



AGENCY

Certified Mail #: 7009 2820 0001 4359 6897

November 6, 2012

NOTICE OF RESPONSIBILITY

Site Name & Address:
UNOCAL #6277
15803 E 14TH ST
SAN LEANDRO, CA 94578

Local ID: RO0002969
Related ID: NA
RWQCB ID: NA
Global ID: T0619718179

Responsible Party:

ED RALSTON
WESTERN DEALER HOLDING CO LLC
76 BROADWAY
SACRAMENTO CA 95818

Date First Reported: 12/27/2007
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 WESTERN DEALER HOLDING CO LLC 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 NOWELL, KEITH, at this office at (510)567-6764 if you have questions regarding your site.

Date: 11/6/12

ARIU LEVI, Director
Contract Project Director

Action: Add
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Jenniffer Jordan, SWRCB, D. Drogos (Sent via electronic mail to donna.drogos@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

November 6, 2012

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All Responsible Parties

RP has been named a Primary RP - ED RALSTON
CONOCOPHILLIPS
76 BROADWAY | SACRAMENTO, CA 95818 | Phone (916) 558-7633

RP has been named a Primary RP - ELLA M COELHO TRUST
COELHO GAS LLC
18616 HIGHWAY 33E | DOS PALOS, CA 93620 | Phone No Phone Number Listed

RP has been named a Primary RP - ALI ALIASGARI
15803 E. 14TH STREET | SAN LEANDRO, CA 94578 | Phone (510) 276-6336

RP has been named a Primary RP - SHANE NOLAN
WESTERN DEALER HOLDING CO LLC
30343 CANWOOD ST, SUITE 200 | AGOURA HILLS, CA 91301-4329 | Phone (818) 206-5700

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)

November 6, 2012

Responsible Party Identification

Existence of Unauthorized Release

An active 76 Service Station operates at the subject property located at 15803 East 14th Street in San Leandro, Ca. A baseline site assessment conducted adjacent to the underground storage tanks and dispenser islands in 2007 revealed maximum groundwater concentrations of 15,000 micrograms per liter (g/L) total petroleum hydrocarbons (TPH) as diesel, 6,400 g/L TPH as gasoline and 60 g/L benzene. These concentrations indicate an unauthorized release has occurred from the underground storage tank system at this site.

Responsible Party Identification

Mathew Coelho purchased the property in October 1969. The property was transferred to Ella M Coelho in 1999 and then to Coelho Gas LLC in December 2001. Coelho Gas LLC meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

ConocoPhillips operated and owned the underground storage tanks. ConocoPhillips is a responsible party for the site because they owned or operated an underground storage tank used for the storage of any hazardous substance (Definition 1) and had control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance (Definition 4).

Western Dealer Holding Co., LLC, doing business as Platinum Energy, purchased the property in July of 2010. Western Dealer Holding Co., LLC is a responsible party because they owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

Ali Aliasgari purchased the property in November 2010. Ali Aliasgari is a responsible party because he owns the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).



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Date: 11/6/12

ARIU LEVI, Director
Contract Project Director

Action: Add
Reason: ADD

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

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SAN LEANDRO CA 94578

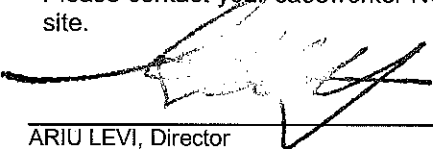
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ARIU LEVI, Director
Contract Project Director

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ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

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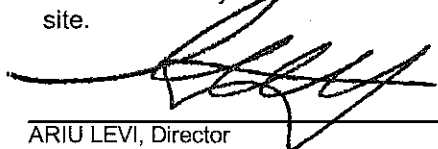
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