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**San Francisco Bay Regional Water Quality Control Board**

October 10, 2012  
File No. 01-1641(cth)

Bud Bowling, Inc.  
Attn: Michael Bowling  
685 Las Barrancas Drive  
Danville, CA 94526

**SUBJECT: Status of Property at 3875 Castro Valley Boulevard, Castro Valley  
Alameda County**

Dear Mr. Bowling:

This letter explains the status of the subject property (Wagon Wheel Mobile Home Park) with respect to groundwater pollution in the vicinity.

Bud Bowling, Inc. is the current owner of the subject property located at 3875 Castro Valley Boulevard in Castro Valley, Alameda County (the Site). The Site is located down-gradient from the VIP Service Station at 3889 Castro Valley Boulevard. Investigations regarding releases from underground storage tanks at this adjacent up-gradient property indicate that gasoline-related hydrocarbons from this property have migrated in groundwater under the Site. These ongoing investigations have occurred both on the VIP Service Station property and on the Site and have shown the Site to be located down-gradient of the area considered to be the source of gasoline constituents. These reports have not indicated any additional potential sources of gasoline-related compounds on the Site.

Based on information currently available to Regional Water Board staff, we conclude that groundwater pollution detected beneath the Site is likely the result of the migration of pollutants in groundwater from the up-gradient VIP Service Station site. In general, the Regional Water Board does not pursue enforcement action against a property owner whose land overlies contaminated groundwater if that contamination is solely the result of the migration of groundwater contaminants from an off-site source or sources. Accordingly, the Regional Water Board will not name current and future owners of the Site as dischargers with respect to groundwater pollution from offsite sources. However, the Regional Water Board may hold such a property owner responsible for investigation or cleanup tasks if he or she refuses to provide reasonable access to an up-gradient discharger attempting to investigate and cleanup off-site groundwater pollution.

If you have any questions, please contact Chuck Headlee of my staff at (510) 622-2433 [e-mail [theadlee@waterboards.ca.gov](mailto:theadlee@waterboards.ca.gov)].

Sincerely,

Bruce H. Wolfe  
Executive Officer

cc:

Ms. Donna Drogos, ACEH: [donna.drogos@acgov.org](mailto:donna.drogos@acgov.org)

Mr. Karyl Detterman, ACEH: [karyl.detterman@acgov.org](mailto:karyl.detterman@acgov.org)

Lalji and Arvinda Patel, VIP Service Station, 385 Century Circle Danville, CA, 94526