

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Certified Mail #: 7002 2030 0006 9574 2669

January 14, 2009

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

NOTICE OF RESPONSIBILITY

Site Name & Address:

**BEACON #12574
22315 REDWOOD RD
CASTRO VALLEY, CA 94546**

**Local ID: RO0000355
Related ID: 3579
RWQCB ID: 01-0167
Global ID: T0600100155**

Responsible Party:

**NA NA
CASTRO GROUP LLC
2021 SAN FRANCISCO ST
BERKELEY CA 94709-2213**

Date First Reported: 8/28/1987

**Substance: 8006619 Gasoline-Automotive (motor gasoline
and additives), leaded & 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 VALERO 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) 341-5650.

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 WICKHAM, JERRY, at this office at (510)567-6791 if you have questions regarding your site.


ARILLEVI, Director
Contract Project Director

Date: JAN 14, 2009

Action: Add
Reason: ADD RP

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

January 14, 2009

Site Name & Address:

BEACON #12574
22315 REDWOOD RD
CASTRO VALLEY, CA 94546

Local ID: RO0000355
Related ID: 3579
RWQCB ID: 01-0167
Global ID: T0600100155

All Responsible Parties

RP has been named a Primary RP - ROBERT EHLERS VALERO
685 WEST THIRD STREET | HANFORD, CA 93230 | Phone (210) 345-2227

RP has been named a RP - NA NA
CASTRO GROUP LLC
2021 SAN FRANCISCO ST | BERKELEY, CA 94709-2213 | Phone No Phone Number Listed

RP has been named a RP - MARY C MOORE
EMB GROUP LLC & MARY C MOORE TRUST
611 MARLIN CT | REDWOOD CITY, CA 94065-1214 | Phone No Phone Number Listed

RP has been named a RP - PAUL A WILSON
1238 STANYAN ST | SAN FRANCISCO, CA 94117 | Phone No Phone Number Listed

RP has been named a RP - ALLEN SHIN
BANYA INVESTMENTS
3011 CABRILLO AVENUE | SAN RAMON, CA 94583 | Phone 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."

ACEH has named the responsible parties for this site as detailed below.

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

January 14, 2009

Responsible Party Identification

Existence of Unauthorized Release

Four fuel and one waste oil underground storage tanks (USTs) were removed from the site on May 5, 1987. Petroleum hydrocarbons were detected in soil samples collected during the removal of the USTs. Total volatile hydrocarbons were detected in soil at concentrations up to 3,864 parts per million. Product odors and elevated photoionization detector readings were noted in soil below several of the USTs. An Underground Storage Tank Unauthorized Release Form was submitted by Beacon Oil Company (an Ultramar company) on August 28, 1987.

Responsible Party Identification

Beacon Oil Company, which was an Ultramar company, was the business owner, tank owner, and tank operator at the time of the unauthorized release (Definition 1) and had control of the UST at the time of or following an unauthorized release (Definition 4). Ultramar was identified as a responsible party in a Notice of Responsibility dated November 13, 1991. Ultramar, Inc. was succeeded by Valero. Therefore, Valero is a responsible party for the fuel leak case.

Paul A. Wilson owned the property from 1986 or earlier until October 1999. Paul A. Wilson was named a responsible party for the fuel leak in a Notice of Responsibility dated November 13, 1991 because he was the property owner at the time of an unauthorized release (Definition 3).

EMB Group LLC & Mary Moore owned the property from October 1999 to May 2001. EMB Group LLC & Mary Moore are responsible parties for the fuel leak because they were owners of a property where an unauthorized release occurred (Definition 3).

Castro Group LLC owned the property from November 2003 to May 2006. Castro Group LLC is a responsible party for the fuel leak because they were owner of a property where an unauthorized release occurred (Definition 3).

Banya Investments LLC purchased the property in May 2006. Banya Investments LLC is a responsible party because they are the current owner of the property where an unauthorized release occurred (Definition 3).

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For delivery information visit our website at www.usps.com	
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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	NA NA
Sent To	CASTRO GROUP LLC
Street, Apt. or PO Box	2021 SAN FRANCISCO STREET
City, State	BERKELEY, CA 94709-2213
PS Form 3800, June 2002 See Reverse for Instructions	

6992 2666
9574 4256
9000 2000
0200 2002

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

Certified Mail #: 7002 2030 0006 9574 2645

January 14, 2009

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
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**Local ID: RO0000355
Related ID: 3579
RWQCB ID: 01-0167
Global ID: T0600100155**

Responsible Party:

**ALLEN SHIN
BANYA INVESTMENTS
3011 CABRILLO AVENUE
SAN RAMON CA 94583**

Date First Reported: 8/28/1987

**Substance: 8006619 Gasoline-Automotive (motor gasoline
and additives), leaded & unleaded**

Funding for Oversight: LOPS - LOP State Fund

Multiple RPs?: Yes

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Please contact your caseworker WICKHAM, JERRY, at this office at (510)567-6791 if you have questions regarding your site.


ARIU LEV, Director
Contract Project Director

Date: JAN 14, 2009

Action: Add
Reason: ADD RP

Attachment A: Responsible Parties Data Sheet

cc: Jenniffer Jordan, SWRCB, D. Drogos, File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

January 14, 2009

Site Name & Address:
BEACON #12574
22315 REDWOOD RD
CASTRO VALLEY, CA 94546

Local ID: RO0000355
Related ID: 3579
RWQCB ID: 01-0167
Global ID: T0600100155

All Responsible Parties

**RP has been named a Primary RP - ROBERT EHLERS
VALERO**

685 WEST THIRD STREET | HANFORD, CA 93230 | Phone (210) 345-2227

**RP has been named a RP - NA NA
CASTRO GROUP LLC**

2021 SAN FRANCISCO ST | BERKELEY, CA 94709-2213 | Phone No Phone Number Listed

**RP has been named a RP - MARY C MOORE
EMB GROUP LLC & MARY C MOORE TRUST**

611 MARLIN CT | REDWOOD CITY, CA 94065-1214 | Phone No Phone Number Listed

RP has been named a RP - PAUL A WILSON

1238 STANYAN ST | SAN FRANCISCO, CA 94117 | Phone No Phone Number Listed

**RP has been named a RP - ALLEN SHIN
BANYA INVESTMENTS**

3011 CABRILLO AVENUE | SAN RAMON, CA 94583 | Phone 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."

ACEH has named the responsible parties for this site as detailed below.

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

January 14, 2009

Responsible Party Identification

Existence of Unauthorized Release

Four fuel and one waste oil underground storage tanks (USTs) were removed from the site on May 5, 1987. Petroleum hydrocarbons were detected in soil samples collected during the removal of the USTs. Total volatile hydrocarbons were detected in soil at concentrations up to 3,864 parts per million. Product odors and elevated photoionization detector readings were noted in soil below several of the USTs. An Underground Storage Tank Unauthorized Release Form was submitted by Beacon Oil Company (an Ultramar company) on August 28, 1987.

Responsible Party Identification

Beacon Oil Company, which was an Ultramar company, was the business owner, tank owner, and tank operator at the time of the unauthorized release (Definition 1) and had control of the UST at the time of or following an unauthorized release (Definition 4). Ultramar was identified as a responsible party in a Notice of Responsibility dated November 13, 1991. Ultramar, Inc. was succeeded by Valero. Therefore, Valero is a responsible party for the fuel leak case.

Paul A. Wilson owned the property from 1986 or earlier until October 1999. Paul A. Wilson was named a responsible party for the fuel leak in a Notice of Responsibility dated November 13, 1991 because he was the property owner at the time of an unauthorized release (Definition 3).

EMB Group LLC & Mary Moore owned the property from October 1999 to May 2001. EMB Group LLC & Mary Moore are responsible parties for the fuel leak because they were owners of a property where an unauthorized release occurred (Definition 3),

Castro Group LLC owned the property from November 2003 to May 2006. Castro Group LLC is a responsible party for the fuel leak because they were owner of a property where an unauthorized release occurred (Definition 3),

Banya Investments LLC purchased the property in May 2006. Banya Investments LLC is a responsible party because they are the current owner of the property where an unauthorized release occurred (Definition 3).

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OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Pk	
Sent To	ALLEN SHIN
Street, Ap or PO Box	BANYA INVESTMENTS
City, State	3011 CABRILLO AVENUE
	SAN RAMON, CA 94583
PS Form 3800, June 2002 See Reverse for Instructions	

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Certified Mail #: 7002 2030 0006 9574 2652

January 14, 2009

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

NOTICE OF RESPONSIBILITY

Site Name & Address:

**BEACON #12574
22315 REDWOOD RD
CASTRO VALLEY, CA 94546**

**Local ID: RO0000355
Related ID: 3579
RWQCB ID: 01-0167
Global ID: T0600100155**

Responsible Party:

**MARY C. MOORE
EMB GROUP LLC & MARY C MOORE TR
611 MARLIN CT
REDWOOD CITY CA 94065-1214**

Date First Reported: 8/28/1987

**Substance: 8006619 Gasoline-Automotive (motor gasoline
and additives), leaded & 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 VALERO 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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Please contact your caseworker WICKHAM, JERRY, at this office at (510)567-6791 if you have questions regarding your site.


ARIU LEVI, Director
Contract Project Director

Date: JAN 14, 2009

Action: Add
Reason: ADD RP

Attachment A: Responsible Parties Data Sheet
cc: Jenniffer Jordan, SWRCB, D. Drogos, File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

January 14, 2009

Site Name & Address:

BEACON #12574
22315 REDWOOD RD
CASTRO VALLEY, CA 94546

Local ID: RO0000355
Related ID: 3579
RWQCB ID: 01-0167
Global ID: T0600100155

All Responsible Parties

**RP has been named a Primary RP - ROBERT EHLERS
VALERO**

685 WEST THIRD STREET | HANFORD, CA 93230 | Phone (210) 345-2227

RP has been named a RP - NA NA

CASTRO GROUP LLC

2021 SAN FRANCISCO ST | BERKELEY, CA 94709-2213 | Phone No Phone Number Listed

RP has been named a RP - MARY C MOORE

EMB GROUP LLC & MARY C MOORE TRUST

611 MARLIN CT | REDWOOD CITY, CA 94065-1214 | Phone No Phone Number Listed

RP has been named a RP - PAUL A WILSON

1238 STANYAN ST | SAN FRANCISCO, CA 94117 | Phone No Phone Number Listed

RP has been named a RP - ALLEN SHIN

BANYA INVESTMENTS

3011 CABRILLO AVENUE | SAN RAMON, CA 94583 | Phone 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."
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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."

ACEH has named the responsible parties for this site as detailed below.

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

January 14, 2009

Responsible Party Identification

Existence of Unauthorized Release

Four fuel and one waste oil underground storage tanks (USTs) were removed from the site on May 5, 1987. Petroleum hydrocarbons were detected in soil samples collected during the removal of the USTs. Total volatile hydrocarbons were detected in soil at concentrations up to 3,864 parts per million. Product odors and elevated photoionization detector readings were noted in soil below several of the USTs. An Underground Storage Tank Unauthorized Release Form was submitted by Beacon Oil Company (an Ultramar company) on August 28, 1987.

Responsible Party Identification

Beacon Oil Company, which was an Ultramar company, was the business owner, tank owner, and tank operator at the time of the unauthorized release (Definition 1) and had control of the UST at the time of or following an unauthorized release (Definition 4). Ultramar was identified as a responsible party in a Notice of Responsibility dated November 13, 1991. Ultramar, Inc. was succeeded by Valero. Therefore, Valero is a responsible party for the fuel leak case.

Paul A. Wilson owned the property from 1986 or earlier until October 1999. Paul A. Wilson was named a responsible party for the fuel leak in a Notice of Responsibility dated November 13, 1991 because he was the property owner at the time of an unauthorized release (Definition 3).

EMB Group LLC & Mary Moore owned the property from October 1999 to May 2001. EMB Group LLC & Mary Moore are responsible parties for the fuel leak because they were owners of a property where an unauthorized release occurred (Definition 3),

Castro Group LLC owned the property from November 2003 to May 2006. Castro Group LLC is a responsible party for the fuel leak because they were owner of a property where an unauthorized release occurred (Definition 3),

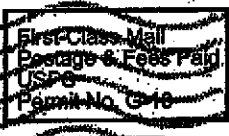
Banya Investments LLC purchased the property in May 2006. Banya Investments LLC is a responsible party because they are the current owner of the property where an unauthorized release occurred (Definition 3).

7002 2030 0006 9574 2652

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery (Endorsement)	MARY C. MOORE
Total Postage	EMB GROUP LLC & MARY C MOORE
Sent To	TR
Street, Apt. # or PO Box No.	611 MARLIN CT
City, State, ZIP+4	REDWOOD CITY, CA 94065-1214

PS Form 3800, June 2002 See Reverse for Instructions

UNITED STATES POSTAL SERVICE
SAN FRANCISCO CA 941



21 JAN 2009 PM 6 T

• Sender: Please print your name, address, and ZIP+4 in this box •

JAN 22 AM 10:28

**Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
Attn: Jerry, RO#355**

543



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**MARY C. MOORE
EMB GROUP LLC & MARY C MOORE
TR
611 MARLIN CT
REDWOOD CITY, CA 94065-1214**

2. Article Number
(Transfer from service label)

7002 2030 0006 9574 2652

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Mary Moore Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-93

January 14, 2009

Mr. Robert Ehlers
Valero
685 West Third Street
Hanford, CA 93230

Mr. Paul Wilson
1238 Stanyan Street
San Francisco, CA 94117

Subject: Fuel Leak Case No. RO0000355 and Geotracker Global ID T0600100155, Beacon #12574,
22315 Redwood Road, Castro Valley, CA 94546 – Identification of Additional Responsible Parties

Dear Mr. Ehlers and Mr. Wilson:

In Notices of Responsibility dated November 13, 1991, Ultramar, Inc. (currently Valero) and Paul A. Wilson were notified that the above referenced site had been placed in the Local Oversight Program and that they were named as Responsible Parties for the fuel leak case. Three additional groups have purchased the property since 1999 and were recently identified as additional Responsible Parties for the fuel leak case as defined under 23 C.C.R Sec. 2720. Please see Attachment A – Responsible Parties Data Sheet, which identifies all Responsible Parties and provides background on the unauthorized release and Responsible Party Identification.

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,

If you have any questions, please call me at 510-567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,

A handwritten signature in cursive script that reads "Jerry Wickham".

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Senior Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Gary Barker, Horizon Environmental, Inc., 4970 Windplay Drive, #C5, El Dorado Hills, CA 95762

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

January 14, 2009

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EMB GROUP LLC & MARY C MOORE TRUST**

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1238 STANYAN ST | SAN FRANCISCO, CA 94117 | Phone No Phone Number Listed

**RP has been named a RP - ALLEN SHIN
BANYA INVESTMENTS**

3011 CABRILLO AVENUE | SAN RAMON, CA 94583 | Phone No Phone Number Listed

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January 14, 2009

Responsible Party Identification

Existence of Unauthorized Release

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Paul A. Wilson owned the property from 1986 or earlier until October 1999. Paul A. Wilson was named a responsible party for the fuel leak in a Notice of Responsibility dated November 13, 1991 because he was the property owner at the time of an unauthorized release (Definition 3).

EMB Group LLC & Mary Moore owned the property from October 1999 to May 2001. EMB Group LLC & Mary Moore are responsible parties for the fuel leak because they were owners of a property where an unauthorized release occurred (Definition 3),

Castro Group LLC owned the property from November 2003 to May 2006. Castro Group LLC is a responsible party for the fuel leak because they were owner of a property where an unauthorized release occurred (Definition 3),

Banya Investments LLC purchased the property in May 2006. Banya Investments LLC is a responsible party because they are the current owner of the property where an unauthorized release occurred (Definition 3).