

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

Certified Mail #: 7002 2030 0006 9574 2591

December 05, 2008

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:**

**FOOTHILL MINI MART  
6600 FOOTHILL BLVD  
Oakland, CA 94605**

**Local ID: RO0000175  
Related ID: 3985  
RWQCB ID: 01-2481  
Global ID: T0600102286**

Responsible Party:

**ABDUL GHAFFAR  
ZAROON INC  
40092 DAVIS ST  
FREMONT CA 94538-2605**

**Date First Reported: 12/21/1998**

**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 NA 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 KHATRI, PARESH, at this office at (510)777-2478 if you have questions regarding your site.

  
\_\_\_\_\_  
ARIU LEVIT, Director  
Contract Project Director

Date: 12/9/08

Action: Add  
Reason: New Owner

ALAMEDA COUNTY ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

December 05, 2008

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**6600 FOOTHILL BLVD**  
**Oakland, CA 94605**

**Local ID: RO0000175**  
**Related ID: 3985**  
**RWQCB ID: 01-2481**  
**Global ID: T0600102286**

**All Responsible Parties**

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**RP has been named a Primary RP - RAVITEJ S & MANDEEP SEKHON**

6600 FOOTHILL BLVD | OAKLAND, CA 94605-2019 | Phone No Phone Number Listed

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**RP has been named a Primary RP - ABDUL GHAFAR ZAROON INC**

40092 DAVIS ST | FREMONT, CA 94538-2605 | Phone No Phone Number Listed

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**RP has been named a Primary RP - JAVAD FARROKHTALA J & S PETROLEUM INC**

3300 POWELL ST NO209 | EMERYVILLE, CA 94608 | Phone (510) 740-6963

**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)

December 05, 2008

**Responsible Party Identification**

**Existence of Unauthorized Release**

On December 16, 1998, one 8,000-gallon steel gasoline underground storage tank was removed from the site. Following UST removal activities, soil sampling was conducted at the site, which detected MTBE at a concentration of 12 mg/kg.

**Responsible Party Identification**

J & S Petroleum c/o Javad Enterprises owned the property from circa 1983 until September 28, 1998. J & S Petroleum is a responsible party because a release likely occurred during their ownership of the USTs (definition 1), the USTs were used for storage of hazardous substances (definition 2), and they had owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3).

Ravitej and Mandeep Sekhon owned the subject property from September 28, 1998 until February 18, 2005. Ravitej and Mandeep Sekhon is a responsible party because they owned the USTs (definition 1), operated the USTs for storage of hazardous substances (definition 2), owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (definition 3), and had control over the USTs at the time of or following an unauthorized release of a hazardous substance (definition 4).

Zaroon, Inc. purchased the property in February 18, 2005. Zaroon, Inc. is a responsible party because it owns the property where an unauthorized release of a hazardous substance occurred (definition 3).

<b>U.S. Postal Service™</b>											
<b>CERTIFIED MAIL™ RECEIPT</b>											
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>											
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®											
OFFICIAL USE											
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">Postage</td> <td style="width: 50%; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Certified Fee</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">Return Receipt Fee (Endorsement Required)</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">Restricted Delivery Fee (Endorsement Required)</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">Total Post</td> <td style="padding: 2px;"></td> </tr> </table>	Postage	\$	Certified Fee		Return Receipt Fee (Endorsement Required)		Restricted Delivery Fee (Endorsement Required)		Total Post		Postmark Here
Postage	\$										
Certified Fee											
Return Receipt Fee (Endorsement Required)											
Restricted Delivery Fee (Endorsement Required)											
Total Post											
Sent To Street, Apt. or PO Box City, State	<b>ABDUL GHAFAR</b> <b>ZAROON INC</b> <b>40092 DAVIS STREET</b> <b>FREMONT, CA 94538-2605</b>										
PS Form 3800, June 2002 <span style="float: right;">See Reverse for Instructions</span>											

7002 2030 0006 9574 2591

UNITED STATES POSTAL SERVICE

RECEIVED

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

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

ENVIRONMENTAL HEALTH SERVICES

Environmental Health Services  
Environmental Protection  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
Attn: Paresh, RO#175



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:

ABDUL GHAFAR  
ZAROON INC  
48092 DAVIS STREET  
FREMONT, CA 94538-2605

2. Article Number  
(Transfer from service label)

7002 2030 0006 9574 2591

PS Form 3811, February 2004

Domestic Return Receipt

102585-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

*Chand*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

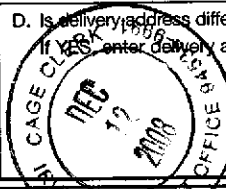
D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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ENVIRONMENTAL PROTECTION  
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(510) 567-6700  
FAX (510) 337-9335

December 5, 2008

Ravi Sekhon  
21696 Knuppe Place  
Castro Valley, CA 94552

J & S Petroleum, Inc.  
c/o Javad Enterprises  
3300 Powell Street, Suite 16  
Emeryville, CA 94608-1528

Subject: Fuel Leak Case No. RO0000175, GeoTracker Global ID: T0600102286, Foothill Mini-Mart, 6600 Foothill Boulevard, Oakland, CA 94605

Dear Responsible Parties:

In Notices of Responsibility dated January 12, 1999, J & S Petroleum, Inc. and Ravitej Sekhon were notified that the above referenced site had been placed in the Local Oversight Program and that J & S Petroleum, Inc. and Ravitej Sekhon were named as Responsible Parties for the fuel leak case. Zaroon, Inc. purchased the property and has been named an additional Responsible Party 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) 777-2478.

Sincerely,

Paresh C. Khatri  
Hazardous Materials Specialist

Attachment A – Responsible Parties Data Sheet

cc: Donna Drogos, ACEH  
Paresh Khatri, ACEH  
File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

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