

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Director



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

March 14, 2011

Norman Alberts
Patterson Ranch, Inc.
321 Hartz Avenue, Suite 200
Danville, CA 94526

Subject: Fuel Leak Case No. RO0000509, Downtown Toyota, 4145 Broadway, Oakland, CA 94611; Additional Responsible Party

Dear Mr. Alberts:

In a Notice of Responsibility dated September 17, 1993, Patterson Ranch was notified that the above referenced site had been placed in the Local Oversight Program and that Patterson Ranch was named as a Responsible Party for the fuel leak case. Classic Investments, LLC purchased the property in 2010 and has also been named an additional Responsible Party 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) 639-1287.

Sincerely,

A handwritten signature in cursive script that reads "Barbara J. Jakub". The signature is written in black ink and is positioned above the printed name and title.

Barbara J. Jakub, P.G.
Hazardous Materials Specialist

Attachment A – Responsible Parties Data Sheet

cc: Donna Drogos, ACEH
Barbara Jakub, ACEH
File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

March 18, 2011

Site Name & Address: DOWNTOWN TOYOTA 4145 BROADWAY Oakland, CA 94611

Local ID:	RO0000509
Related ID:	1149
RWQCB ID:	01-2418
Global ID:	T0600102227

All Responsible Parties

RP has been named a Primary RP - RALPH FATTORE
CLASSIC INVESTMENTS LLC
4145 BROADWAY | OAKLAND, CA 94611 | Phone No Phone Number Listed

RP has been named a Primary RP - NORMAN ALBERTS
PATTERSON RANCH INC
321 HARTZ AVENUE, SUITE 200 | DANVILLE, CA 94526 | Phone (925) 552-5450

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)

March 18, 2011

Responsible Party Identification

Existence of Unauthorized Release

On February 7, 1992 one-500-gallon waste oil UST was removed from the site. Up to 130 mg/kg TPHg, 900 mg/kg TPHmo and 630 mg/kg oil and grease were detected in soil from beneath the tank pit. Groundwater collected from that tank pit boring also contained petroleum hydrocarbons. Subsequent borings indicated maximum groundwater concentrations of 520,000 µg/L TRPH, 16,000 µg/L TPHg, 36,000 µg/L TPHmo.

Responsible Party Identification

Patterson Ranch owned the property when the underground storage tank was removed in 1992. Patterson Ranch has been named as a "Responsible Party" under Definitions 1, 3 and 4, above.

Classic Investments, LLC purchased the property in 2005. Classic Investments, LLC is a responsible party because they are the current owners of a property where an unauthorized release occurred (Definition 3).