



Certified Mail #: 7014 2870 0001 3244 2911

October 6, 2016

**NOTICE OF RESPONSIBILITY**

**Site Name & Address:**

**3820 PENNIMAN AVE  
3820 PENNIMAN AVENUE  
OAKLAND, CA 94619**

**Local ID: RO0003231  
Related ID: NA  
RWQCB ID: NA  
Global ID: T10000009413**

**Responsible Party:**

**SAR P. KWAN & KUEN C. LAU  
3701 LAKESHORE AVE  
OAKLAND, CA 94610-1726**

**Date First Reported: 11/6/2015  
Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded and unleaded**

**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 SAR P. KWAN & KUEN C. LAU 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 ANNE JUREK at this office at (510) 567-6721 if you have questions regarding your site.

Date: 10-07-2016

Action: New Case  
Reason: New Case

RONALD BROWDER, Director of Environmental Health

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 DEPARTMENT OF ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

October 6, 2016

**Site Name & Address:**

**3820 PENNIMAN AVE  
3820 PENNIMAN AVENUE  
OAKLAND, CA 94619**

**Local ID: RO0003231  
Related ID: NA  
RWQCB ID: NA  
Global ID: T10000009413**

**All Responsible Parties**

**RP has been named a Primary RP – JOHN A. & L. MACDONALD**  
3820 PENNIMAN AVE | OAKLAND, CA 94619-1759 | No Phone Number Listed

**RP has been named a Primary RP – JAMES & YVONNE LITTLEPAGE**  
378 GRAND AVE | OAKLAND, CA 94619-1759 | No Phone Number Listed

**RP has been named a Primary RP – JON & SHARON K. MCCURDY**  
7373 SKYLINE BLVD | OAKLAND, CA 94611-1121 | No Phone Number Listed

**RP has been named a Primary RP – SHARON K. BIRCH**  
7373 SKYLINE BLVD | OAKLAND, CA 94611-1121 | No Phone Number Listed

**RP has been named a Primary RP - SAR P. KWAN & KUEN C. LAU**  
3701 LAKESHORE AVE | OAKLAND, CA 94610-1726 | No Phone Number Listed

**Responsible Party Identification Background**

Alameda County Department of Environmental Health (ACDEH) 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)

October 6, 2016

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### **Existence of Unauthorized Release**

A phase I report dated July 9, 2015 indicates that between approximately 1930 and 1975, an auto repair garage with a gas and oil fueling area operated on the property (parcel number 32-2031-126). On November 6, 2015, two 750 gallon underground storage tanks (USTs) were excavated 3 feet below the tanks to 11 feet below ground surface (bgs), and the tanks removed. Soil samples were collected at 11 feet bgs. A maximum petroleum hydrocarbon concentration of 200 milligrams per kilogram (mg/kg) total petroleum hydrocarbons as gasoline (TPH-g) was detected in the bottom samples. This concentration indicates that an unauthorized release has occurred from the underground storage tank at this site.

### **Responsible Party Identification**

John A. and L. MacDonald purchased parcel number 32-2031-126 on March 1, 1969. John A. and L. MacDonald are Responsible Parties for the site because they owned the property where the unauthorized release has occurred (Definition 3).

James and Yvonne Littlepage purchased parcel number 32-2031-126 on September 19, 1978. James and Yvonne Littlepage are Responsible Parties for the site because they owned the property where the unauthorized release has occurred (Definition 3).

John and Sharon K. McCurdy purchased parcel number 32-2031-126 on August 25, 1981. John and Sharon K. McCurdy are Responsible Parties for the site because they owned the property where the unauthorized release has occurred (Definition 3).

Sharon K. Birch purchased parcel number 32-2031-126 on October 10, 1986. Sharon Birch are a Responsible Party for the site because she owned the property where the unauthorized release has occurred (Definition 3).

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October 6, 2016

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RWQCB ID: NA  
Global ID: T10000009413**

**Responsible Party:**

**JAMES & YVONNE LITTLEPAGE  
3820 PENNIMAN AVE  
OAKLAND, CA 94619-1759**

**Date First Reported: 11/06/2015  
Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded and unleaded**

**Funding for Oversight: LOPS - LOP State Fund  
Multiple RPs? Yes**

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Date: 10-06-2016

RONALD BROWDER, Director of Environmental Health

Action: New Case  
Reason: New Case

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 DEPARTMENT OF ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

October 6, 2016

<b>Site Name &amp; Address:</b> 3820 PENNIMAN AVE 3820 PENNIMAN AVENUE OAKLAND, CA 94619
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<b>Local ID:</b> RO0003231
<b>Related ID:</b> NA
<b>RWQCB ID:</b> NA
<b>Global ID:</b> T10000009413

**All Responsible Parties**

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3820 PENNIMAN AVE | OAKLAND, CA 94619-1759 | No Phone Number Listed

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## ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

October 6, 2016

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### **Existence of Unauthorized Release**

A phase I report dated July 9, 2015 indicates that between approximately 1930 and 1975, an auto repair garage with a gas and oil fueling area operated on the property (parcel number 32-2031-126). On November 6, 2015, two 750 gallon underground storage tanks (USTs) were excavated 3 feet below the tanks to 11 feet below ground surface (bgs), and the tanks removed. Soil samples were collected at 11 feet bgs. A maximum petroleum hydrocarbon concentration of 200 milligrams per kilogram (mg/kg) total petroleum hydrocarbons as gasoline (TPH-g) was detected in the bottom samples. This concentration indicates that an unauthorized release has occurred from the underground storage tank at this site.

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Global ID: T10000009413**

**Responsible Party:**

**JOHN A. & L. MACDONALD  
3820 PENNIMAN AVE  
OAKLAND, CA 94619-1759**

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Multiple RPs? Yes**

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Date:

10-06-2016

Action: New Case

Reason: New Case

RONALD BROWDER, Director of Environmental Health

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cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

October 6, 2016

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## ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

October 6, 2016

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### **Existence of Unauthorized Release**

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3820 PENNIMAN AVENUE  
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Global ID: T10000009413**

**Responsible Party:**

**JON & SHARON K. MCCURDY  
7373 SKYLINE BLVD  
OAKLAND, CA 94611-1121**

**Date First Reported: 11/6/2015  
Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded and unleaded**

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LUFT LOCAL OVERSIGHT PROGRAM

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Reason: New Case

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3820 PENNIMAN AVE | OAKLAND, CA 94619-1759 | No Phone Number Listed

RP has been named a Primary RP – JAMES & YVONNE LITTLEPAGE  
378 GRAND AVE | OAKLAND, CA 94619-1759 | No Phone Number Listed

RP has been named a Primary RP – JON & SHARON K. MCCURDY  
7373 SKYLINE BLVD | OAKLAND, CA 94611-1121 | No Phone Number Listed

RP has been named a Primary RP – SHARON K. BIRCH  
7373 SKYLINE BLVD | OAKLAND, CA 94611-1121 | No Phone Number Listed

RP has been named a Primary RP - SAR P. KWAN & KUEN C. LAU  
3701 LAKESHORE AVE | OAKLAND, CA 94610-1726 | No Phone Number Listed

Responsible Party Identification Background

Alameda County Department of Environmental Health (ACDEH) 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)

October 6, 2016

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### **Existence of Unauthorized Release**

A phase I report dated July 9, 2015 indicates that between approximately 1930 and 1975, an auto repair garage with a gas and oil fueling area operated on the property (parcel number 32-2031-126). On November 6, 2015, two 750 gallon underground storage tanks (USTs) were excavated 3 feet below the tanks to 11 feet below ground surface (bgs), and the tanks removed. Soil samples were collected at 11 feet bgs. A maximum petroleum hydrocarbon concentration of 200 milligrams per kilogram (mg/kg) total petroleum hydrocarbons as gasoline (TPH-g) was detected in the bottom samples. This concentration indicates that an unauthorized release has occurred from the underground storage tank at this site.

### **Responsible Party Identification**

John A. and L. MacDonald purchased parcel number 32-2031-126 on March 1, 1969. John A. and L. MacDonald are Responsible Parties for the site because they owned the property where the unauthorized release has occurred (Definition 3).

James and Yvonne Littlepage purchased parcel number 32-2031-126 on September 19, 1978. James and Yvonne Littlepage are Responsible Parties for the site because they owned the property where the unauthorized release has occurred (Definition 3).

John and Sharon K. McCurdy purchased parcel number 32-2031-126 on August 25, 1981. John and Sharon K. McCurdy are Responsible Parties for the site because they owned the property where the unauthorized release has occurred (Definition 3).

Sharon K. Birch purchased parcel number 32-2031-126 on October 10, 1986. Sharon Birch are a Responsible Party for the site because she owned the property where the unauthorized release has occurred (Definition 3).

Sar P. Kwan and Kuen C. Lau purchased parcel number 32-2031-126 on June 12, 1989. Sar P. Kwan and Kuen C. Lau are Responsible Parties for the site because they owned the property where the unauthorized release has occurred (Definition 3).