



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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August 29, 2012

Shane Nolan (*Sent via E-mail to: snolan@platinum-energy.net*)

Western Dealer Holding Company
DBA Platinum Energy
30343 Canwood St., Ste 200
Agoura Hills, CA 91301-4329

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

Ed Ralston (*Sent via E-mail to: Ed.C.Ralston@p66.com*)

ConocoPhillips
76 Broadway
Sacramento, CA 95818

Subject: Notice of Responsibility, 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 Responsibility (NOR), Union Oil Company of California was notified that the above referenced site had been placed in the Local Oversight Program and that Union Oil Company of California had been named as a Responsible Party for the fuel leak case. Additional parties have been named as Responsible Parties 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.

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,

Keith Nowell, PG, CHG
Hazardous Materials Specialist

Enclosures: Attachment A – Responsible Parties Data Sheet

cc: Donna Drogos, ACEH, (sent via electronic mail to donna.drogos@acgov.org)
Keith Nowell, ACEH, (sent via electronic mail to keith.nowell@acgov.org)

Geotracker, Electronic File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

August 29, 2012

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 - ED RALSTON
CONOCOPHILLIPS
76 BROADWAY | SACRAMENTO, CA 95818 | Phone (916) 558-7633

RP has been named a Primary RP - c/o UNOCAL 76 PROP TAX
UNION OIL COMPANY OF CALIFORNIA
PO BOX 7600 | LOS ANGELES, CA 90051-0600 | Phone No Phone Number Listed

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

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

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)

August 29, 2012

Responsible Party Identification

Existence of Unauthorized Release

An active Unocal station operates at the subject property located as 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 at the property. Soil sampling analyses revealed the presence of up to 7,500 milligram per kilogram (mg/kg) total petroleum hydrocarbons as gasoline and 13 mg/kg benzene indicating an unauthorized release has occurred.

Responsible Party Identification

Union Oil Company of California was notified that the above referenced site had been placed in the Local Oversight Program and that Union Oil Company was the business owner, tank operator, and property owner. Union Oil Company was identified as a Responsible Party for the fuel leak case (Definitions 1, 3, and 4).

TOSCO Corporation acquired Union Oil Company in 1997. ConocoPhillips acquired TOSCO and purchased the property in 2001. ConocoPhillips became a Responsible Party for the fuel leak case (Definitions 1 and 3).

Western Dealer Holding Co., LLC, doing business as Platinum Energy purchased the property in 2002 and became a Responsible Party for the fuel leak case (Definition 3).

Charanjeer Kaur and Kulwant Minhas purchased the property from Western Dealer Holding Co., LLC in 2011. Charanjeer Kaur and Kulwant Minhas are identified as Responsible Parties for the fuel leak case (Definition 3).