

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

April 11, 2008

Dennis O'Keefe  
Golden Gate Petroleum  
501 Shell Avenue  
Martinez, CA 94553-1357

Charles and Diane Campanella  
Campanella CS Trust  
5401 San Leandro Street  
Oakland, CA 94601-5650

Subject: Fuel Leak Case No. RO0000395 and Geotracker Global ID T0600102218, Bay Area Diablo Petroleum, 421 23<sup>rd</sup> Avenue, Oakland, CA 94606-5304

Dear Mr. O'Keefe and Mr. and Ms. Campanella:

In a Notice of Responsibility dated August 19, 1998, Mr. Terry Pinney of Bay Area Diablo Petroleum dba Golden Gate Petroleum and Campanella CS Trust were notified that the above referenced site had been placed in the Local Oversight Program and their respective organizations had been named as Responsible Parties for the fuel leak case. CP Holding Company LLC purchased the property in 2006 and has been named an additional Responsible Party for the fuel leak case 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 you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org).

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297  
Senior Hazardous Materials Specialist

Attachment A – Responsible Parties Data Sheet

cc: Leroy Griffin  
Oakland Fire Department  
250 Frank H. Ogawa Plaza, Ste. 3341  
Oakland, CA 94612-2032

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

April 11, 2008

**Site Name & Address:**  
**BAY AREA DIABLO PETROLEUM**  
**421 23RD AVE**  
**Oakland, CA 94606**

**Local ID: RO0000395**  
**Related ID: 191**  
**RWQCB ID: 01-2408**  
**Global ID: T0600102218**

**All Responsible Parties**

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**RP has been named a Primary RP - DENNIS O KEEFE**  
**BAY AREA DIABLO PETROLEUM CO**  
501 SHELL AVE | MARTINEZ, CA 54553-1357 | Phone (925) 603-8670

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**RP has been named a RP - CHARLES & DIANE CAMPANELLA**  
**CAMPANELLA CS TRUST**  
5401 SAN LEANDRO ST | OAKLAND, CA 94601 | Phone No Phone Number Listed

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**RP has been named a RP - C/O CLAUDE D PERASSO**  
**CP HOLDING CO LLC**  
41 PENINSULA RD | BELVEDERE, CA 94920-2325 | Phone No Phone Number Listed

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**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)

April 11, 2008

### Responsible Party Identification

#### Existence of Unauthorized Release

The site has supplied retail motor vehicle fuels since 1976. Underground storage tanks, product lines, and dispensers were removed on August 13, 1998. Soil samples collected beneath the tanks, product lines, and/or dispensers during the removal contained fuel hydrocarbons. Total petroleum hydrocarbons as gasoline and diesel were detected in soil at concentrations up to 18,000 ppm and 22,000 ppm, respectively. A substantial volume of free phase petroleum hydrocarbons was encountered in the excavated tank cavity.

#### Responsible Party Identification

Bay Area Diablo Petroleum, dba Golden Gate Petroleum was the tank owner and operator at the time of and following the release. Bay Area Diablo Petroleum, dba Golden Gate Petroleum also owned the property from September 8, 1999 to October 13, 2006. Bay Area Diablo Petroleum, dba Golden Gate Petroleum is a responsible party because they owned and operated the underground storage tanks (USTs) (Definition 1), owned property where an unauthorized release from a UST has occurred (Definition 3), and had control of the USTs at the time of and following an unauthorized release (Definition 4).

Campanella CS Trust owned the property from at least 1994 until September 8, 1999. Campanella CS Trust is a responsible party because they owned property where an unauthorized release from a UST has occurred (Definition 3).

CP Holding Company LLC purchased the property on October 13, 2006 and is the current property owner. CP Holding Company LLC is a responsible party because they are the current owners of a property where an unauthorized release from a UST has occurred (Definition 3).