



AGENCY

Rebecca Gebhart, Acting Agency Director

Certified Mail #: 7014 2870 0001 3382 2712

May 10, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:

**1244 2ND AVENUE LLC
1244 2ND AVENUE
OAKLAND, CA 94606**

**Local ID: RO0003216
Related ID: NA
RWQCB ID: NA
Global ID: T10000008860**

Responsible Party:

**CHIN BENNY & NGOOT O
1244 2ND AVE
OAKLAND, CA 94606-2206**

**Date First Reported: 10/22/2015
Substance: 12, 2 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 BETTI, JULIE M, 1244 2ND AVE LLC, 740 BAY STREET LLC as the primary or active Responsible Parties. It is the responsibility of the primary or active Responsible Parties 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 Parties 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, they must notify this local agency within 20 calendar days from when they 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, Anne Jurek, at this office at (510) 567-6721 if you have questions regarding your site.

Date: 05-11-2016

RONALD BROWDER, Acting Director
Contract Project Director

Action: New case
Reason: New case

Attachment A: Responsible Parties Data Sheet

cc: GeoTracker, eFile

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

May 10, 2016

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All Responsible Parties

RP has been named a Primary RP - CHIN BENNY & NGOOT O
1244 2ND AVE | OAKLAND, CA 94606-2206 | No Phone Number Listed

RP has been named a Primary RP - ENG SHIRLEY H ETAL
28 OAKRIDGE CT | PITTSBURG, CA 94565-5616 | No Phone Number Listed

RP has been named a Primary RP - CBS ASSOCIATES
1026 CRAGMONT AVE | BERKELEY, CA 94708-1412 | No Phone Number Listed

RP has been named a Primary RP - CBS INVESTMENTS INC, CHIN VICTOR H & JEANETTE L TRS, CHIN WARREN TR, CHIN WARREN H, ENG SHIRLEY H, KLEE GARY A & HELEN H TRS, LOO GRACE H, and LOUIE ROBERT E & FLORENCE H TRS
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30092 IVY GLENN DR STE 100 | LAGUNA NIGEL, CA 92677-5027 | No Phone Number Listed

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ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 10, 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)

May 10, 2016

Existence of Unauthorized Release

On December 8, 2015, one 1,000 gallon underground storage tank (UST) used for light diesel heating fuel was removed from the sidewalk at the southeast side of the site. During the UST removal, 50 tons of impacted soil and 2,800 gallons of impacted groundwater were removed. In addition, dark black oil was found seeping from the sides of the excavation.

On December 8 and 9, 2015, two groundwater samples were collected at the excavation. Total petroleum hydrocarbons as diesel (TPHd) were detected in soil at concentrations up to 16 milligrams per kilogram (mg/kg). TPHd and total petroleum hydrocarbons as gasoline (TPHg) were detected in groundwater at concentrations of up to 50,000 micrograms per liter ($\mu\text{g/L}$) and 280,000 $\mu\text{g/L}$, respectively. Additional site investigation performed on December 23, 2015 showed TPHd and TPH as motor oil (TPH-mo) in groundwater at concentrations up to 2,200 $\mu\text{g/L}$ and 1,700 $\mu\text{g/L}$, respectively. This data indicates that an unauthorized release occurred at the site.

Responsible Party Identification

Ngoot O and Benny Chin purchased parcel number 20-127-1 on March 1, 1969. Ngoot O and Benny Chin or their trustee(s) or trust are Responsible Parties because they owned parcel number 20-127-1 (Definition 3).

Shirley H Eng purchased parcel number 20-127-1 on December 27, 1979. Shirley H Eng or her trustee(s) or trust are Responsible Parties because they owned parcel number 20-127-1 (Definition 3).

CBS ASSOCIATES purchased parcel number 20-127-1 on October 16, 1986. CBS Associates or its trustee(s) or trusts are Responsible Parties because they owned parcel number 20-127-1 (Definition 3).

CBS Investments Inc., Victor H. Jeanette L Chin Trustees, Warren Chin Trustee, Warren H Chin, Shirley H Eng, Gary A and Hellen H Klee Trustees, Grace H Loo, and Robert E Louie and Florence H Louie Trustees purchased parcel number 20-127-1 on December 11, 2012. CBS Investments Inc., Victor H. Jeanette L Chin Trustees, Warren Chin Trustee, Warren H Chin, Shirley H Eng, Gary A and Hellen H Klee Trustees, Grace H Loo, and Robert E Louie and Florence H Louie Trustees are Responsible Parties because they owned parcel number 20-127-1 (Definition 3).

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Julie M Betti, 1244 2nd Ave LLC, and 740 Bay Street LLC purchased parcel number 20-127-1 on October 10, 2014. Julie M Betti, 1244 2nd Ave LLC, and 740 Bay Street LLC are Responsible Parties because they own parcel number 20-127-1 (Definition 3)



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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 BETTI, JULIE M, 1244 2ND AVE LLC, 740 BAY STREET LLC as the primary or active Responsible Parties. It is the responsibility of the primary or active Responsible Parties 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 Parties 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, they must notify this local agency within 20 calendar days from when they are informed of the change.

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Please contact your caseworker, Anne Jurek, at this office at (510) 567-6721 if you have questions regarding your site.

 Date: 05-11-2016

RONALD BROWDER, Acting Director
Contract Project Director

Action: New case
Reason: New case

Attachment A: Responsible Parties Data Sheet

cc: GeoTracker, eFile

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

May 10, 2016

Site Name & Address:

1244 2ND AVENUE LLC
1244 2ND AVENUE
OAKLAND, CA 94606

Local ID: RO0003216
Related ID: NA
RWQCB ID: NA
Global ID: T10000008860

All Responsible Parties

RP has been named a Primary RP - CHIN BENNY & NGOOT O
1244 2ND AVE | OAKLAND, CA 94606-2206 | No Phone Number Listed

RP has been named a Primary RP - ENG SHIRLEY H ETAL
28 OAKRIDGE CT | PITTSBURG, CA 94565-5616 | No Phone Number Listed

RP has been named a Primary RP - CBS ASSOCIATES
1026 CRAGMONT AVE | BERKELEY, CA 94708-1412 | No Phone Number Listed

RP has been named a Primary RP - CBS INVESTMENTS INC, CHIN VICTOR H & JEANETTE L TRS, CHIN WARREN TR, CHIN WARREN H, ENG SHIRLEY H, KLEE GARY A & HELEN H TRS, LOO GRACE H, and LOUIE ROBERT E & FLORENCE H TRS
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30092 IVY GLENN DR STE 100 | LAGUNA NIGEL, CA 92677-5027 | No Phone Number Listed

RP has been named a Primary RP - CHIN VICTOR H & JEANETTE L TRS, CHIN WARREN TR, CHIN, WARREN H, ENG WELLINGTON R L JR TR, KLEE GARY A & HELEN H TRS, LOO GRACE H, LOUIE ROBERT E & FLORENCE H TRS
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ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 10, 2016

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May 10, 2016

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AGENCY

Rebecca Gebhart, Acting Agency Director

Certified Mail #: 7014 2870 0001 3382 2675

May 10, 2016

NOTICE OF RESPONSIBILITY

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1244 2ND AVENUE
OAKLAND, CA 94606

Local ID: RO0003216
Related ID: NA
RWQCB ID: NA
Global ID: T10000008860

Responsible Party:

CHIN VICTOR H & JEANETTE L TRS
CHIN WARREN TR
CHIN WARREN H
ENG SHIRLEY H
KLEE GARY A & HELEN H TRS
LOO GRACE H
LOUIE ROBERT E & FLORENCE H TRS
1026 CRAGMONT AVE
BERKELEY, CA 94708-1412

Date First Reported: 10/22/2015
Substance: 12, 2 Multiple Releases
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

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Date: 05-11-2016

RONALD BROWDER, Acting Director
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Action: New case
Reason: New case

Attachment A: Responsible Parties Data Sheet

cc: GeoTracker, eFile

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

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ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 10, 2016

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ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 10, 2016

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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

Rebecca Gebhart, Acting Agency Director

Certified Mail #: 7014 2870 0001 3382 2668

May 10, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:

1244 2ND AVENUE LLC
1244 2ND AVENUE
OAKLAND, CA 94606

Local ID: RO0003216
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RWQCB ID: NA
Global ID: T10000008860

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CHIN WARREN TR
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30092 IVY GLENN DR STE 100
LAGUNA NIGEL, CA 92677-5027

Date First Reported: 10/22/2015
Substance: 12, 2 Multiple Releases

Funding for Oversight: LOPS - LOP State Fund
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Certified Mail #: 7014 2870 0001 3382 2651

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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 BETTI, JULIE M, 1244 2ND AVE LLC, 740 BAY STREET LLC as the primary or active Responsible Parties. It is the responsibility of the primary or active Responsible Parties 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 Parties 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, they must notify this local agency within 20 calendar days from when they 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, Anne Jurek, at this office at (510) 567-6721 if you have questions regarding your site.

 Date: 05-11-2016
RONALD BROWDER, Acting Director
Contract Project Director

Action:	New case
Reason:	New case

Attachment A: Responsible Parties Data Sheet

cc: GeoTracker, eFile

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

May 10, 2016

Site Name & Address:

1244 2ND AVENUE LLC
1244 2ND AVENUE
OAKLAND, CA 94606

Local ID: RO0003216
Related ID: NA
RWQCB ID: NA
Global ID: T10000008860

All Responsible Parties

RP has been named a Primary RP - CHIN BENNY & NGOOT O
1244 2ND AVE | OAKLAND, CA 94606-2206 | No Phone Number Listed

RP has been named a Primary RP - ENG SHIRLEY H ETAL
28 OAKRIDGE CT | PITTSBURG, CA 94565-5616 | No Phone Number Listed

RP has been named a Primary RP - CBS ASSOCIATES
1026 CRAGMONT AVE | BERKELEY, CA 94708-1412 | No Phone Number Listed

RP has been named a Primary RP - CBS INVESTMENTS INC, CHIN VICTOR H & JEANETTE L TRS, CHIN WARREN TR, CHIN WARREN H, ENG SHIRLEY H, KLEE GARY A & HELEN H TRS, LOO GRACE H, and LOUIE ROBERT E & FLORENCE H TRS
1026 CRAGMONT AVE | BERKELEY, CA 94708-1412 | No Phone Number Listed

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30092 IVY GLENN DR STE 100 | LAGUNA NIGEL, CA 92677-5027 | No Phone Number Listed

RP has been named a Primary RP - CHIN VICTOR H & JEANETTE L TRS, CHIN WARREN TR, CHIN, WARREN H, ENG WELLINGTON R L JR TR, KLEE GARY A & HELEN H TRS, LOO GRACE H, LOUIE ROBERT E & FLORENCE H TRS
1026 CRAGMONT AVE | BERKELEY, CA 94708-1412 | No Phone Number Listed

RP has been named a Primary RP - BETTI JULIE M, 1244 2ND AVE LLC, 740 BAY STREET LLC
2655 VAN NESS AVE # 2 | SAN FRANCISCO, CA 94109-1698 | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 10, 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."
-

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 10, 2016

Existence of Unauthorized Release

On December 8, 2015, one 1,000 gallon underground storage tank (UST) used for light diesel heating fuel was removed from the sidewalk at the southeast side of the site. During the UST removal, 50 tons of impacted soil and 2,800 gallons of impacted groundwater were removed. In addition, dark black oil was found seeping from the sides of the excavation.

On December 8 and 9, 2015, two groundwater samples were collected at the excavation. Total petroleum hydrocarbons as diesel (TPHd) were detected in soil at concentrations up to 16 milligrams per kilogram (mg/kg). TPHd and total petroleum hydrocarbons as gasoline (TPHg) were detected in groundwater at concentrations of up to 50,000 micrograms per liter (µg/L) and 280,000 µg/L, respectively. Additional site investigation performed on December 23, 2015 showed TPHd and TPH as motor oil (TPH-mo) in groundwater at concentrations up to 2,200 µg/L and 1,700 µg/L, respectively. This data indicates that an unauthorized release occurred at the site.

Responsible Party Identification

Ngoot O and Benny Chin purchased parcel number 20-127-1 on March 1, 1969. Ngoot O and Benny Chin or their trustee(s) or trust are Responsible Parties because they owned parcel number 20-127-1 (Definition 3).

Shirley H Eng purchased parcel number 20-127-1 on December 27, 1979. Shirley H Eng or her trustee(s) or trust are Responsible Parties because they owned parcel number 20-127-1 (Definition 3).

CBS ASSOCIATES purchased parcel number 20-127-1 on October 16, 1986. CBS Associates or its trustee(s) or trusts are Responsible Parties because they owned parcel number 20-127-1 (Definition 3).

CBS Investments Inc., Victor H. Jeanette L Chin Trustees, Warren Chin Trustee, Warren H Chin, Shirley H Eng, Gary A and Hellen H Klee Trustees, Grace H Loo, and Robert E Louie and Florence H Louie Trustees purchased parcel number 20-127-1 on December 11, 2012. CBS Investments Inc., Victor H. Jeanette L Chin Trustees, Warren Chin Trustee, Warren H Chin, Shirley H Eng, Gary A and Hellen H Klee Trustees, Grace H Loo, and Robert E Louie and Florence H Louie Trustees are Responsible Parties because they owned parcel number 20-127-1 (Definition 3).

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Victor H. Jeanette L Chin Trustees, Warren Chin Trustee, Warren H Chin, Wellington R L Eng Jr Trustee, Gary A and Helen H Klee Trustees, Grace H Loo, and Robert E Louie and Florence H Louie Trustees purchased parcel number 20-127-1 on April 4, 2013. Victor H. Jeanette L Chin Trustees, Warren Chin Trustee, Warren H Chin, Wellington R L Eng Jr Trustee, Gary A and Helen H Klee Trustees, Grace H Loo, and Robert E Louie and Florence H Louie Trustees are Responsible Parties because they owned parcel number 20-127-1 (Definition 3).

Julie M Betti, 1244 2nd Ave LLC, and 740 Bay Street LLC purchased parcel number 20-127-1 on October 10, 2014. Julie M Betti, 1244 2nd Ave LLC, and 740 Bay Street LLC are Responsible Parties because they own parcel number 20-127-1 (Definition 3)



AGENCY

Rebecca Gebhart, Acting Agency Director

Certified Mail #: 7014 2870 0001 3382 2644

May 10, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address: 1244 2ND AVENUE LLC 1244 2ND AVENUE OAKLAND, CA 94606

Local ID:	RO0003216
Related ID:	NA
RWQCB ID:	NA
Global ID:	T10000008860

Responsible Party:

BETTI JULIE M
1244 2ND AVE LLC
740 BAY STREET LLC

2655 VAN NESS AVE # 2
SAN FRANCISCO, CA 94109-1698

Date First Reported:	10/22/2015
Substance:	12, 2 Multiple Releases
Funding for Oversight:	LOPS - LOP State Fund
Multiple RPs?:	Yes

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Date: 05-11-2016

RONALD BROWDER, Acting Director
Contract Project Director

Action:	New case
Reason:	New case

Attachment A: Responsible Parties Data Sheet

cc: GeoTracker, eFile

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

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