



Certified Mail #: 7009 2820 0001 4359 9829

August 29, 2012

**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:

**UNION OIL COMPANY OF CALIFORNIA**  
**c/o UNOCAL 76 PROP TAX**  
**PO BOX 7600**  
**LOS ANGELES CA 90051-0600**

**Date First Reported: 6/8/1990**

**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 CONOCOPHILLIPS 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.

  
\_\_\_\_\_  
ARIU LEVI, Director  
Contract Project Director

Date: 8/29/12

Action: Add  
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Jennifer Jorden, 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

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).



Certified Mail #: 7009 2820 0001 4359 9942

August 29, 2012

**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: 6/8/1990**

**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 CONOCOPHILLIPS 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.

  
\_\_\_\_\_  
ARIU LEVI, Director  
Contract Project Director

Date: 8/29/12

Action: Add  
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Jenniffer Jorden, 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

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).



August 29, 2012

**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:**

**ED RALSTON**  
**CONOCOPHILLIPS**  
**76 BROADWAY**  
**SACRAMENTO CA 95818**

**Date First Reported: 6/8/1990**

**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 CONOCOPHILLIPS 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.

  
\_\_\_\_\_  
ARIU LEVI, Director  
Contract Project Director

Date: 8/29/12

Action: Add  
Reason: ADD

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).



Certified Mail #: 7009 2820 0001 4359 9935

August 29, 2012

**NOTICE OF RESPONSIBILITY**

<b>Site Name &amp; Address:</b> <b>UNOCAL #5325</b> <b>3220 LAKESHORE AVE</b> <b>Oakland, CA 94610</b>	<b>Local ID: RO0000229</b> <b>Related ID: 1059</b> <b>RWQCB ID: 01-1588</b> <b>Global ID: T0600101463</b>
---	--

Responsible Party:

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

<b>Date First Reported:</b> 6/8/1990
<b>Substance:</b> 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
<b>Funding for Oversight:</b> LOPS - LOP State Fund
<b>Multiple RPs?:</b> 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 CONOCOPHILLIPS 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: 8/29/12  
\_\_\_\_\_  
ARIU LEVI, Director  
Contract Project Director

Action: Add Reason: ADD
----------------------------

ALAMEDA COUNTY ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

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).