

THRIFTY OIL CO.

January 24, 2011

Yong C. Yi and Kwon H. Yi
1 Captain Drive, Unit D260
Emeryville, CA 94608

O.11603
VIA. CERTIFIED MAIL

7009 1410 0001 4275 9569

RECEIVED

4:35 pm, Jan 28, 2011

Alameda County
Environmental Health

Re: Follow Up Letter - Amendment to Access Agreement
6101 Telegraph Ave
Oakland, CA

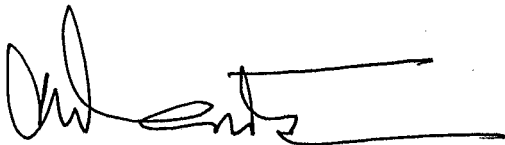
Dear Mr. Yi:

Thank you for your continued cooperation in providing Thrifty with access to your property located at 6101 Telegraph Avenue, Oakland, CA 94609, for conducting our semi-annual groundwater sampling activities related to our Thrifty Oil Co. (Thrifty) Gasoline Service Station No. 063, located at 6135 Telegraph Avenue in Oakland, California (Site). The Thrifty site is located adjacent and to the north of your property and is currently operated by ARCO (**Exhibit A**).

On November 9, 2010, Thrifty mailed to you an *Amendment to Access Agreement (Attachment A)* which requested your permission to enter the property located at 6101 Telegraph Avenue, Oakland, CA for installing two soil borings (SV-4 and SB-2/SV-2) which are part of a comprehensive site assessment for Thrifty Station No. 063. In a letter dated January 6, 2011, the Alameda County Health Care Services (ACHCS) required Thrifty to complete the site assessment activities and submit a report by March 7, 2011 (**Attachment B**). Unfortunately, we are unable to complete either of these tasks until you execute and return the *Amendment to Access Agreement*.

Please sign and date the attached *Amendment to Access Agreement* letter in the space provided below and mail / fax it back to us, confirming your concurrence. Your cooperation in this matter is greatly appreciated. Should you have any question or require any additional information, please contact Simon Tregurtha at (562)-921-3581 Ext. 260, or myself at (562) 921-3581 Ext. 390. Our fax number is (562) 921-7510.

Sincerely,



Chris Panaitescu
General Manager
Environmental Affairs

cc: File
Mr. Paresh Khatri, ACHCS



13116 Imperial Hwy, Santa Fe Springs, CA 90670-0138 • Ph: (562)921-3581

RESIDENTIAL

EXHIBIT A

62ND STREET

RESIDENTIAL

REMEDIA
TION
COMPOUND

STA #063
BLDG

MW-5

DISPENSER
ISLAND

SV-3

SB-1/SV-1

MW-4

MW-3

B-3

SB-3

B-1

MW-2

MW-6

SB-2/SV-2

MW-7

SV-4

8101
TELEGRAPH AVE.

COMMERCIAL

MW-8

TELEGRAPH AVENUE

EXPLANATION

- MW-9 Proposed Groundwater Monitoring Well Location (see Figure 2)
- SB-1/SV-1 Proposed Soil Boring/Soil Vapor Probe Location
- SV-3 Proposed Vapor Probe Location
- SB-3 Proposed Soil Boring Location

- GROUNDWATER MONITORING WELL
- GROUNDWATER RECOVERY WELL
- ABANDONED GROUNDWATER MONITORING WELL
- SOIL BORING

61ST STREET

0 30
APPROXIMATE SCALE
IN FEET

Site Plan with Proposed Soil Boring and Soil Vapor Probe Locations

SITE PLAN

Thirty Station No. 063
8126 Telegraph Avenue
Oakland, California

FIGURE	3
SHEET	of
REVISION	0
DATE	03/07

PROJECT NO.

ATTACHMENT A

THRIFTY OIL CO.

November 9, 2010

Yong C. Yi and Kwon H. Yi
1 Captain Drive, Unit D260
Emeryville, CA 94608

O.107596

VIA. CERTIFIED MAIL

7009 1410 0001 4275 9491

Re: Amendment to Access Agreement
6101 Telegraph Ave
Oakland, CA

Dear Mr. Yi:

Thank you for your continued cooperation in providing Thrifty with access to your property located at 6101 Telegraph Avenue, Oakland, CA 94609, for conducting our semi-annual groundwater sampling activities related to our Thrifty Oil Co. (Thrifty) Gasoline Service Station No. 063, located at 6135 Telegraph Avenue in Oakland, California (Site). The Thrifty site is located adjacent and to the north of your property and is currently operated by ARCO (**Exhibit A**).

In a letter dated August 26, 2010, the Alameda County Health Care Services (ACHCS) (**Attachment A**) required that Thrifty conduct additional site assessment activities relating to our Site that include the installation and sampling of two soil borings on your property located at 6101 Telegraph Avenue, Oakland, CA 94609. The site assessment activities to be conducted on your property include the installation and sampling of two (2) soil borings. One soil boring (SV-4) will be installed to a total depth of 3-feet below ground surface (bgs) and a vapor sample will be collected from this boring. The second soil boring (SB-2/SV-2) will be installed to a depth of approximately 30-feet bgs with a vapor sample collected at approximately 3-feet bgs and soil samples collected at 5-foot intervals to the terminal depth of the boring. A plot plan showing the location of the soil borings is attached as **Exhibit A**.

The installation of the two soil borings should be completed in less than one (1) day and can be performed at a convenient time and in a manner to minimize disruption to business operations. Once the soil borings have been completed and the appropriate samples collected (either vapor or vapor and soil), the borings will backfilled with a bentonite grout mix and sealed to match existing surface conditions.

A Thrifty representative would be glad to meet you at your property and explain the scope of the proposed work.



13116 Imperial Hwy, Santa Fe Springs, CA 90670-0138 • Ph: (562)921-3581

On February 1, 2007 you executed an access agreement granting Thrifty permission to install two groundwater monitoring wells and to conduct sampling on an ongoing basis (**Attachment B**). Since Thrifty already has your permission to access your property on an ongoing regular basis and the proposed assessment activities are similar but less intrusive than the already completed well installations, please consider this letter an amendment to the existing access agreement that you executed on February 1, 2007 and to include the installation and sampling of the above-mentioned soil borings SV-4 and SB-2/SV-2.

If you agree with this proposal, please sign and date this letter in the space provided below and mail / fax it back to us, confirming your concurrence. Your cooperation in this matter is greatly appreciated. Should you have any question or require any additional information, please contact Simon Tregurtha at (562)-921-3581 Ext. 260, or myself at (562) 921-3581 Ext. 390. Our fax number is (562) 921-7510.

Sincerely,

ACCESS GRANTED

Owner(s) of Property located at
6101 Telegraph Avenue,
Oakland CA 94609.



Chris Panaitescu
General Manager
Environmental Affairs

Kwon H. Yi

Yong C. Yi

cc: File
Mr. Paresh Khatri, ACHCS

ATTACHMENT B



RECEIVED

JAN 20 2011 FILE

ENVIRONMENTAL
SS# 063

ENVIRONMENTAL HEALTH DEPARTMENT
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 587-6700
FAX (510) 337-9335

January 6, 2011

Mr. Chris Panaitescu
Thrifty Oil Company
13116 Imperial Highway
Santa Fe Springs, CA 90670-00138

Mr. John Skance
BP West Coast Products, LLC
P.O. Box 1257
San Ramon, CA 94583

Subject: Site Characterization for Fuel Leak Case No. RO0000005 and GeoTracker Global ID T0600101366, Thrifty Oil #063 / ARCO #9542, 6125 Telegraph Avenue, Oakland, CA 94609

Dear Messrs. Panaitescu & Skance:

Thank you for the recently submitted document entitled, "Revised Addendum to the Additional Site Assessment Work plan," dated November 18, 2010, which was prepared by Thrifty Oil Company (Thrifty) for the subject site. Alameda County Environmental Health (ACEH) staff has reviewed the case file including the above-mentioned work plan for the above-referenced site. Thrifty proposes to install two borings (SB-5 and SB-6) instead of the proposed monitoring well MW-9. The scope of work that was previously approved in ACEH's September 30, 2010 correspondence, consisting of on-site and off-site (in the residential neighborhood) soil, groundwater, and soil vapor sampling, will remain the same.

ACEH generally concurs with the proposed scope of work and requests that you address the technical comments in our September 30, 2010 correspondence, perform the proposed work, and send us the technical reports described below.

NOTIFICATION OF FIELDWORK ACTIVITIES

Please schedule and complete the fieldwork activities by the date specified below and provide ACEH with at least three (3) business days notification prior to conducting the fieldwork.

TECHNICAL REPORT REQUEST

Please submit technical reports to ACEH (Attention: Paresh Khatri), according to the following schedule:

- **March 7, 2011** – Soil and Water Investigation Report

Messrs. Panaitescu & Skance

RO0000005

January 6, 2011, Page 2

- Due within 30 Days of Sampling -- Semi-annual Monitoring Report (1st Quarter 2011)
- Due within 30 Days of Sampling -- Semi-annual Monitoring Report (3rd Quarter 2011)

Thank you for your cooperation. Should you have any questions or concerns regarding this correspondence or your case, please call me at (510) 777-2478 or send me an electronic mail message at paresh.khatri@acgov.org.

Sincerely,



Digitally signed by Paresh Khatri
DN: cn=Paresh Khatri, o=Alameda
County Environmental Health, ou=Local
Oversight Program,
email=Paresh.Khatri@acgov.org, c=US
Date: 2011.01.06 15:44:19 -08'00'

Paresh C. Khatri
Hazardous Materials Specialist

Enclosure: Responsible Party(ies) Legal Requirements/Obligations
ACEH Electronic Report Upload (ftp) Instructions

cc: Larry Higinbotham, Thrifty Oil Company, 13116 Imperial Hwy, Santa Fe Springs, CA
90670-0138
Simon Tregurtha, Thrifty Oil Company, 13116 Imperial Hwy, Santa Fe Springs, CA
90670-0138
Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland,
CA 94612-2032 (Sent via E-mail to: lgriffin@oaklandnet.com)
Donna Drogos, ACEH (Sent via E-mail to: donna.drogos@acgov.org)
Paresh Khatri, ACEH (Sent via E-mail to: paresh.khatri@acgov.org)
GeoTracker
File

Responsible Party(ies) Legal Requirements/Obligations

REPORT REQUESTS

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) GeoTracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	REVISION DATE: July 20, 2010
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- Please **do not** submit reports as attachments to electronic mail.
- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection**.
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:
RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Submission Instructions

- 1) Obtain User Name and Password:
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to dehloptoxic@acgov.org
 - b) In the subject line of your request, be sure to include **"ftp PASSWORD REQUEST"** and in the body of your request, include the **Contact Information, Site Addresses, and the Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
 - (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site.
 - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to dehloptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
 - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.