



AGENCY

REBECCA GEBHART, Acting Director

Certified Mail #: 7009 2820 0001 4359 5982

March 3, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:

SEMINARY AVENUE UST
1759 SEMINARY AVENUE
OAKLAND, CA 94621

Local ID: RO0003166
Related ID: NA
RWQCB ID: NA
Global ID: T10000007122

Responsible Party:

619 SOUTH 33RD LLC
C/O MARK SKOLNICK
930 REDWOOD HWY, #B
MILL VALLEY, CA 94941

Date First Reported: 1/29/2015
Substance: • Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)/
Heating Oil
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 619 SOUTH 33RD 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: 03-1-2016

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 ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

March 3, 2016

Site Name & Address:

SEMINARY AVENUE UST
1759 SEMINARY AVENUE
OAKLAND, CA 94621

Local ID: RO0003166
Related ID: NA
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All Responsible Parties

RP has been named a Primary RP - 619 SOUTH 33RD LLC
C/O MARK SKOLNICK
930 REDWOOD HWY, #B | MILL VALLEY, CA 94941 | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

March 3, 2016

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)

March 3, 2016

Existence of Unauthorized Release

One 1,500-gallon underground storage tank (UST) used for the storage of diesel fuel/heating oil was excavated and removed from the site in late January 2015. At least one hole was observed in the UST. Maximum petroleum hydrocarbon concentrations of 39.9 milligrams per kilogram (mg/Kg) total petroleum hydrocarbons as diesel (TPH-d) were detected in a soil sample collected beneath the base of the UST, and tank pit water was reported to contain 12,800 micrograms per liter ($\mu\text{g/L}$) TPHd. These concentrations indicate an unauthorized release has occurred from the underground storage tank system at this site.

Responsible Party Identification

619 South 33rd LLC, acquired title of the property on December 12, 2014. 619 South 33rd LLC meets the definition of a responsible party for the site because owns 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).