



Certified Mail #: 7011 3500 0003 1935 1290

January 29, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address:

**171 Montecito Avenue
Oakland, CA 94610
Alameda County**

**Local ID: RO0003277
Related ID: NA
RWQCB ID: NA
Global ID: T10000011089**

Responsible Party:

**HANCOCK CHARLES M + AGNES A
171 MONTECITO AVE
OAKLAND, CA 94610-4564**

Date First Reported: 11/14/2017
Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)

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 HANCOCK CHARLES M + AGNES A 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 Jonathan Sanders at this office at (510) 567-6791 if you have questions regarding your site.

Handwritten signature of Ronald Browder in black ink.

RONALD BROWDER, Director
Contract Project Director

Date: 01-29-2018

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



Certified Mail #: 7011 3500 0003 1935 1283

January 29, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address:

**171 Montecito Avenue
Oakland, CA 94610
Alameda County**

**Local ID: RO0003277
Related ID: NA
RWQCB ID: NA
Global ID: T10000011089**

Responsible Party:

**CONTIER A R & C F & MCCORMICK P M & P J
171 MONTECITO AVE
OAKLAND, CA 94610-4564**

Date First Reported: 11/14/2017
Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)

LOPS - LOP State Fund

Multiple RPs?: Yes

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Date: 01-29-2018

Action: Add

Reason: ADD

RONALD BROWDER, Director
Contract Project Director

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File



Certified Mail #: 7011 3500 0003 1935 1276

January 29, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address:

**171 Montecito Avenue
Oakland, CA 94610
Alameda County**

**Local ID: RO0003277
Related ID: NA
RWQCB ID: NA
Global ID: T10000011089**

Responsible Party:

**FANTIN LOUIS M & JENNIE A ETAL
171 MONTECITO AVE
OAKLAND, CA 94610-4564**

Date First Reported: 11/14/2017
Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)

LOPS - LOP State Fund

Multiple RPs?: Yes

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Date:

01-29-2018

RONALD BROWDER, Director
Contract Project Director

Action: Add

Reason: ADD

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cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File



Certified Mail #: 7011 3500 0003 1935 1269

January 29, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address:

**171 Montecito Avenue
Oakland, CA 94610
Alameda County**

**Local ID: RO0003277
Related ID: NA
RWQCB ID: NA
Global ID: T10000011089**

Responsible Party:

**FANTIN LOUIS M & JENNIE A ETAL c/o EAST
FINCHLEY PROP
673 39TH ST
RICHMOND, CA 94805-1805**

Date First Reported: 11/14/2017
Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)

LOPS - LOP State Fund

Multiple RPs?: Yes

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RONALD BROWDER, Director
Contract Project Director

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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



Certified Mail #: 7011 3500 0003 1935 1252

January 29, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address:

**171 Montecito Avenue
Oakland, CA 94610
Alameda County**

**Local ID: RO0003277
Related ID: NA
RWQCB ID: NA
Global ID: T10000011089**

Responsible Party:

**FANTIN LOUIS M & JENNY A TRS ETAL
673 39TH ST
RICHMOND, CA 94805-1805**

Date First Reported: 11/14/2017
Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)

LOPS - LOP State Fund

Multiple RPs?: Yes

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Date:

01-29-2018

RONALD BROWDER, 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



Certified Mail #: 7011 3500 0003 1935 1245

January 29, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address:

**171 Montecito Avenue
Oakland, CA 94610
Alameda County**

**Local ID: RO0003277
Related ID: NA
RWQCB ID: NA
Global ID: T10000011089**

Responsible Party:

**FANTIN LOUIS M & JENNY A TRS ETAL c/o J
STONER LIGHTY JR
673 39TH ST
RICHMOND, CA 94805-1805**

Date First Reported: 11/14/2017
Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)

LOPS - LOP State Fund

Multiple RPs?: Yes

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RONALD BROWDER, Director
Contract Project Director

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Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File



Certified Mail #: 7011 3500 0003 1935 1238

January 29, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address:

**171 Montecito Avenue
Oakland, CA 94610
Alameda County**

**Local ID: RO0003277
Related ID: NA
RWQCB ID: NA
Global ID: T10000011089**

Responsible Party:

**FANTIN JENNY A TR & IANCOMAXIMILLIAN W
ETAL
673 39TH ST
RICHMOND, CA 94805-1805**

Date First Reported: 11/14/2017
Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)

LOPS - LOP State Fund

Multiple RPs?: Yes

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Date:

01-29-2018

RONALD BROWDER, 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



Certified Mail #: 7011 3500 0003 1935 1221

January 29, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address:

**171 Montecito Avenue
Oakland, CA 94610
Alameda County**

**Local ID: RO0003277
Related ID: NA
RWQCB ID: NA
Global ID: T10000011089**

Responsible Party:

**LICHITY J S JR & IANCO MAXIMILLIAN W ETAL
14 SANTA CLARA AVE
SAN FRANCISCO, CA 94127-1518**

Date First Reported: 11/14/2017
Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)

LOPS - LOP State Fund

Multiple RPs?: Yes

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Date:

01-29-2018

Action: Add

Reason: ADD

RONALD BROWDER, Director
Contract Project Director

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File



Certified Mail #: 7011 3500 0003 1935 2297

January 29, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address:

**171 Montecito Avenue
Oakland, CA 94610
Alameda County**

**Local ID: RO0003277
Related ID: NA
RWQCB ID: NA
Global ID: T10000011089**

Responsible Party:

**LICHITY J S JR & RASZL DARRYL L TRS & KAISER R
ETAL
14 SANTA CLARA AVE
SAN FRANCISCO, CA 94127-1518**

Date First Reported: 11/14/2017
Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)

LOPS - LOP State Fund
Multiple RPs?: Yes

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Date: 01-29-2018

RONALD BROWDER, 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



Certified Mail #: 7011 3500 0003 1935 2280

January 29, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address:

**171 Montecito Avenue
Oakland, CA 94610
Alameda County**

**Local ID: RO0003277
Related ID: NA
RWQCB ID: NA
Global ID: T10000011089**

Responsible Party:

**MONTECITO MANOR LP
1717 POWELL ST STE 300
SAN FRANCISCO, CA 94133**

Date First Reported: 11/14/2017
Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)

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Date:

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RONALD BROWDER, 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 DEPARTMENT OF ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

January 29, 2018

Site Name & Address: 171 MONTECITO AVENUE OAKLAND, CA 94610 ALAMEDA COUNTY	Local ID: RO0003277 Related ID: NA RWQCB ID: NA Global ID: T10000011089
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All Responsible Parties

RP has been named a Primary RP – MONTECITO MANOR LP
1717 POWELL ST STE 300 | SAN FRANCISCO, CA 94133 | No Phone Number Listed

RP has been named a Primary RP – LICHITY J S JR & RASZL DARRYL L TRS & KAISER R ETAL
14 SANTA CLARA AVE | SAN FRANCISCO, CA 94127-1518 | No Phone Number Listed

RP has been named a Primary RP – LICHITY J S JR & IANCO MAXIMILLIAN W ETAL
14 SANTA CLARA AVE | SAN FRANCISCO, CA 94127-1518 | No Phone Number Listed

RP has been named a Primary RP – FANTIN JENNY A TR & IACONO MAXIMILLAIN W ETAL
673 39TH ST | RICHMOND, CA 94805-1805 | No Phone Number Listed

RP has been named a Primary RP – FANTIN LOUIS M & JENNY A TRS ETAL c/o J STONER LIGHTY JR
673 39TH ST | RICHMOND, CA 94805-1805 | No Phone Number Listed

RP has been named a Primary RP – FANTIN LOUIS M & JENNY A TRS ETAL
673 39TH ST | RICHMOND, CA 94805-1805 | No Phone Number Listed

RP has been named a Primary RP – FANTIN LOUIS M & JENNIE A ETAL c/o EAST FINCHLEY PROP
673 39TH ST | RICHMOND, CA 94805-1805 | No Phone Number Listed

RP has been named a Primary RP – FANTIN LOUIS M & JENNIE A ETAL
171 MONTECITO AVE | OAKLAND, CA 94610-4564 | No Phone Number Listed

RP has been named a Primary RP – CONTIER A R & C F & MCCORMICK P M & P J
171 MONTECITO AVE | OAKLAND, CA 94610-4564 | No Phone Number Listed

RP has been named a Primary RP – HANCOCK CHARLES M + AGNES A
171 MONTECITO AVE | OAKLAND, CA 94610-4564 | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

January 29, 2018

Responsible Party Identification Background

Alameda County Department of Environmental Health (ACDEH) names a "Responsible Party," as defined under 23 C.C.R. Sec. 2720. Section 2720 defines a responsible party four 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."

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

January 29, 2018

Existence of Unauthorized Release

One 1500 gallon underground storage tank (UST) containing home heating oil was located beneath the sidewalk along the Montecito Avenue frontage of the property. The UST was constructed of single wall bare steel. The age of the tank is unknown and the owner had no prior knowledge of the tank; however, the tank was found to be in poor condition with at least one visible hole. There was no visual evidence of contamination in the stockpiled soil overburden or the soil beneath the tank. Two discrete excavation samples were taken 2 feet below ground surface on the Southern and Northern portion of the tanks which reported a concentration of 40 mg/kg and 75 mg/kg of TPH-D respectively. The stockpile sample also reported a soil concentration of 150 mg/kg of TPH-D which indicate an unauthorized release has occurred at the subject site.

Responsible Party Identification

APN 10-769-7-1

MONTECITO MANOR LP purchased or acquired the property in August 2017. MONTECITO MANOR LP is a Responsible Party for the site because he/she was the owner of the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

LICHITY J S JR & RASZL DARRYL L TRS & KAISER R ETAL purchased or acquired the property in June 2017. LICHITY J S JR & RASZL DARRYL L TRS & KAISER R ETAL is a Responsible Party for the site because he/she was the owner of the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

LICHITY J S JR & IANCO MAXIMILLIAN W ETAL purchased or acquired the property in January 2017 LICHITY J S JR & IANCO MAXIMILLIAN W ETAL is a Responsible Party for the site because he/she was the owner of the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

FANTIN JENNY A TR & IACONO MAXIMILLAIN W ETAL purchased or acquired the property in June 2015 FANTIN JENNY A TR & IACONO MAXIMILLAIN W ETAL is a Responsible Party for the site because he/she was the owner of the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

FANTIN LOUIS M & JENNY A TRS ETAL c/o J STONER LIGHTY JR purchased or acquired the property in August 1995. FANTIN LOUIS M & JENNY A TRS ETAL c/o J STONER LIGHTY JR is a Responsible Party for the site because he/she was the owner of the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

Ownership of the property was maintained by the individual, trustee, or the trust of Fantin Louis M & Jenny A and/or Fantin Louis M & Jennie A etal c/o East Finchley Prop from May 1978 to November 1993. The individual, trustee, or the trust of Fantin Louis M & Jenny A and/or Fantin Louis M & Jennie A etal c/o East Finchley Prop is a Responsible Party for the site because he/she was the owner of the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

CONTIER A R & C F & MCCORMICK P M & P J purchased or acquired the property in December 1973. CONTIER A R & C F & MCCORMICK P M & P J is a Responsible Party for the site because he/she was the owner of the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

HANCOCK CHARLES M + AGNES A purchased or acquired the property in August 1969. HANCOCK CHARLES M + AGNES A is a Responsible Party for the site because he/she was the owner of the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).
