

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Agency Director



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

May 18, 2015

Western Dealer Holding Company LLC
DBA Platinum Energy
30343 Canwood St., Ste 200
Agoura Hills, CA 91301-4329
Attn.: Shane Nolan
(Sent via E-mail to: snolan@platinum-energy.net)

Phillips 66
76 Broadway
Sacramento, CA 95818
Attn.: Ed Ralston
(Sent via E-mail to: Ed.C.Ralston@p66.com)

Charanjeer Kaur and Kulwant Minhas
PO Box 3545
Yuba City, CA 95992-3545

Sam and Wendy Ng
3220 Lakeshore Avenue
Oakland, CA 94610

Subject: Add Responsible Party, Fuel Leak Case No. RO0000229 and Geotracker Global ID T0600101463, UNOCAL #5325, 3220 Lakeshore Avenue, Oakland CA 94610

Dear Responsible Parties:

In an earlier Notice of Responsibilities (NORs), Union Oil Company of California, ConocoPhillips, Western Dealer Holding Company LLC, and Charanjeer Kaur and Kulwant Minhas were notified that the above referenced site had been placed in the Local Oversight Program and that they had been named as Responsible Parties for the fuel leak case. An additional party has been named as Responsible Party for the fuel leak case in the attached updated NOR, 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 your email address does not appear on the cover page of this notification ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

Should you have any questions, please contact me at (510) 567- 6764 or send me an electronic mail message at keith.nowell@acgov.org.

Sincerely,

Digitally signed by Keith Nowell
DN: cn=Keith Nowell, o=Alameda
County, ou=Department of
Environmental Health,
email=keith.nowell@acgov.org, c=US
Date: 2015.05.18 16:03:54 -07'00'

Keith Nowell, PG, CHG
Hazardous Materials Specialist

Enclosures: Attachment A – Responsible Parties Data Sheet

cc: Dilan Roe, ACEH, (sent via electronic mail to dilan.roe@acgov.org)
Keith Nowell, ACEH, (sent via electronic mail to keith.nowell@acgov.org)
Geotracker, Electronic File

ALAMEDA COUNTY
HEALTH CARE SERVICES



ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

AGENCY

ALEX BRISCOE, Agency Director

May 18, 2015

NOTICE OF RESPONSIBILITY

Site Name & Address:

UNOCAL #5325
3220 LAKESHORE AVE.
OAKLAND, CA 94610

Local ID: RO0000229
Related ID: 1059
RWQCB ID: 01-1588
Global ID: T0600101463

Responsible Party:

CHARANJEER KAUR & KULWANT MINHAS
PO BOX 3545
YUBA CITY, CA 95992-3545

Date First Reported: 6/08/1990
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 CHARANJEER KAUR & KULWANT MINHAS as the primary or active Responsible Party(ies). It is the responsibility of the primary or active Responsible Party(ies) 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 KEITH NOWELL at this office at (510) 567-6764 if you have questions regarding your site.

 Date: 05-19-2015

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
HEALTH CARE SERVICES



ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 7368

May 18, 2015

NOTICE OF RESPONSIBILITY

Site Name & Address:

**UNOCAL #5325
3220 LAKESHORE AVE.
OAKLAND, CA 94610**

**Local ID: RO0000229
Related ID: 1059
RWQCB ID: 01-1588
Global ID: T0600101463**

Responsible Party:

**NG SAM S & WENDY W
3220 LAKESHORE AVE.
OAKLAND, CA 94610**

Date First Reported: 6/08/1990
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 NG SAM S & WENDY W as the primary or active Responsible Party(ies). 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(ies) 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 KEITH NOWELL at this office at (510) 567-6764 if you have questions regarding your site.

 Date: 05-19-2015

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



AGENCY

ALEX BRISCOE, Agency Director

May 18, 2015

NOTICE OF RESPONSIBILITY

Site Name & Address:

**UNOCAL #5325
3220 LAKESHORE AVE.
OAKLAND, CA 94610**

**Local ID: RO0000229
Related ID: 1059
RWQCB ID: 01-1588
Global ID: T0600101463**

Responsible Party:

**PHILLIPS 66
ATTN.: ED RALSTON
76 BROADWAY
SACRAMENTO, CA 95818**

Date First Reported: 6/08/1990
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 PHILLIPS 66 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 KEITH NOWELL at this office at (510) 567-6764 if you have questions regarding your site.

 Date: 05-19-2015

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



AGENCY

ALEX BRISCOE, Agency Director

May 18, 2015

NOTICE OF RESPONSIBILITY

Site Name & Address:

**UNOCAL #5325
3220 LAKESHORE AVE.
OAKLAND, CA 94610**

**Local ID: RO0000229
Related ID: 1059
RWQCB ID: 01-1588
Global ID: T0600101463**

Responsible Party:

**WESTERN DEALER HOLDING CO LLC
ATTN.: SHANE NOLAN
DBA PLATINUM ENERGY
30343 CANWOOD ST., SUITE 200
AGOURA HILLS, CA 91301-4329**

Date First Reported: 6/08/1990
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 KEITH NOWELL at this office at (510) 567-6764 if you have questions regarding your site.

 Date: 05-19-15

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

May 18, 2015

Site Name & Address:

UNOCAL #5325
3220 LAKESHORE AVE.
OAKLAND, CA 94610

Local ID: RO0000229
Related ID: 1059
RWQCB ID: 01-1588
Global ID: T0600101463

All Responsible Parties

RP has been named a Primary RP - UNION OIL COMPANY OF CALIFORNIA
c/o UNOCAL 76 PROP TAX
PO BOX 7600 | LOS ANGELES, CA 90051 | No Phone Number Listed

RP has been named a Primary RP - PHILLIPS 66
ATTN: ED RALSTON
76 BROADWAY | SACRAMENTO, CA 95818 | (916) 558-7633

RP has been named a Primary RP - WESTERN DEALER HOLDING CO LLC
ATTN.: SHANE NOLAN
DBA PLATINUM ENERGY
30343 CANWOOD ST., SUITE 200 | AGOURA HILLS, CA 91301 | (818) 206-5704

RP has been named a Primary RP - CHARANJEER KAUR & KULWANT MINHAS
PO BOX 3545 | YUBA CITY, CA 95992-3545 | No Phone Number Listed

RP has been named a Primary RP - NG SAM S & WENDY W
3220 LAKESHORE AVE. | OAKLAND, CA 94610 | (510) 836-9888

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 18, 2015

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)

May 18, 2015

Existence of Unauthorized Release

An active service station operates at the subject property located at 3220 (aka 3200) Lakeshore Avenue in Oakland, CA. In 1990 three soil borings were advanced adjacent to two 10,000-gallon and one 550-gallon underground storage tanks (USTs) at the property. Soil sample analyses revealed the presence of up to 7,500 milligrams per kilogram (mg/Kg) total petroleum hydrocarbons as gasoline (TPH-g) and 13 mg/kg benzene. These concentrations indicate an unauthorized release has occurred from the underground storage tank system at this site.

Responsible Party Identification

Union Oil Company of California (Union Oil) acquired title of the property in September 1988. On July 13, 1992, Union Oil was notified that the above referenced site had been placed in the Local Oversight Program and that Union Oil Company of California was identified as a Responsible Party for the fuel leak case as it met Definition 1 as business owner and tank operator, Definition 3 as property owner, and Definition 4 as having control of a UST at the time or following a release.

Through a series of mergers, acquisitions, and spin offs, Union Oil divested certain refining and marketing assets to Tosco (including the Union 76 brand), which was acquired by Phillips Petroleum. Phillips Petroleum merged with Conoco to form ConocoPhillips and most recently spun-off Phillips 66 Company. On August 29, 2012, ConocoPhillips was notified that it met the definition of a Responsible Party, having met Definition 1, as a person who owns or operates an underground storage tank used for the storage of any hazardous substance as owned the property where an unauthorized release occurred, and Definition 3, as owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred. Phillips 66 Company, as a successor to ConocoPhillips, meets the definition of a responsible party for the site because it owned or operated underground storage tanks used for the storage of any hazardous substance (Definition 1) and owned the property where an unauthorized release occurred (Definition 3).

On August 29, 2012, Western Dealer Holding Company LLC, dba Platinum Energy, was notified that it met the definition of a Responsible Party having acquired the property in July 2010. Western Dealer Holding Company LLC, dba Platinum Energy, acquired the property in July 2010. Western Dealer Holding Company LLC meets the definition of a responsible party for the site because it owned the property where an unauthorized release occurred (Definition 3).

Charanjeer Kaur and Kulwant Minhas acquired the property in May 2011. On August 29, 2012, Charanjeer Kaur and Kulwant Minhas were notified that they met the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Sam S. and Wendy W. Ng acquired the property in February 2015. Sam S. and Wendy W. Ng meet the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).