		FILED Superior Court of California County of Alameda
1	ROB BONTA	03/01/2023 Chad Finke, Executive Officer/Clerk of the Court
2	Attorney General of California DENNIS L. BECK, JR.	By: Made Deputy
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7	Additional Counsel for Plaintiff on following pag	re e
8	SUPERIOR COURT OF TH	E STATE OF CALIFORNIA
9		F ALAMEDA
10	COUNTION	ALAMEDA
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13	THE PEOPLE OF THE STATE OF CALIFORNIA,	CASE NO. RG18919828
14	Plaintiff,	Assigned for all purposes to:
15	v.	HONORABLE JUDGE BRAD SELIGMAN Department. 23
16		[PROPOSED] FINAL JUDGMENT ON
17	BAY AREA/DIABLO PETROLEUM, CO., a California Corporation dba GOLDEN	CONSENT
18	GATE PETROLEUM; GOLDEN GATE	Dept.: 23
19	PETROLEUM CO., a California Corporation; WESTGATE PETROLEUM	Judge: Honorable Brad Seligman
20	COMPANY, INC., a California Corporation; EASTGATE PETROLEUM,	Action filed: September 7, 2018
21	LLC, a Nevada Limited Liability Company dba GOLDEN GATE PETROLEUM,	
22	DENNIS O'KEEFE, an individual; and DOES 1 through 20,	
23	Defendants.	
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1	Additional Counsel for the People of the State of California
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21	CARLA RODRIGUEZ
22	District Attorney of Sonoma County CAROLINE L. FOWLER, State Bar No. 110313
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25	Telephone: (707) 565-3161 Email: Fowler@sonoma-county.org
26	
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the Health and Safety Code to implement certain State of California environmental programs

- 2.2. Defendants shall not raise, alter the position of, tamper with, disable, or otherwise render nonfunctional or ineffective, sensors in spill containment structures, under dispenser containment, and sumps.
- 2.3. Defendants shall at all times assure the sensors in spill containment structures, under dispenser containment, and sumps are placed in a position so that the sensors are capable of detecting a leak at the earliest possible opportunity. Defendants shall undertake measures to regularly inspect, at least monthly, the UST system to assure all leak detection systems are properly placed. Defendants shall maintain a log to memorialize such inspections and the results thereof. Defendants shall instruct their employees that, if during the course of such sensor inspections or at any other time, employees observe a sensor which is improperly placed, they shall immediately notify supervisory personnel that a sensor is not properly placed. If a sensor is not properly placed or is not functioning as required, Defendants shall shut the UST system down immediately. Defendants shall not place the UST system back into operation until the sensor has been properly positioned, replaced, or repaired.
- 2.4. If any UST system fails a secondary containment test, and where the failure would indicate to a reasonable operator that there is a potential for release to the environment, Defendants shall immediately take all appropriate action to prevent a release, including but not limited to, shutting down the affected portion of the UST system.
- 2.5. Defendants shall at all times ensure that all secondary containment systems are constructed so that any releases to the secondary containment system will flow to a collection sump, as required by California Code of Regulations, title 23, section 2636, subdivision (c)(1).
- 2.6. Defendants shall at all times have a means of monitoring for water intrusion by precipitation or infiltration into secondary containment, as required by Health and Safety Code section 25291, subdivision (e).
- 2.7. Defendants shall at all times timely notify the appropriate CUPA of any unauthorized releases from a diesel vent line and provide a report describing the release and

1	2.37. Defendants shall establish/implement a HMBP, as required by		
2	Health and Safety Code section 25503.5.		
3	2.38 Defendants shall submit/update HMBPs, as required by Health and		
4	Safety Code section 25505.		
5	2.39. Defendants shall at all times have an emergency coordinator, as		
6	required by California Code of Regulations, title 22, section 66265.55.		
7	2.40. Defendants shall not manage hazardous waste without an		
8	Environmental Protection Agency Identification number, as required by California Code of		
9	Regulations, title 22, section 66262.12, subdivision (a).		
10	2.41. Defendants shall keep required copies of Uniform Hazardous Waste		
11	Manifests for three (3) years, as required by California Health and Safety Code section 25160.2,		
12	subdivision (b)(3).		
13	2.42. Defendants shall not store hazardous waste on-site at any of the		
14	Covered Facilities longer than ninety (90) days without a permit, as required by Health and Safety		
15	Code section 25201, subdivision (a).		
16	3. ENVIRONMENTAL COORDINATOR		
17	3.1. Defendants shall employ and maintain a corporate officer or		
18	employee knowledgeable in the California environmental laws that are the subject of this		
19	Judgment, as an "Environmental Coordinator." The Environmental Coordinator's responsibility		
20	shall be to manage Defendants' compliance with the injunctive terms in this Judgment. The duties		
21	of the Environmental Coordinator shall include collecting and maintaining copies of all written		
22	advisements of violation, including Notices of Violation ("NOVs") and inspection reports, issued		
23	or performed by the CUPAs, relating to the Covered Facilities for a period of five (5) years and to		
24	undertake good faith efforts to assess Defendants' compliance with applicable laws and		
25	regulations, and to advise Defendants' personnel on compliance with all applicable laws and		
26	regulations, and to correct any noted deficiencies or violations.		
27	3.2. Beginning one (1) year after the entry of this Judgment, and		

continuing for five (5) years from the entry thereof, Defendants' Environmental Coordinator shall

include financial inability to fund or complete the work; any failure by Defendants' suppliers,

contractors, subcontractors, or other persons contracted to perform the work for or on behalf of

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Defendants (unless failure to do so is itself due to a Force Majeure event); nor does it include circumstances which could have been avoided if Defendants had complied with preventative requirements imposed by law, regulation, or ordinance.

F. ENFORCEMENT

- 1. The People may move this Court to enforce any provision of this Judgment and to award other appropriate relief, including penalties for contempt, by serving and filing a regularly noticed motion in accordance with Code of Civil Procedure section 1005 ("Enforcement Motion"). Defendants may file an opposition to, and the People may file a reply in support of, such Enforcement Motion. At least ten (10) calendar days before filing an Enforcement Motion, the People must seek to meet and confer with Defendants to attempt to resolve the matter without judicial intervention. To ensure that the meet and confer is as productive as possible, the People will identify, as specifically as the available information allows, the specific instances and dates of non-compliance, and the actions that the People believe Defendants must take to remedy that non-compliance and the amount of penalties, if any, sought by the People.
- 2. Imposition of penalties pursuant to Section F of this Judgment is in addition to any enforcement action that may be taken by the People, or any state, county, or local agency, department, board, or entity, or any CUPA for violations of applicable environmental laws.

G. EFFECT OF CONSENT JUDGMENT

Except as expressly provided in Section J, nothing in this Judgment shall be construed to preclude the People, or any state, county, or local agency, department, board, or entity, or any CUPA, from exercising its authority under any law, statute, or regulation.

H. MATTERS COVERED AND RESERVED CLAIMS

1. This Judgment is a final and binding resolution and settlement of all known claims, violations, and causes of action alleged by the People in the First Amended Complaint ("FAC") with respect to Defendants' violations of Chapters 6.5, 6.67, 6.7, and 6.95, and of all claims, violations, or causes of action that could have been asserted by the People based on the

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19	b.	For Defendants:	
20		Dennis O'Keefe Bay Area/ Diablo Petroleum Company	
21		1340 Arnold Drive, Suite 231	
22		Martinez, CA	
		Wallace Smith	
23		Squire Patton Boggs LLP	
24		475 Sansone Street 16 th floor	
25		San Francisco, Ca 94111 Wallace.Smith@SquirePB.com	
		•	
26	Any p	party may change its notice and name and address by informing the	
27	other parties in writing by certified mail. The change shall be effective upon receipt of the		
28	certified mail.	13	

2. All notices and communications required or permitted under this Judgment that are properly addressed as provided in this section are effective upon delivery if delivered personally or by overnight delivery or are effective five (5) calendar days following deposit in the United States mail, postage prepaid if delivered by mail, or are effective the next court day that electronic mail is sent before 5:00 p.m. (Pacific Time) to the electronic mail addresses of the designated recipients for notice concurrent with sending the notice by United States mail.

J. NECESSITY FOR WRITTEN APPROVALS

All notices, approvals, and decisions of the People under the terms of this Judgment shall be communicated to Defendants in writing. No oral advice, guidance, suggestions, or comments by employees or officials of the People regarding submissions or notices shall be construed to relieve Defendants of their obligations to obtain any final written approval required by this Judgment.

K. NO WAIVER OF RIGHT TO ENFORCE

The failure of the People to enforce any provision of this Judgment shall neither be deemed a waiver of such provision nor in any way affect the validity of this Judgment. The failure of the People to enforce any such provision shall not preclude it from later enforcing the same or other provisions of this Judgment. Nor oral advice guidance, suggestions, or comments by employees or officials of the People or Defendants, or people acting on behalf of Defendants, regarding matters covered in this Judgment shall be construed to relieve any of the Defendants of their obligations under this Judgment.

L. REGULATORY CHANGES

Nothing in this Judgment shall excuse any of the Defendants from meeting any more stringent requirements that may be imposed by changes in applicable law.

N. APPLICATION OF JUDGMENT

This Judgment shall apply to and be binding upon the People and upon each of the Defendants, their successors, assigns, directors, officers, and representatives.

O. CONTINUING JURISDICTION

1	This Court shall retain continuing jurisdiction to interpret and enforce the terms of this		
2	Judgment and to address any other matters arising out of or regarding this Judgment.		
3	P. ABILITY TO INSPECT AND COPY RECORDS AND DOCUMENTS		
4	On reasonable notice and subject to all of the defenses each of the Defendants would have		
5	to requests for documents made by subpoenas, discovery, or other formal legal process,		
6	Defendants shall permit any duly authorized representative of the People to inspect and copy		
7	Defendants' respective records and documents to determine whether Defendants are in		
8	compliance with the terms of this Judgment. Nothing in this Paragraph is intended to require		
9	access to or production of any privileged documents.		
10	Q. PAYMENT OF LITIGATION EXPENSES AND FEES		
11	Each of the Defendants shall pay their respective attorneys' fees, expert witness fees and		
12	costs, and all other costs of litigation and investigation incurred by it and/or him		
13	in connection with this matter except as otherwise specified herein.		
14	R. MODIFICATION		
15	This Judgment may be modified only by the Court, upon noticed motion, or upon written		
16	consent by the Parties and approval of the Court.		
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18	03/01/2023		
19	Dated: The Honorable Brad Seligman		
20	Judge of the Alameda County Superior Court Brad Seligman / Judge		
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EXHIBIT A - THE COVERED FACILITIES

LOCATION/OPERATOR	OWNER	ADDRESS
Brentwood Plant/Store	Bay Area Diablo	8285 Brentwood Blvd. Brentwood, 94513
Cloverdale Sinclair - Eastgate Petroleum	Bay Area Diablo	1194 S. Cloverdale Cloverdale, 95425
Hayward - Eastgate Petroleum	J.K. Holder Trust	1565 Industrial Parkway Hayward, 94554
Westgate Petroleum- DBA Air/BP Lampson Airport	Westgate	4635 Highland Springs Road Lakeport, 95433
Oakland Store – Eastgate Petroleum	Claude Parrasso	421 23rd Ave. Oakland, 94606
Oakland Port – Eastgate Petroleum	1107 5th Street LLC	1107 5th Street Oakland, 94607
Richmond Store— Eastgate Petroleum	James M. Martin	700 Juliga Woods St. Richmond, 94806
San Jose Plant—Golden Gate Petroleum	Bay Area Diablo	905 Stockton Ave. San Jose, 95110
Willits—Sinclair – Eastgate Petroleum	Bay Area Diablo	1579 S. Main Street Willits, 95490
Benicia Cardlock— Golden Gate Petroleum	Bay Area Diablo	115-116 W. Channel Road Benicia, 94510
Los Osos—Eastgate Petroleum	The Niki Group	995 Los Osos Valley Road Los Osos, 93402
Westgate Petroleum-Bulk Plant & Card Lock	Westgate	3740 Highland Springs Road Lakeport, 95453
Atascadero – Eastgate Petroleum	Bay Area Diablo	2000 El Camino Real Atascadero, 93422
El Sobrante – Golden Gate Gasoline	San Pablo Dam Road, LLC	5329A San Pablo Dam Road El Sobrante, CA 94803

EXHIBIT B - DISTRIBUTION OF JUDGMENT PROCEEDS

Office/Payee of Distributed Amount	Civil Penalties (HSC 25299(h))	Civil Penalties (B&P 17200)	Costs	Total Distribution
Office of the Attorney General	\$0.00	\$218,750.00	\$106,250.00	\$325,000.00
State Water Resources Control Board	\$50,000.00	\$0.00	\$0.00	\$50,000.00
Cleanup and Abatement Account				
Treasurer of Alameda County [for	\$0.00	\$218,750.00	\$106,250.00	\$325,000.00
District Attorney of Alameda County]				
Alameda County Department of	\$15,000.00	\$0.00	\$0.00	\$15,000.00
Environmental Health				
City of Hayward – Fire Department	\$15,000.00	\$0.00	\$0.00	\$15,000.00
Treasurer of Santa Clara County [for	\$0.00	\$218,750.00	\$106,250.00	\$325,000.00
District Attorney of the County of				
Santa Clara]				
Treasurer of Santa Clara County [for	\$75,000.00	\$0.00	\$0.00	\$75,000.00
Dept. of Environmental Health]				
Santa Clara Fire Department	\$75,000.00	\$0.00	\$0.00	\$75,000.00
San Jose Fire Department	\$75,000.00	\$0.00	\$0.00	\$75,000.00
Treasurer of Sonoma County [for	\$0.00	\$218,750.00	\$106,250.00	\$325,000.00
District Attorney's Office]				
Permit Sonoma	\$15,000.00	\$0.00	\$0.00	\$15,000.00
District Attorney of the County of	\$0.00	\$30,000.00	\$0.00	\$30,000.00
Lake				
Lake County Division of	\$10,000.00	\$0.00	\$0.00	\$10,000.00
Environmental Health				
District Attorney of the County of	\$0.00	\$30,000.00	\$0.00	\$30,000.00
Mendocino				
Mendocino County Environmental	\$10,000.00	\$0.00	\$0.00	\$10,000.00
Health				
Total	\$340,000.00	\$935,000.00	\$425,000.00	\$1,700,000.00

DECLARATION OF SERVICE BY E-MAIL

Case Name: People v. Bay Area/Diablo Petroleum Co., a California Corporation dba

Golden Gate Petroleum

No.: **RG189198284**

I declare:

I am employed in the Office of the Attorney General and a member of the California State Bar. I am 18 years of age or older and not a party to this matter; my business address is: 1300 I Street, Suite 125, P.O. Box 944255, Sacramento, CA 94244-2550.

On March 1, 2023, I served the attached [PROPOSED] FINAL JUDGMENT ON CONSENT on counsel for Defendants, Golden Gate Petroleum, et al., by transmitting a true copy via electronic mail, addressed as follows:

Wallace E. Smith Squire Patton Boggs (US) LLP wallace.smith@squirepb.com

I declare under penalty of perjury under the laws of the State of California and the United States of America the foregoing is true and correct and that this declaration was executed on March 1, 2023, at Sacramento, California.

Dennis L. Beck, Jr.

Declarant

Signature