

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

October 27, 2015

Chevron Environmental Management Company
6101 Bollinger Canyon Road
San Ramon, CA 94583
Attn.: Nicole Arceneaux

Clement K. Leung
Broadway Union #0746
3943 Broadway
Oakland, CA 94611

CJS Leung, LLC
C/o Clement Leung
3943 Broadway
Oakland, CA 94611

Suncor Holdings COP II LLC
11601 Wilshire Blvd.
Los Angeles, CA 90025
Attn.: Keith Marks

Clover Trust 1997-1
C/o Circle R Co #U-0746
PO Box 52085
Phoenix, AZ 85072

Subject: Local Oversight Program Case No. RO0000203 and Geotracker Global ID T0600101471, Unocal #0746, 3943 Broadway, Oakland, CA 94611

Dear Responsible Parties:

In a Notice of Responsibility dated March 20, 1992, Unocal Corporation, acquired by Chevron Corporation in 2005 and doing business as Chevron Environmental Management Company, and Clement K. Leung were notified that the above referenced site had been placed in the Local Oversight Program and were named as Responsible Parties for the fuel leak case. Suncor Holdings COP II LLC, Clover Trust 1997-1 and CJS Leung, LLC have been named as additional Responsible Parties for the fuel leak case as defined under 23 C.C.R. Sec. 2720. Please see Attachment A – 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.

Sincerely,

A handwritten signature in cursive script that reads "Keith Nowell".

Digitally signed by Keith Nowell
DN: cn=Keith Nowell, o=Alameda County,
ou=Department of Environmental Health,
email=keith.nowell@acgov.org, c=US
Date: 2015.10.23 13:41:49 -07'00'

Keith Nowell, PG, CHG
Hazardous Materials Specialist

Attachment A – Responsible Parties Data Sheet

cc: Dilan Roe, ACEH, (sent via e-mail to dilan.roe@acgov.org)
Keith Nowell, ACEH, (sent via e-mail keith.nowell@acgov.org)
Geotracker, Electronic File



AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 8549

October 27, 2015

NOTICE OF RESPONSIBILITY

Site Name & Address:

**UNOCAL #0746
3943 BROADWAY
OAKLAND, CA 94611**

**Local ID: RO0000203
Related ID: STID #1119
RWQCB ID: 01-1596
Global ID: T0600101471**

Responsible Party:

**CJS LEUNG LLC
3943 BROADWAY
OAKLAND, CA 94611**

Date First Reported: 8/31/1989
Substance: • 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 CJS LEUNG LLC 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 KEITH NOWELL at this office at (510) 567-6764 if you have questions regarding your site.

 Date: 10-26-2015

RONALD BROWDER, Acting Director
Contract Project Director

Action: Update
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



AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 8563

October 27, 2015

NOTICE OF RESPONSIBILITY

Site Name & Address:

UNOCAL #0746
3943 BROADWAY
OAKLAND, CA 94611

Local ID: RO0000203
Related ID: STID #1119
RWQCB ID: 01-1596
Global ID: T0600101471

Responsible Party:

CLOVER TRUST 1997-1
C/O CIRCLE R CO #U-0746
PO BOX 52085
PHOENIX, AZ 85072


Date First Reported: 8/31/1989
Substance: • Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

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 Date: 10-26-15
RONALD BROWDER, Acting Director
Contract Project Director

Action: Update
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
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

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 8556

October 27, 2015

NOTICE OF RESPONSIBILITY

Site Name & Address:

**UNOCAL #0746
3943 BROADWAY
OAKLAND, CA 94611**

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Related ID: STID #1119
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Global ID: T0600101471**

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PO BOX 52085
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Date First Reported: 8/31/1989
Substance: • Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

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Date: 10-26-15

RONALD BROWDER, Acting Director
Contract Project Director

Action: Update
Reason: ADD

Attachment A: Responsible Parties Data Sheet

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

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

October 27, 2015

Site Name & Address:

**UNOCAL #0746
3943 BROADWAY
OAKLAND, CA 94611**

**Local ID: RO0000203
Related ID: STID #1119
RWQCB ID: 01-1596
Global ID: T0600101471**

All Responsible Parties

**RP has been named a Primary RP - UNION OIL CO OF CALIFORNIA/CHEVRON ENVIRONMENTAL MANAGEMENT CO
ATTN: NICOLE ARCENEUX
6101 BOLLINGER CANYON ROAD | SAN RAMON, CA 94583 | 925 / 790 - 6912**

**RP has been named a Primary RP - CJS LEUNG LLC
C/O: CLEMENT LEUNG
3943 BROADWAY | OAKLAND, CA 94611 | 510 / 655 - 7662**

**RP has been named a Primary RP - SUNCOR HOLDINGS COP II LLC
ATTN: KEITH MARKS
11601 WILSHIRE BLVD #700 | LOS ANGELES, CA 90025 | 310 / 694 - 5100**

**RP has been named a Primary RP - CLOVER TRUST 1997-1
C/O: CIRCLE R CO #U-0746
PO BOX 52085 | PHOENIX, AZ 85072 | No Phone Number Listed**

**RP has been named a Primary RP - CLEMENT LEUNG
3943 BROADWAY | OAKLAND, CA 94611 | 510 / 655 - 7662**

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

October 27, 2015

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."
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ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

October 27, 2015

Existence of Unauthorized Release

Two 10,000-gallon underground storage tanks (USTs) use for the storage of gasoline fuel and one 280-gallon waste-oil UST were excavated and removed from the site on August 24, 1989. Maximum petroleum hydrocarbon concentrations of 290 milligrams per kilogram (mg/Kg) total petroleum hydrocarbons as gasoline (TPH-g) was detected in soil samples collected following the tank removal. TPH-g and benzene were detected in a grab groundwater sample collected from the excavation pit at a maximum concentration of 4,700 micrograms per liter (ug/L) and 180 ug/L, respectively. These concentrations indicate an unauthorized release has occurred from the underground storage tank system at this site.

Responsible Party Identification

Union Oil Company of California ("Union Oil"), a wholly-owned subsidiary of Unocal Corporation, acquired title of the property in October 1986. Chevron acquired Union Oil in August 2005. Chevron Corporation, as a successor to Union Oil, and doing business as Chevron Environmental Management Company, meets the definition of a responsible party for the site because it owned or operated underground storage tanks used for the storage of any hazardous substance (Definition 1), owned the property where an unauthorized release occurred (Definition 3), and had control over underground storage tanks at the time of or following an unauthorized release of a hazardous substance (Definition 4).

Clement Leung was the station operator at the time the release was discovered. Clement Leung meets the definition of a responsible party for the site because he owned or operated underground storage tanks used for the storage of any hazardous substance (Definition 1).

Clover Trust 1997-1, c/o Circle R Co #U-0746, acquired title of the property in April 1997. Clover Trust 1997-1 meets the definition of a responsible party for the site because it owned the property where an unauthorized release occurred (Definition 3).

Suncor Holdings COP II LLC acquired title of the property in December 2005. Suncor Holdings COP II LLC meets the definition of a responsible party for the site because it owned the property where an unauthorized release occurred (Definition 3).

CJS Leung, LLC, the current property owner, acquired title of the property in June 2007. CJS Leung, LLC meets the definition of a responsible party for the site because it owns or operates underground storage tanks used for the storage of any hazardous substance (Definition 1), owns the property where an unauthorized release occurred (Definition 3), and has control over underground storage tanks at the time of or following an unauthorized release of a hazardous substance (Definition 4).