



AGENCY

Rebecca Gebhart, Acting Agency Director

Certified Mail #: 7014 2870 0001 3382 2798

June 3, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:
MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566

Local ID: RO0003199
Related ID: NA
RWQCB ID: NA
Global ID: T10000008158

Responsible Party:

WHEELER DAVID B
927 MAIN ST
PLEASANTON, CA 94566-6072

Date First Reported: 12/02/2015

- Substance:**
- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
 - 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)
 - 12035 Waste Oil/Used Oil
 - 8052413 Stoddard Solvent
 - 7440020 Nickel; 7440473 Chromium; 7439921 Lead
 - 13 Solvents

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 WHEELER DAVID B 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 Anne Jurek at this office at (510) 567-6721 if you have questions regarding your site.

Date: 06-06-2016

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

June 3, 2016

Site Name & Address:

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All Responsible Parties

RP has been named a Primary RP - WHEELER DAVID B
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RP has been named a Primary RP - C & H DEVELOPMENT CO
43 PANORAMIC WAY | WALNUT CREEK, CA 94595-1605 | (925) 932-2030

RP has been named a Primary RP - GROSS MOREY & ETHEL & LANE PEGGY
915 MAIN ST | PLEASANTON, CA 94566-8218 | No Phone Number Listed

RP has been named a Primary RP - SANTA RITA INVESTMENT COMPANY
915 MAIN ST | PLEASANTON, CA 94566-8218 | No Phone Number Listed

RP has been named a Primary RP - AUTOGAL, INC.
AGENT: THE PRENTICE-HALL CORPORATION SYSTEM, INC. | 2711 CENTERVILLE ROAD SUITE 400 | WILMINGTON, DE 19808 | No
Phone Number Listed

RP has been named a Primary RP - SUN PAUL C & ALICE T TRS
PO BOX 117941 | BURLINGAME, CA 94011-7941 | No Phone Number Listed

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RP has been named a Primary RP - HIRST BRADLEY A & SANDRA L TRS
c/o EQUITY ENTERPRISES | 4460 BLACK AVE STE L | PLEASANTON, CA 94566 | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

June 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)

June 3, 2016

Existence of Unauthorized Release

ACEH reviewed the following documents and records: a phase I environmental site assessment dated June 15, 2010; 1943 and 1953 Sanborn Fire Insurance maps; aerial photographs dated between 1939 and 2002; and a parcel map from the County of Alameda Assessor's Office. Findings from these documents indicate that between approximately 1943 and 1969, an auto repair/ gas and oil facility operated on the property at 927 Main Street, Pleasanton, CA 94566 (parcel number 946-3370-22) and a gas and oil facility operated on the property at 927 Main Street and on the property adjacent to the south at 915 Main Street, Pleasanton, CA 94566 (parcel number 946-3370-19). Because the gas and oil facility operated on parcel number 946-3370-22 and parcel number 946-3370-19, both property parcels are considered potential sources of an unauthorized release. No information at regulatory agencies exists regarding the operation or removal of any underground storage tanks. Due to the absence of tank removal documentation, it is possible that an underground storage system remains in place on one or both parcels.

In November 2015, two borings were advanced north and south of the building that is presently on parcel number 946-3370-22. 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) and Stoddard solvent (TPHss) were detected in groundwater at concentrations of up to 1,000 micrograms per liter ($\mu\text{g/L}$), 1,400 $\mu\text{g/L}$, and 1,400 $\mu\text{g/L}$, respectively. The detections of petroleum hydrocarbons in soil and groundwater beneath the location of the former gas and oil facilities on parcel number 946-3370-22 and parcel number 946-3370-19 indicate that a release occurred, and the release may have been secondary to the storage of petroleum on one or both parcels.

Responsible Party Identification

David B. Wheeler purchased parcel number 946-3370-7 on May 4, 1978. Parcel number 946-3370-7 was split into several parcels, which included parcel numbers 946-3370-22 and 946-3370-19. The individual, trustee(s), or the trust of David B. Wheeler are Responsible Parties because they owned parcel numbers 946-3370-22 and 946-3370-19 (Definition 3).

C & H Development Company purchased parcel numbers 946-3370-22 and 946-3370-19 on May 4, 1978. C & H Development Company, or its trustee(s) or trust are Responsible Parties because they owned parcel numbers 946-3370-22 and 946-3370-19 (Definition 3).

Morey and Ethel Gross and Peggy Lane purchased parcel number 946-3370-19 on October 3, 1978. The individuals, trustee(s), or the trusts of Morey and Ethel Gross and Peggy Lane are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3).

Santa Rita Investment Company purchased parcel number 946-3370-19 from Morey and Ethel Gross and Peggy Lane on May 15, 1980. Autogal, NV, now known as Autogal, Inc., purchased parcel number 946-3370-19 from Santa Rita Investment Company on May 15, 1980. Paul C and Alice Sun purchased parcel number 946-3370-19 from Autogal, NV on May 15, 1980. Paul C and Alice T Sun Trustees purchased parcel number 946-3370-19 on January 10, 1983. Santa Rita Investment Company, or its trustee(s) or trusts are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3). Autogal Inc., or its trustee(s) or trusts are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3). Paul C and Alice T Sun Trustees are Responsible Parties because they currently own parcel number 946-3370-19 (Definition 3).

C & H Development Company and Bradley A and Sandra L Hirst purchased parcel number 946-3370-22 on June 9, 1980. C & H Development Company and Bradley A and Sandra L Hirst Trustees purchased parcel number 946-3370-22 on November 9, 2000. Bradley A and Sandra L Hirst Trustees purchased parcel number 946-3370-22 on October 20, 2004. C & H Development Company or its trustees or trust are Responsible Parties because they owned parcel number 946-3370-22 (Definition 3). Bradley A and Sandra L Hirst Trustees are Responsible Parties because they currently own parcel number 946-3370-22 (Definition 3).



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Contract Project Director

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Reason: ADD

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LUFT LOCAL OVERSIGHT PROGRAM

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C & H Development Company and Bradley A and Sandra L Hirst purchased parcel number 946-3370-22 on June 9, 1980. C & H Development Company and Bradley A and Sandra L Hirst Trustees purchased parcel number 946-3370-22 on November 9, 2000. Bradley A and Sandra L Hirst Trustees purchased parcel number 946-3370-22 on October 20, 2004. C & H Development Company or its trustees or trust are Responsible Parties because they owned parcel number 946-3370-22 (Definition 3). Bradley A and Sandra L Hirst Trustees are Responsible Parties because they currently own parcel number 946-3370-22 (Definition 3).



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June 3, 2016

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Reason: ADD

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Rebecca Gebhart, Acting Agency Director

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June 3, 2016

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Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)
- 12035 Waste Oil/Used Oil
- 8052413 Stoddard Solvent
- 7440020 Nickel; 7440473 Chromium; 7439921 Lead
- 13 Solvents

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 SANTA RITA INVESTMENT COMPANY 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 Anne Jurek at this office at (510) 567-6721 if you have questions regarding your site.

Date: 06-06-2016

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

June 3, 2016

Site Name & Address:
MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566

Local ID: RO0003199
Related ID: NA
RWQCB ID: NA
Global ID: T10000008158

All Responsible Parties

RP has been named a Primary RP - WHEELER DAVID B
927 MAIN ST | PLEASANTON, CA 94566-6072 | No Phone Number Listed

RP has been named a Primary RP - C & H DEVELOPMENT CO
43 PANORAMIC WAY | WALNUT CREEK, CA 94595-1605 | (925) 932-2030

RP has been named a Primary RP - GROSS MOREY & ETHEL & LANE PEGGY
915 MAIN ST | PLEASANTON, CA 94566-8218 | No Phone Number Listed

RP has been named a Primary RP - SANTA RITA INVESTMENT COMPANY
915 MAIN ST | PLEASANTON, CA 94566-8218 | No Phone Number Listed

RP has been named a Primary RP - AUTOGAL, INC.
AGENT: THE PRENTICE-HALL CORPORATION SYSTEM, INC. | 2711 CENTERVILLE ROAD SUITE 400 | WILMINGTON, DE 19808 | No Phone Number Listed

RP has been named a Primary RP - SUN PAUL C & ALICE T TRS
PO BOX 117941 | BURLINGAME, CA 94011-7941 | No Phone Number Listed

RP has been named a Primary RP - C & H DEVELOPMENT CO HIRST BRADLEY A & SANDRA L TRS
43 PANORAMIC WAY | WALNUT CREEK, CA 94595-1605 | No Phone Number Listed

RP has been named a Primary RP - HIRST BRADLEY A & SANDRA L TRS
c/o EQUITY ENTERPRISES | 4460 BLACK AVE STE L | PLEASANTON, CA 94566 | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

June 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)

June 3, 2016

Existence of Unauthorized Release

ACEH reviewed the following documents and records: a phase I environmental site assessment dated June 15, 2010; 1943 and 1953 Sanborn Fire Insurance maps; aerial photographs dated between 1939 and 2002; and a parcel map from the County of Alameda Assessor's Office. Findings from these documents indicate that between approximately 1943 and 1969, an auto repair/ gas and oil facility operated on the property at 927 Main Street, Pleasanton, CA 94566 (parcel number 946-3370-22) and a gas and oil facility operated on the property at 927 Main Street and on the property adjacent to the south at 915 Main Street, Pleasanton, CA 94566 (parcel number 946-3370-19). Because the gas and oil facility operated on parcel number 946-3370-22 and parcel number 946-3370-19, both property parcels are considered potential sources of an unauthorized release. No information at regulatory agencies exists regarding the operation or removal of any underground storage tanks. Due to the absence of tank removal documentation, it is possible that an underground storage system remains in place on one or both parcels.

In November 2015, two borings were advanced north and south of the building that is presently on parcel number 946-3370-22. 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) and Stoddard solvent (TPHss) were detected in groundwater at concentrations of up to 1,000 micrograms per liter ($\mu\text{g/L}$), 1,400 $\mu\text{g/L}$, and 1,400 $\mu\text{g/L}$, respectively. The detections of petroleum hydrocarbons in soil and groundwater beneath the location of the former gas and oil facilities on parcel number 946-3370-22 and parcel number 946-3370-19 indicate that a release occurred, and the release may have been secondary to the storage of petroleum on one or both parcels.

Responsible Party Identification

David B. Wheeler purchased parcel number 946-3370-7 on May 4, 1978. Parcel number 946-3370-7 was split into several parcels, which included parcel numbers 946-3370-22 and 946-3370-19. The individual, trustee(s), or the trust of David B. Wheeler are Responsible Parties because they owned parcel numbers 946-3370-22 and 946-3370-19 (Definition 3).

C & H Development Company purchased parcel numbers 946-3370-22 and 946-3370-19 on May 4, 1978. C & H Development Company, or its trustee(s) or trust are Responsible Parties because they owned parcel numbers 946-3370-22 and 946-3370-19 (Definition 3).

Morey and Ethel Gross and Peggy Lane purchased parcel number 946-3370-19 on October 3, 1978. The individuals, trustee(s), or the trusts of Morey and Ethel Gross and Peggy Lane are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3).

Santa Rita Investment Company purchased parcel number 946-3370-19 from Morey and Ethel Gross and Peggy Lane on May 15, 1980. Autogal, NV, now known as Autogal, Inc., purchased parcel number 946-3370-19 from Santa Rita Investment Company on May 15, 1980. Paul C and Alice Sun purchased parcel number 946-3370-19 from Autogal, NV on May 15, 1980. Paul C and Alice T Sun Trustees purchased parcel number 946-3370-19 on January 10, 1983. Santa Rita Investment Company, or its trustee(s) or trusts are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3). Autogal Inc., or its trustee(s) or trusts are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3). Paul C and Alice T Sun Trustees are Responsible Parties because they currently own parcel number 946-3370-19 (Definition 3).

C & H Development Company and Bradley A and Sandra L Hirst purchased parcel number 946-3370-22 on June 9, 1980. C & H Development Company and Bradley A and Sandra L Hirst Trustees purchased parcel number 946-3370-22 on November 9, 2000. Bradley A and Sandra L Hirst Trustees purchased parcel number 946-3370-22 on October 20, 2004. C & H Development Company or its trustees or trust are Responsible Parties because they owned parcel number 946-3370-22 (Definition 3). Bradley A and Sandra L Hirst Trustees are Responsible Parties because they currently own parcel number 946-3370-22 (Definition 3).



AGENCY

Rebecca Gebhart, Acting Agency Director

Certified Mail #: 7014 2870 0001 3382 2743

June 3, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:

**MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566**

**Local ID: RO0003199
Related ID: NA
RWQCB ID: NA
Global ID: T1000008158**

Responsible Party:

**SUN PAUL C & ALICE T TRS
PO BOX 117941
BURLINGAME, CA 94011-7941**

Date First Reported: 12/02/2015

Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)
- 12035 Waste Oil/Used Oil
- 8052413 Stoddard Solvent
- 7440020 Nickel; 7440473 Chromium; 7439921 Lead
- 13 Solvents

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 SUN PAUL C & ALICE T TRS 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 Anne Jurek at this office at (510) 567-6721 if you have questions regarding your site.

 Date: 06-06-2016

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

June 3, 2016

Site Name & Address:

MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566

Local ID: RO0003199
Related ID: NA
RWQCB ID: NA
Global ID: T10000008158

All Responsible Parties

RP has been named a Primary RP - WHEELER DAVID B
927 MAIN ST | PLEASANTON, CA 94566-6072 | No Phone Number Listed

RP has been named a Primary RP - C & H DEVELOPMENT CO
43 PANORAMIC WAY | WALNUT CREEK, CA 94595-1605 | (925) 932-2030

RP has been named a Primary RP - GROSS MOREY & ETHEL & LANE PEGGY
915 MAIN ST | PLEASANTON, CA 94566-8218 | No Phone Number Listed

RP has been named a Primary RP - SANTA RITA INVESTMENT COMPANY
915 MAIN ST | PLEASANTON, CA 94566-8218 | No Phone Number Listed

RP has been named a Primary RP - AUTOGAL, INC.
AGENT: THE PRENTICE-HALL CORPORATION SYSTEM, INC. | 2711 CENTERVILLE ROAD SUITE 400 | WILMINGTON, DE 19808 | No
Phone Number Listed

RP has been named a Primary RP - SUN PAUL C & ALICE T TRS
PO BOX 117941 | BURLINGAME, CA 94011-7941 | No Phone Number Listed

RP has been named a Primary RP - C & H DEVELOPMENT CO HIRST BRADLEY A & SANDRA L TRS
43 PANORAMIC WAY | WALNUT CREEK, CA 94595-1605 | No Phone Number Listed

RP has been named a Primary RP - HIRST BRADLEY A & SANDRA L TRS
c/o EQUITY ENTERPRISES | 4460 BLACK AVE STE L | PLEASANTON, CA 94566 | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

June 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)

June 3, 2016

Existence of Unauthorized Release

ACEH reviewed the following documents and records: a phase I environmental site assessment dated June 15, 2010; 1943 and 1953 Sanborn Fire Insurance maps; aerial photographs dated between 1939 and 2002; and a parcel map from the County of Alameda Assessor's Office. Findings from these documents indicate that between approximately 1943 and 1969, an auto repair/ gas and oil facility operated on the property at 927 Main Street, Pleasanton, CA 94566 (parcel number 946-3370-22) and a gas and oil facility operated on the property at 927 Main Street and on the property adjacent to the south at 915 Main Street, Pleasanton, CA 94566 (parcel number 946-3370-19). Because the gas and oil facility operated on parcel number 946-3370-22 and parcel number 946-3370-19, both property parcels are considered potential sources of an unauthorized release. No information at regulatory agencies exists regarding the operation or removal of any underground storage tanks. Due to the absence of tank removal documentation, it is possible that an underground storage system remains in place on one or both parcels.

In November 2015, two borings were advanced north and south of the building that is presently on parcel number 946-3370-22. 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) and Stoddard solvent (TPHss) were detected in groundwater at concentrations of up to 1,000 micrograms per liter ($\mu\text{g/L}$), 1,400 $\mu\text{g/L}$, and 1,400 $\mu\text{g/L}$, respectively. The detections of petroleum hydrocarbons in soil and groundwater beneath the location of the former gas and oil facilities on parcel number 946-3370-22 and parcel number 946-3370-19 indicate that a release occurred, and the release may have been secondary to the storage of petroleum on one or both parcels.

Responsible Party Identification

David B. Wheeler purchased parcel number 946-3370-7 on May 4, 1978. Parcel number 946-3370-7 was split into several parcels, which included parcel numbers 946-3370-22 and 946-3370-19. The individual, trustee(s), or the trust of David B. Wheeler are Responsible Parties because they owned parcel numbers 946-3370-22 and 946-3370-19 (Definition 3).

C & H Development Company purchased parcel numbers 946-3370-22 and 946-3370-19 on May 4, 1978. C & H Development Company, or its trustee(s) or trust are Responsible Parties because they owned parcel numbers 946-3370-22 and 946-3370-19 (Definition 3).

Morey and Ethel Gross and Peggy Lane purchased parcel number 946-3370-19 on October 3, 1978. The individuals, trustee(s), or the trusts of Morey and Ethel Gross and Peggy Lane are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3).

Santa Rita Investment Company purchased parcel number 946-3370-19 from Morey and Ethel Gross and Peggy Lane on May 15, 1980. Autogal, NV, now known as Autogal, Inc., purchased parcel number 946-3370-19 from Santa Rita Investment Company on May 15, 1980. Paul C and Alice Sun purchased parcel number 946-3370-19 from Autogal, NV on May 15, 1980. Paul C and Alice T Sun Trustees purchased parcel number 946-3370-19 on January 10, 1983. Santa Rita Investment Company, or its trustee(s) or trusts are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3). Autogal Inc., or its trustee(s) or trusts are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3). Paul C and Alice T Sun Trustees are Responsible Parties because they currently own parcel number 946-3370-19 (Definition 3).

C & H Development Company and Bradley A and Sandra L Hirst purchased parcel number 946-3370-22 on June 9, 1980. C & H Development Company and Bradley A and Sandra L Hirst Trustees purchased parcel number 946-3370-22 on November 9, 2000. Bradley A and Sandra L Hirst Trustees purchased parcel number 946-3370-22 on October 20, 2004. C & H Development Company or its trustees or trust are Responsible Parties because they owned parcel number 946-3370-22 (Definition 3). Bradley A and Sandra L Hirst Trustees are Responsible Parties because they currently own parcel number 946-3370-22 (Definition 3).



AGENCY

Rebecca Gebhart, Acting Agency Director

Certified Mail #: 7014 2870 0001 3382 2729

June 3, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:

**MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566**

**Local ID: RO0003199
Related ID: NA
RWQCB ID: NA
Global ID: T10000008158**

Responsible Party:

**C & H DEVELOPMENT CO
HIRST BRADLEY A & SANDRA L TRS
43 PANORAMIC WAY
WALNUT CREEK, CA 94595-1605**

Date First Reported: 12/02/2015

Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)
- 12035 Waste Oil/Used Oil
- 8052413 Stoddard Solvent
- 7440020 Nickel; 7440473 Chromium; 7439921 Lead
- 13 Solvents

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 C & H DEVELOPMENT CO HIRST BRADLEY A & SANDRA L TRS 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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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

June 3, 2016

Site Name & Address:
MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566

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c/o EQUITY ENTERPRISES | 4460 BLACK AVE STE L | PLEASANTON, CA 94566 | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

June 3, 2016

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ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

June 3, 2016

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Responsible Party Identification

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C & H Development Company purchased parcel numbers 946-3370-22 and 946-3370-19 on May 4, 1978. C & H Development Company, or its trustee(s) or trust are Responsible Parties because they owned parcel numbers 946-3370-22 and 946-3370-19 (Definition 3).

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Santa Rita Investment Company purchased parcel number 946-3370-19 from Morey and Ethel Gross and Peggy Lane on May 15, 1980. Autogal, NV, now known as Autogal, Inc., purchased parcel number 946-3370-19 from Santa Rita Investment Company on May 15, 1980. Paul C and Alice Sun purchased parcel number 946-3370-19 from Autogal, NV on May 15, 1980. Paul C and Alice T Sun Trustees purchased parcel number 946-3370-19 on January 10, 1983. Santa Rita Investment Company, or its trustee(s) or trusts are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3). Autogal Inc., or its trustee(s) or trusts are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3). Paul C and Alice T Sun Trustees are Responsible Parties because they currently own parcel number 946-3370-19 (Definition 3).

C & H Development Company and Bradley A and Sandra L Hirst purchased parcel number 946-3370-22 on June 9, 1980. C & H Development Company and Bradley A and Sandra L Hirst Trustees purchased parcel number 946-3370-22 on November 9, 2000. Bradley A and Sandra L Hirst Trustees purchased parcel number 946-3370-22 on October 20, 2004. C & H Development Company or its trustees or trust are Responsible Parties because they owned parcel number 946-3370-22 (Definition 3). Bradley A and Sandra L Hirst Trustees are Responsible Parties because they currently own parcel number 946-3370-22 (Definition 3).



AGENCY

Rebecca Gebhart, Acting Agency Director

Certified Mail #: 7014 2870 0001 3382 2750

June 3, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:

**MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566**

**Local ID: R00003199
Related ID: NA
RWQCB ID: NA
Global ID: T10000008158**

Responsible Party:

**AUTOGAL, INC.
Agent: The Prentice-Hall Corporation System Inc.
2711 CENTERVILLE ROAD SUITE 400
WILMINGTON, DE 19808**

Date First Reported: 12/02/2015

- Substance:**
- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
 - 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)
 - 12035 Waste Oil/Used Oil
 - 8052413 Stoddard Solvent
 - 7440020 Nickel; 7440473 Chromium; 7439921 Lead
 - 13 Solvents

**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 AUTOGAL, INC. 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 Anne Jurek at this office at (510) 567-6721 if you have questions regarding your site.

 Date: 06-06-2016

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

June 3, 2016

Site Name & Address:

MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566

Local ID: RO0003199
Related ID: NA
RWQCB ID: NA
Global ID: T10000008158

All Responsible Parties

RP has been named a Primary RP - WHEELER DAVID B
927 MAIN ST | PLEASANTON, CA 94566-6072 | No Phone Number Listed

RP has been named a Primary RP - C & H DEVELOPMENT CO
43 PANORAMIC WAY | WALNUT CREEK, CA 94595-1605 | (925) 932-2030

RP has been named a Primary RP - GROSS MOREY & ETHEL & LANE PEGGY
915 MAIN ST | PLEASANTON, CA 94566-8218 | No Phone Number Listed

RP has been named a Primary RP - SANTA RITA INVESTMENT COMPANY
915 MAIN ST | PLEASANTON, CA 94566-8218 | No Phone Number Listed

RP has been named a Primary RP - AUTOGAL, INC.
AGENT: THE PRENTICE-HALL CORPORATION SYSTEM, INC. | 2711 CENTERVILLE ROAD SUITE 400 | WILMINGTON, DE 19808 | No
Phone Number Listed

RP has been named a Primary RP - SUN PAUL C & ALICE T TRS
PO BOX 117941 | BURLINGAME, CA 94011-7941 | No Phone Number Listed

RP has been named a Primary RP - C & H DEVELOPMENT CO HIRST BRADLEY A & SANDRA L TRS
43 PANORAMIC WAY | WALNUT CREEK, CA 94595-1605 | No Phone Number Listed

RP has been named a Primary RP - HIRST BRADLEY A & SANDRA L TRS
c/o EQUITY ENTERPRISES | 4460 BLACK AVE STE L | PLEASANTON, CA 94566 | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

June 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."
-

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

June 3, 2016

Existence of Unauthorized Release

ACEH reviewed the following documents and records: a phase I environmental site assessment dated June 15, 2010; 1943 and 1953 Sanborn Fire Insurance maps; aerial photographs dated between 1939 and 2002; and a parcel map from the County of Alameda Assessor's Office. Findings from these documents indicate that between approximately 1943 and 1969, an auto repair/ gas and oil facility operated on the property at 927 Main Street, Pleasanton, CA 94566 (parcel number 946-3370-22) and a gas and oil facility operated on the property at 927 Main Street and on the property adjacent to the south at 915 Main Street, Pleasanton, CA 94566 (parcel number 946-3370-19). Because the gas and oil facility operated on parcel number 946-3370-22 and parcel number 946-3370-19, both property parcels are considered potential sources of an unauthorized release. No information at regulatory agencies exists regarding the operation or removal of any underground storage tanks. Due to the absence of tank removal documentation, it is possible that an underground storage system remains in place on one or both parcels.

In November 2015, two borings were advanced north and south of the building that is presently on parcel number 946-3370-22. 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) and Stoddard solvent (TPHss) were detected in groundwater at concentrations of up to 1,000 micrograms per liter ($\mu\text{g/L}$), 1,400 $\mu\text{g/L}$, and 1,400 $\mu\text{g/L}$, respectively. The detections of petroleum hydrocarbons in soil and groundwater beneath the location of the former gas and oil facilities on parcel number 946-3370-22 and parcel number 946-3370-19 indicate that a release occurred, and the release may have been secondary to the storage of petroleum on one or both parcels.

Responsible Party Identification

David B. Wheeler purchased parcel number 946-3370-7 on May 4, 1978. Parcel number 946-3370-7 was split into several parcels, which included parcel numbers 946-3370-22 and 946-3370-19. The individual, trustee(s), or the trust of David B. Wheeler are Responsible Parties because they owned parcel numbers 946-3370-22 and 946-3370-19 (Definition 3).

C & H Development Company purchased parcel numbers 946-3370-22 and 946-3370-19 on May 4, 1978. C & H Development Company, or its trustee(s) or trust are Responsible Parties because they owned parcel numbers 946-3370-22 and 946-3370-19 (Definition 3).

Morey and Ethel Gross and Peggy Lane purchased parcel number 946-3370-19 on October 3, 1978. The individuals, trustee(s), or the trusts of Morey and Ethel Gross and Peggy Lane are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3).

Santa Rita Investment Company purchased parcel number 946-3370-19 from Morey and Ethel Gross and Peggy Lane on May 15, 1980. Autogal, NV, now known as Autogal, Inc., purchased parcel number 946-3370-19 from Santa Rita Investment Company on May 15, 1980. Paul C and Alice Sun purchased parcel number 946-3370-19 from Autogal, NV on May 15, 1980. Paul C and Alice T Sun Trustees purchased parcel number 946-3370-19 on January 10, 1983. Santa Rita Investment Company, or its trustee(s) or trusts are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3). Autogal Inc., or its trustee(s) or trusts are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3). Paul C and Alice T Sun Trustees are Responsible Parties because they currently own parcel number 946-3370-19 (Definition 3).

C & H Development Company and Bradley A and Sandra L Hirst purchased parcel number 946-3370-22 on June 9, 1980. C & H Development Company and Bradley A and Sandra L Hirst Trustees purchased parcel number 946-3370-22 on November 9, 2000. Bradley A and Sandra L Hirst Trustees purchased parcel number 946-3370-22 on October 20, 2004. C & H Development Company or its trustees or trust are Responsible Parties because they owned parcel number 946-3370-22 (Definition 3). Bradley A and Sandra L Hirst Trustees are Responsible Parties because they currently own parcel number 946-3370-22 (Definition 3).



AGENCY

Rebecca Gebhart, Acting Agency Director

Certified Mail #: 7014 2870 0001 3382 2736

June 3, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:

**MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566**

**Local ID: RO0003199
Related ID: NA
RWQCB ID: NA
Global ID: T10000008158**

Responsible Party:

**HIRST BRADLEY A & SANDRA L TRS
c/o EQUITY ENTERPRISES
4460 BLACK AVE STE L
PLEASANTON, CA 94566**

Date First Reported: 12/02/2015

Substance:

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)
- 12035 Waste Oil/Used Oil
- 8052413 Stoddard Solvent
- 7440020 Nickel; 7440473 Chromium; 7439921 Lead
- 13 Solvents

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 HIRST BRADLEY A & SANDRA L TRS 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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 Date: 06-06-2016

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

June 3, 2016

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ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

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C & H Development Company and Bradley A and Sandra L Hirst purchased parcel number 946-3370-22 on June 9, 1980. C & H Development Company and Bradley A and Sandra L Hirst Trustees purchased parcel number 946-3370-22 on November 9, 2000. Bradley A and Sandra L Hirst Trustees purchased parcel number 946-3370-22 on October 20, 2004. C & H Development Company or its trustees or trust are Responsible Parties because they owned parcel number 946-3370-22 (Definition 3). Bradley A and Sandra L Hirst Trustees are Responsible Parties because they currently own parcel number 946-3370-22 (Definition 3).