



AGENCY
ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 7351

June 22, 2015

NOTICE OF RESPONSIBILITY

Site Name & Address:

**TUDOR HALL APARTMENTS
150 17TH STREET
OAKLAND, CA 94612**

**Local ID: RO0003165
Related ID: NA
RWQCB ID: NA
Global ID: T10000007042**

Responsible Party:

**TUDOR HALL APARTMENTS, LP
800 AIRPORT BOULEVARD, #510
BURLIGAME, CA 94010**

**Date First Reported: 6/09/2015
Substance: • Diesel / Heating Oil in the C10 to C28 range**

**Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: NO**

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 TUDOR HALL APARTMENTS, LP 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: 06-19-2015

RONALD BROWDER, Acting 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 ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

June 22, 2015

Site Name & Address:

TUDOR HALL APARTMENTS
150 17TH STREET
OAKLAND, CA 94612

Local ID: R00003165
Related ID: NA
RWQCB ID: NA
Global ID: T10000007042

All Responsible Parties

RP has been named a Primary RP - TUDOR HALL APARTMENTS, LP
800 AIRPORT BOULEVARD, #510 | BURLIGAME, CA 94010 | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

June 22, 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)

June 22, 2015

Existence of Unauthorized Release

One 1,500-gallon underground storage tank (UST) used for the storage of heating oil was abandoned in-place on March 16, 2015. Soil samples collected from adjacent to the UST were reported to contain maximum concentrations of total petroleum hydrocarbons in the C10 to C28 range of 13,800 milligrams per kilogram (mg/kg) and total xylenes at 1.71 mg/kg. These concentrations indicate an unauthorized release has occurred from the underground storage tank system at this site.

Responsible Party Identification

Tudor Hall Apartments, LP, the current property owner, either jointly or individually acquired title of the property in December 2009. Tudor Hall Apartments, LP meets the definition of a responsible party for the site because it owned or operated the underground storage tank 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).