: 11-17-2016

RONALD BROWDER, Acting Director  
Contract Project Director

Action:	Add
Reason:	ADD

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 DATA SHEET

November 16, 2016

**Site Name & Address:**

2449 – 2451 SANTA CLARA STREET  
2449 – 2451 SANTA CLARA STREET  
ALAMEDA, CA 94501

Local ID: RO0003225  
Related ID: NA  
RWQCB ID: NA  
Global ID: T10000009578

**All Responsible Parties**

RP has been named a Primary RP – CHRISTINE KING AND BERITZHOFF, TRS  
ATTN: MICHAEL BERITZHOFF, TR  
1273 LAUREL LANE | LAFAYETTE, CA 94549 | 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."

**Existence of Unauthorized Release**

On February 12, 2016 eight soil bores were installed at the subject site and concentrations of Total Petroleum Hydrocarbons as gasoline (TPHg) up to 660 milligrams per kilogram (mg/kg), TPH as diesel (TPHd) up to 4,200 mg/kg, and TPH motor oil (TPHmo) up to 10,000 mg/kg were documented beneath the site. Up to 170 micrograms per liter (µg/l) TPHg, 220,000 µg/l TPHd, and 500,000 µg/l TPHmo were also documented in groundwater. On May 23, 2016, a waste oil underground storage tank (UST) was also removed from the site. These data indicate that an unauthorized release has occurred at the site.

**Responsible Party Identification**

Christine King and Beritzhoff, Trustees purchased or received the property on April 4, 2011. Christine King and Beritzhoff Trustees are responsible parties for the site because they owned an UST used for the storage of a hazardous substance (Definition 1), owned the property associated with an unauthorized release (Definition 3), and had control of a UST at the time of or following an unauthorized release of a hazardous substance (Definition 4).