

ALAMEDA COUNTY
**HEALTH CARE SERVICES
AGENCY**

ALEX BRISCOE, Agency Director



ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
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Certified Mail #: 7009 2820 0001 4372 7796

October 17, 2011

NOTICE OF RESPONSIBILITY

Site Name & Address:

**UNOCAL #0018
6201 CLAREMONT AVE
Oakland, CA 94619**

Local ID: RO0000243

Related ID: 512

RWQCB ID: 01-2422

Global ID: T0600102231

Responsible Party:

**ANDREW J & NILA J. COFFIN
ANDREW J & NILA J COFFIN TRUST
1841 GLENHAVEN AVE
WALNUT CREEK CA 94595**

Date First Reported: 3/23/1998

**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 ANDREW J & NILA J COFFIN TRUST 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 JAKUB, BARBARA, at this office at (510)639-1287 if you have questions regarding your site.



ARIU LEVK, Director
Contract Project Director

Date: 10/18/2011

Action: Add
Reason: Add RPs

Attachment A: Responsible Parties Data Sheet

cc: Jenniffer Jorden, SWRCB, D. Drogos (Sent via electronic mail to donna.drogos@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

October 17, 2011

Site Name & Address:
UNOCAL #0018
6201 CLAREMONT AVE
Oakland, CA 94619

Local ID: RO0000243
Related ID: 512
RWQCB ID: 01-2422
Global ID: T0600102231

All Responsible Parties

RP has been named a Primary RP - ANDREW J & NILA J COFFIN
ANDREW J & NILA J COFFIN TRUST
1841 GLENHAVEN AVE | WALNUT CREEK, CA 94595 | Phone No Phone Number Listed

RP has been named a Primary RP - BILL BORGH
CONOCOPHILLIPS
76 BROADWAY STREET | SACRAMENTO, CA 95818 | Phone (916) 558-7666

RP has been named a Primary RP - TODD PARADIS
SAFEWAY, INC.
1370 Oakland Blvd., Suite 200 | WALNUT, CA 94596-8408 | 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)

October 17, 2011

Responsible Party Identification

In March 1997 one-280-gallon waste-oil tank, two 12,000-gallon gasoline USTs and product piping were removed. Overexcavation samples were collected - no initial samples were collected. Soil samples collected from the waste oil tank excavation were below the detection limit for petroleum hydrocarbons, VOCs and SVOCs. Soil Samples collected from the gasoline USTs and dispensers contained maximum concentrations of 2.6 milligrams per kilogram (mg/kg) total petroleum hydrocarbons as gasoline (TPHg), 0.012 mg/kg benzene, and 1.4 mg/kg methyl tertiary butyl ether (MTBE). A water sample obtained from 16 feet in the tank pit contained 6,100 µg/L TPHg, 54 µg/L benzene.

Responsible Party Identification

Tosco Corporation purchased the property in 1997 and was the business owner, tank owner and property owner following an unauthorized petroleum hydrocarbon release(s). Tosco Corporation meets the definition of a responsible party for the site because they owned and operated the underground storage tanks (Definition 1), owned the property where an unauthorized release occurred, (Definition 3), and had or has control of an underground storage tank at the time of or following an unauthorized release (Definition 4).

The Andrew J. and Nila J. Coffin Trust purchased the property on December 19, 2003 and was the property owner following an unauthorized petroleum hydrocarbon release(s). The Andrew J. and Nila J. Coffin Trust meets the definition of a responsible party because it owns the property where an unauthorized release occurred, (Definition 3).

Conoco Phillips purchased TOSCO in December 2005. Conoco Phillips as a successor to Tosco is a responsible party for the site because they owned and operated the underground storage tanks (Definition 1), formerly owned the property where an unauthorized release occurred, (Definition 3), and had control of an underground storage tank at the time of an unauthorized release (Definition 4).

Safeway purchased the property on November 3, 2009 and is the property owner following an unauthorized petroleum hydrocarbon release(s). Safeway meets the definition of a responsible party for the site because they own the property where an unauthorized release occurred, (Definition 3).