



AGENCY
ALEX BRISCOE, Agency Director

May 28, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address: ARCO # / PLUCKY LIQUORS 6415 INTERNATIONAL BLVD OAKLAND, CA 94621

Local ID:	RO0002982
Related ID:	NA
RWQCB ID:	NA
Global ID:	T10000000417

Responsible Party:

WILLIAM C. DIXON
UNKNOWN ADDRESS

Date First Reported:	5/30/2008
Substance:	12034,8006619 Multiple Releases
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 NA 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.

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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 ROE, DILAN, at this office at (510)567-6767 if you have questions regarding your site.

Date: 05/28/14

ARIU LEVI, Director
Contract Project Director

Action:	Add
Reason:	ADD

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

May 28, 2014

Site Name & Address:

**ARCO # / PLUCKY LIQUORS
6415 INTERNATIONAL BLVD
OAKLAND, CA 94621**

**Local ID: RO0002982
Related ID: NA
RWQCB ID: NA
Global ID: T10000000417**

All Responsible Parties

RP has been named a Primary RP - TRACY S CAMPBELL

307 W FAIRVIEW BLVD | INGLEWOOD, CA 90302 | Phone (310) 677-8680

RP has been named a Primary RP - JALEESA HAZZARD

1722 VIRGINIA RD | LOS ANGELES, CA 90012 | Phone (323) 702-3227

RP has been named a Primary RP - CHUCK CARMEL

ATLANTIC RICHFIELD COMPANY
PO BOX 1257 | SAN RAMON, CA 94583-- | No Phone Number Listed

RP has been named a Primary RP - JAMES J WEISS

UNKNOWN ADDRESS | No Phone Number Listed

RP has been named a Primary RP - FABIAN A LABAT JR

UNKNOWN ADDRESS | No Phone Number Listed

RP has been named a Primary RP - WILLIAM C DIXON

UNKNOWN ADDRESS | No Phone Number Listed

RP has been named a Primary RP -

PLUCKEY, INC.
6415 INTERNATIONAL BLVD | OAKLAND, CA 94621-- | No Phone Number Listed

RP has been named a Primary RP -

NATRASS, INC.
UNKNOWN ADDRESS | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 28, 2014

**RP has been named a Primary RP - MAHMUD GHANEM
INTERNATIONAL ESTATES, LLC**

6207 INTERNATIONAL BLVD | OAKLAND, CA 94621 | No Phone Number Listed

RP has been named a Primary RP - JEANNE SHEPHERD

1722 VIRGINIA ROAD | LOS ANGELES, CA 90012 | 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."
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3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
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ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 28, 2014

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Existence of Unauthorized Release

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Responsible Party Identification

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Natgrass Corporation owned the subject property from June 1971 to December 1974. Natgrass Corporation is a responsible party because it owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3).

James J. Weiss owned the subject property from December to July 1975. James J. Weiss is a responsible party because he owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3).

Fabian A. Labat Jr. and William C. Dixon owned the subject property from July 1975 to December 1980. Fabian A. Labat and William C. Dixon are responsible parties because they owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3).

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James H. & Jeanne Shepherd, currently Tracey S Campbell and Jaleesa Hazzard, owned the property from April 1983 to January 2010. James H. & Jeanne Shepherd, currently Tracey S Campbell and Jaleesa Hazzard are responsible parties because they own the property where an unauthorized release of a hazardous substance occurred (definition 3).

International Estates LLC is the current owner of the subject property, since January 2010. International Estates LLC is a responsible party because it owns the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3).

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 6613

May 28, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:

ARCO # / PLUCKY LIQUORS
6415 INTERNATIONAL BLVD
OAKLAND, CA 94621

Local ID: RO0002982
Related ID: NA
RWQCB ID: NA
Global ID: T10000000417

Responsible Party:

CHUCK CARMEL
ATLANTIC RICHFIELD COMPANY
PO BOX 1257
SAN RAMON CA 94583

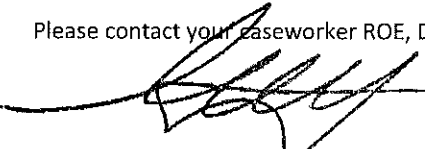
Date First Reported: 5/30/2008
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ARIU LEVI, Director
Contract Project Director

Date:

05/28/14

Action: Add
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Sally Meza, SWRCB (email: smeza@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

May 28, 2014

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6415 INTERNATIONAL BLVD | OAKLAND, CA 94621-- | No Phone Number Listed

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ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

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May 28, 2014

Responsible Party Identification

Existence of Unauthorized Release

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ALEX BRISCOE, Agency Director

May 28, 2014

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Local ID:	RO0002982
Related ID:	NA
RWQCB ID:	NA
Global ID:	T10000000417

Responsible Party:

FABIAN A. LABAT JR
UNKNOWN ADDRESS

Date First Reported:	5/30/2008
Substance:	12034,8006619 Multiple Releases
Funding for Oversight:	LOPS - LOP State Fund
Multiple RPs?:	Yes

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Date: 05/28/14

ARIU LEVI, Director
Contract Project Director

Action:	Add
Reason:	ADD

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cc: Sally Meza, SWRCB (email: smeza@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

May 28, 2014

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ALEX BRISCOE, Agency Director

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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

May 28, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address: ARCO # / PLUCKY LIQUORS 6415 INTERNATIONAL BLVD OAKLAND, CA 94621

Local ID:	RO0002982
Related ID:	NA
RWQCB ID:	NA
Global ID:	T10000000417

Responsible Party:

JAMES J. WEISS
UNKNOWN ADDRESS

Date First Reported:	5/30/2008
Substance:	12034,8006619 Multiple Releases
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 NA 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.

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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 ROE, DILAN, at this office at (510)567-6767 if you have questions regarding your site.

Date: 05/28/14

ARIU LEVI, Director
Contract Project Director

Action:	Add
Reason:	ADD

Attachment A: Responsible Parties Data Sheet

cc: Sally Meza, SWRCB (email: smeza@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

May 28, 2014

Site Name & Address:

**ARCO # / PLUCKY LIQUORS
6415 INTERNATIONAL BLVD
OAKLAND, CA 94621**

**Local ID: RO0002982
Related ID: NA
RWQCB ID: NA
Global ID: T10000000417**

All Responsible Parties

RP has been named a Primary RP - TRACY S CAMPBELL

307 W FAIRVIEW BLVD | INGLEWOOD, CA 90302 | Phone (310) 677-8680

RP has been named a Primary RP - JALEESA HAZZARD

1722 VIRGINIA RD | LOS ANGELES, CA 90012 | Phone (323) 702-3227

RP has been named a Primary RP - CHUCK CARMEL

ATLANTIC RICHFIELD COMPANY
PO BOX 1257 | SAN RAMON, CA 94583-- | No Phone Number Listed

RP has been named a Primary RP - JAMES J WEISS

UNKNOWN ADDRESS | No Phone Number Listed

RP has been named a Primary RP - FABIAN A LABAT JR

UNKNOWN ADDRESS | No Phone Number Listed

RP has been named a Primary RP - WILLIAM C DIXON

UNKNOWN ADDRESS | No Phone Number Listed

RP has been named a Primary RP -

PLUCKEY, INC.
6415 INTERNATIONAL BLVD | OAKLAND, CA 94621-- | No Phone Number Listed

RP has been named a Primary RP -

NATTRASS, INC.
UNKNOWN ADDRESS | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 28, 2014

**RP has been named a Primary RP - MAHMUD GHANEM
INTERNATIONAL ESTATES, LLC**

6207 INTERNATIONAL BLVD | OAKLAND, CA 94621 | No Phone Number Listed

RP has been named a Primary RP - JEANNE SHEPHERD

1722 VIRGINIA ROAD | LOS ANGELES, CA 90012 | 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."

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 28, 2014

Responsible Party Identification

Existence of Unauthorized Release

On April 22, 2008 a subsurface investigation was conducted at the site. Soil sample analytical results detected total petroleum hydrocarbons (TPH) as gasoline (TPHg) at concentrations up to 95 milligrams per kilogram (mg/kg) and grab groundwater sample analytical results detected TPHg and TPH as diesel at concentrations up to 8,100 micrograms per liter (ug/L) and 7,200 ug/L, respectively. These concentrations indicate an unauthorized release has occurred from the underground storage tank system at this site.

Responsible Party Identification

Atlantic Richfield Company owned the subject property from at least 1966 until June 1971. Atlantic Richfield Company is a responsible party because it owned the USTs (definition 1), operated the USTs for storage of hazardous substances (definition 2), and owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3), and had control over the USTs at the time of or following an unauthorized release of a hazardous substance (definition 4).

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James J. Weiss owned the subject property from December to July 1975. James J. Weiss is a responsible party because he owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3).

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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 6637

May 28, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:

ARCO # / PLUCKY LIQUORS
6415 INTERNATIONAL BLVD
OAKLAND, CA 94621

Local ID: RO0002982
Related ID: NA
RWQCB ID: NA
Global ID: T10000000417

Responsible Party:

JEANNE SHEPHERD

1722 VIRGINIA ROAD
LOS ANGELES CA 90012

Date First Reported: 5/30/2008
Substance: 12034,8006619 Multiple Releases

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 NA 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.

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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 ROE, DILAN, at this office at (510)567-6767 if you have questions regarding your site.

Date: 05/28/14

ARIU LEVI, Director
Contract Project Director

Action: Add
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Sally Meza, SWRCB (email: smeza@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

May 28, 2014

Site Name & Address:

**ARCO # / PLUCKY LIQUORS
6415 INTERNATIONAL BLVD
OAKLAND, CA 94621**

**Local ID: RO0002982
Related ID: NA
RWQCB ID: NA
Global ID: T10000000417**

All Responsible Parties

RP has been named a Primary RP - TRACY S CAMPBELL

307 W FAIRVIEW BLVD | INGLEWOOD, CA 90302 | Phone (310) 677-8680

RP has been named a Primary RP - JALEESA HAZZARD

1722 VIRGINIA RD | LOS ANGELES, CA 90012 | Phone (323) 702-3227

RP has been named a Primary RP - CHUCK CARMEL

ATLANTIC RICHFIELD COMPANY
PO BOX 1257 | SAN RAMON, CA 94583-- | No Phone Number Listed

RP has been named a Primary RP - JAMES J WEISS

UNKNOWN ADDRESS | No Phone Number Listed

RP has been named a Primary RP - FABIAN A LABAT JR

UNKNOWN ADDRESS | No Phone Number Listed

RP has been named a Primary RP - WILLIAM C DIXON

UNKNOWN ADDRESS | No Phone Number Listed

RP has been named a Primary RP -

PLUCKEY, INC.
6415 INTERNATIONAL BLVD | OAKLAND, CA 94621-- | No Phone Number Listed

RP has been named a Primary RP -

NATTRASS, INC.
UNKNOWN ADDRESS | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 28, 2014

**RP has been named a Primary RP - MAHMUD GHANEM
INTERNATIONAL ESTATES, LLC**

6207 INTERNATIONAL BLVD | OAKLAND, CA 94621 | No Phone Number Listed

RP has been named a Primary RP - JEANNE SHEPHERD

1722 VIRGINIA ROAD | LOS ANGELES, CA 90012 | 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:

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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)

May 28, 2014

Responsible Party Identification

Existence of Unauthorized Release

On April 22, 2008 a subsurface investigation was conducted at the site. Soil sample analytical results detected total petroleum hydrocarbons (TPH) as gasoline (TPHg) at concentrations up to 95 milligrams per kilogram (mg/kg) and grab groundwater sample analytical results detected TPHg and TPH as diesel at concentrations up to 8,100 micrograms per liter (ug/L) and 7,200 ug/L, respectively. These concentrations indicate an unauthorized release has occurred from the underground storage tank system at this site.

Responsible Party Identification

Atlantic Richfield Company owned the subject property from at least 1966 until June 1971. Atlantic Richfield Company is a responsible party because it owned the USTs (definition 1), operated the USTs for storage of hazardous substances (definition 2), and owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3), and had control over the USTs at the time of or following an unauthorized release of a hazardous substance (definition 4).

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ALAMEDA COUNTY
HEALTH CARE SERVICES



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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 6620

May 28, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:

**ARCO # / PLUCKY LIQUORS
6415 INTERNATIONAL BLVD
OAKLAND, CA 94621**

**Local ID: RO0002982
Related ID: NA
RWQCB ID: NA
Global ID: T10000000417**

Responsible Party:

**INTERNATIONAL ESTATES, LLC
MAHMUD GHANEM
6207 INTERNATIONAL BLVD
OAKLAND CA 94621**

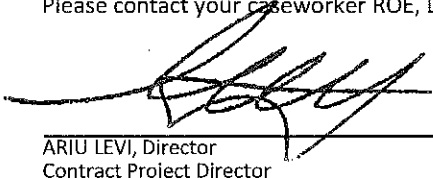
**Date First Reported: 5/30/2008
Substance: 12034,8006619 Multiple Releases
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes**

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ARIU LEVI, Director
Contract Project Director

Date: 05/28/14

Action: Add
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Sally Meza, SWRCB (email: smeza@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

May 28, 2014

Site Name & Address:

**ARCO # / PLUCKY LIQUORS
6415 INTERNATIONAL BLVD
OAKLAND, CA 94621**

**Local ID: RO0002982
Related ID: NA
RWQCB ID: NA
Global ID: T10000000417**

All Responsible Parties

RP has been named a Primary RP - TRACY S CAMPBELL

307 W FAIRVIEW BLVD | INGLEWOOD, CA 90302 | Phone (310) 677-8680

RP has been named a Primary RP - JALEESA HAZZARD

1722 VIRGINIA RD | LOS ANGELES, CA 90012 | Phone (323) 702-3227

RP has been named a Primary RP - CHUCK CARMEL

ATLANTIC RICHFIELD COMPANY
PO BOX 1257 | SAN RAMON, CA 94583-- | No Phone Number Listed

RP has been named a Primary RP - JAMES J WEISS

UNKNOWN ADDRESS | No Phone Number Listed

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UNKNOWN ADDRESS | No Phone Number Listed

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UNKNOWN ADDRESS | No Phone Number Listed

RP has been named a Primary RP -

PLUCKEY, INC.
6415 INTERNATIONAL BLVD | OAKLAND, CA 94621-- | No Phone Number Listed

RP has been named a Primary RP -

NATRASS, INC.
UNKNOWN ADDRESS | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 28, 2014

**RP has been named a Primary RP - MAHMUD GHANEM
INTERNATIONAL ESTATES, LLC**

6207 INTERNATIONAL BLVD | OAKLAND, CA 94621 | No Phone Number Listed

RP has been named a Primary RP - JEANNE SHEPHERD

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Responsible Party Identification Background

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ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 28, 2014

Responsible Party Identification

Existence of Unauthorized Release

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AGENCY

ALEX BRISCOE, Agency Director

May 28, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address: ARCO # / PLUCKY LIQUORS 6415 INTERNATIONAL BLVD OAKLAND, CA 94621

Local ID:	RO0002982
Related ID:	NA
RWQCB ID:	NA
Global ID:	T10000000417

Responsible Party:

PLUCKY, INC.
6415 INTERNATIONAL BLVD
OAKLAND CA 94621

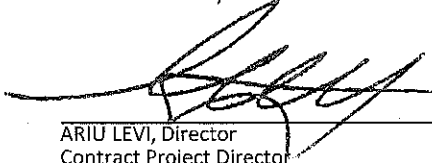
Date First Reported:	5/30/2008
Substance:	12034,8006619 Multiple Releases
Funding for Oversight:	LOPS - LOP State Fund
Multiple RPs?:	Yes

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ARIU LEVI, Director
Contract Project Director

Date: 05/28/14

Action:	Add
Reason:	ADD

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

May 28, 2014

Site Name & Address:

ARCO # / PLUCKY LIQUORS
6415 INTERNATIONAL BLVD
OAKLAND, CA 94621

Local ID: RO0002982
Related ID: NA
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Global ID: T10000000417

All Responsible Parties

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RP has been named a Primary RP - JALEESA HAZZARD

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RP has been named a Primary RP - CHUCK CARMEL

ATLANTIC RICHFIELD COMPANY
PO BOX 1257 | SAN RAMON, CA 94583-- | No Phone Number Listed

RP has been named a Primary RP - JAMES J WEISS

UNKNOWN ADDRESS | No Phone Number Listed

RP has been named a Primary RP - FABIAN A LABAT JR

UNKNOWN ADDRESS | No Phone Number Listed

RP has been named a Primary RP - WILLIAM C DIXON

UNKNOWN ADDRESS | No Phone Number Listed

RP has been named a Primary RP -

PLUCKEY, INC.
6415 INTERNATIONAL BLVD | OAKLAND, CA 94621-- | No Phone Number Listed

RP has been named a Primary RP -

NATTRASS, INC.
UNKNOWN ADDRESS | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 28, 2014

**RP has been named a Primary RP - MAHMUD GHANEM
INTERNATIONAL ESTATES, LLC**

6207 INTERNATIONAL BLVD | OAKLAND, CA 94621 | No Phone Number Listed

RP has been named a Primary RP - JEANNE SHEPHERD

1722 VIRGINIA ROAD | LOS ANGELES, CA 90012 | No Phone Number Listed

Responsible Party Identification Background

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ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 28, 2014

Responsible Party Identification

Existence of Unauthorized Release

On April 22, 2008 a subsurface investigation was conducted at the site. Soil sample analytical results detected total petroleum hydrocarbons (TPH) as gasoline (TPHg) at concentrations up to 95 milligrams per kilogram (mg/kg) and grab groundwater sample analytical results detected TPHg and TPH as diesel at concentrations up to 8,100 micrograms per liter (ug/L) and 7,200 ug/L, respectively. These concentrations indicate an unauthorized release has occurred from the underground storage tank system at this site.

Responsible Party Identification

Atlantic Richfield Company owned the subject property from at least 1966 until June 1971. Atlantic Richfield Company is a responsible party because it owned the USTs (definition 1), operated the USTs for storage of hazardous substances (definition 2), and owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3), and had control over the USTs at the time of or following an unauthorized release of a hazardous substance (definition 4).

Natgrass Corporation owned the subject property from June 1971 to December 1974. Natgrass Corporation is a responsible party because it owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3).

James J. Weiss owned the subject property from December to July 1975. James J. Weiss is a responsible party because he owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3).

Fabian A. Labat Jr. and William C. Dixon owned the subject property from July 1975 to December 1980. Fabian A. Labat and William C. Dixon are responsible parties because they owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3).

Pluckey, Inc. owned the subject property from December 1980 to April 1983. Pluckey, Inc. is a responsible party because it owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3).

James H. & Jeanne Shepherd, currently Tracey S Campbell and Jaleesa Hazzard, owned the property from April 1983 to January 2010. James H. & Jeanne Shepherd, currently Tracey S Campbell and Jaleesa Hazzard are responsible parties because they own the property where an unauthorized release of a hazardous substance occurred (definition 3).

International Estates LLC is the current owner of the subject property, since January 2010. International Estates LLC is a responsible party because it owns the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3).



AGENCY

ALEX BRISCOE, Agency Director

May 28, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address: ARCO # / PLUCKY LIQUORS 6415 INTERNATIONAL BLVD OAKLAND, CA 94621

Local ID:	RO0002982
Related ID:	NA
RWQCB ID:	NA
Global ID:	T10000000417

Responsible Party:

TRACY S. CAMPBELL

307 W FAIRVIEW BLVD
INGLEWOOD CA 90302

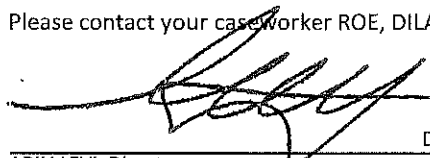
Date First Reported:	5/30/2008
Substance:	12034,8006619 Multiple Releases
Funding for Oversight:	LOPS - LOP State Fund
Multiple RPs?:	Yes

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 NA 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 ROE, DILAN, at this office at (510)567-6767 if you have questions regarding your site.


Date: 05/29/14

ARIU LEVI, Director
Contract Project Director

Action: Add
Reason: ADD

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

May 28, 2014

Site Name & Address:

**ARCO # / PLUCKY LIQUORS
6415 INTERNATIONAL BLVD
OAKLAND, CA 94621**

**Local ID: RO0002982
Related ID: NA
RWQCB ID: NA
Global ID: T10000000417**

All Responsible Parties

RP has been named a Primary RP - TRACY S CAMPBELL

307 W FAIRVIEW BLVD | INGLEWOOD, CA 90302 | Phone (310) 677-8680

RP has been named a Primary RP - JALEESA HAZZARD

1722 VIRGINIA RD | LOS ANGELES, CA 90012 | Phone (323) 702-3227

RP has been named a Primary RP - CHUCK CARMEL

ATLANTIC RICHFIELD COMPANY
PO BOX 1257 | SAN RAMON, CA 94583-- | No Phone Number Listed

RP has been named a Primary RP - JAMES J WEISS

UNKNOWN ADDRESS | No Phone Number Listed

RP has been named a Primary RP - FABIAN A LABAT JR

UNKNOWN ADDRESS | No Phone Number Listed

RP has been named a Primary RP - WILLIAM C DIXON

UNKNOWN ADDRESS | No Phone Number Listed

RP has been named a Primary RP -

PLUCKEY, INC.
6415 INTERNATIONAL BLVD | OAKLAND, CA 94621-- | No Phone Number Listed

RP has been named a Primary RP -

NATRASS, INC.
UNKNOWN ADDRESS | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 28, 2014

**RP has been named a Primary RP - MAHMUD GHANEM
INTERNATIONAL ESTATES, LLC**

6207 INTERNATIONAL BLVD | OAKLAND, CA 94621 | No Phone Number Listed

RP has been named a Primary RP - JEANNE SHEPHERD

1722 VIRGINIA ROAD | LOS ANGELES, CA 90012 | 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."

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 28, 2014

Responsible Party Identification

Existence of Unauthorized Release

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Responsible Party Identification

Atlantic Richfield Company owned the subject property from at least 1966 until June 1971. Atlantic Richfield Company is a responsible party because it owned the USTs (definition 1), operated the USTs for storage of hazardous substances (definition 2), and owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3), and had control over the USTs at the time of or following an unauthorized release of a hazardous substance (definition 4).

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International Estates LLC is the current owner of the subject property, since January 2010. International Estates LLC is a responsible party because it owns the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3).



AGENCY

ALEX BRISCOE, Agency Director

May 28, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address: ARCO # / PLUCKY LIQUORS 6415 INTERNATIONAL BLVD OAKLAND, CA 94621

Local ID:	RO0002982
Related ID:	NA
RWQCB ID:	NA
Global ID:	T10000000417

Responsible Party:

NATTRASS, INC.
UNKNOWN ADDRESS

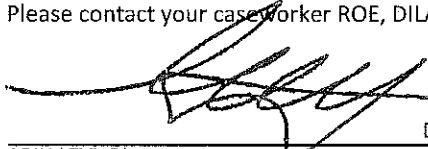
Date First Reported:	5/30/2008
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Date: 05/28/14
ARIU LEVI, Director
Contract Project Director

Action: Add
Reason: ADD

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

May 28, 2014

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6415 INTERNATIONAL BLVD
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