



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

December 3, 2013

Chris Panaitescu  
Thrifty Oil Company  
13116 Imperial Highway  
Santa Fe Springs, CA 90670-00138  
(Sent via E-mail to: [panaitescu@thriftyoil.com](mailto:panaitescu@thriftyoil.com))

John Skance  
BP West Coast Products, LLC  
P.O. Box 1257  
San Ramon, CA 94583  
(Sent via E-mail to: [john.skance@bp.com](mailto:john.skance@bp.com))

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0000004 and GeoTracker Global ID T0600101365, Thrifty Oil #49, 3400 San Pablo Avenue, Oakland, CA 94608

Dear Mr. Panaitescu and Mr. Skance:

Alameda County Environmental Health (ACEH) has reviewed the fuel leak case file and is considering the above referenced site for case closure. Site investigation and groundwater monitoring for underground storage tank leaks have been performed at the subject property to which you are named as the primary or active responsible party.

#### **List of Landowners Form**

Pursuant to Section 25297.15 (a), Alameda County Environmental Health (ACEH), the local agency, shall not consider cleanup or site closure proposals from the primary or active responsible party, issue a closure letter, or make a determination that no further action is required with respect to a site upon which there was an unauthorized release of hazardous substances from an underground storage tank subject to this chapter unless all current record owners of fee title to the site of the proposed action have been notified of the proposed action by the primary or active responsible party. ACEH is required to notify the primary or active responsible party of their requirement to certify in writing to the local agency that the notification requirement in the above-mentioned regulation has been satisfied and to provide the local agency with a complete mailing list of all record fee title owners.

To satisfy this requirement, please complete the enclosed *List of Landowners Form*, and mail or e-mail it back to ACEH by the date identified below. Also your comments, if any, must be considered prior to the proposed closure. Please respond within 30 days from the date of this letter for your comments to be considered.

## **Public Participation**

Public participation is a requirement for the case closure process. In order to notify potentially affected members of the public of the potential fuel leak case closure, ACEH has distributed the attached *Invitation to Comment - Potential Case Closure* to the addresses shown on attached mailing list. If you are aware of any other residents, landowners, or other interested persons, corporations, or government agencies that are not on the mailing list but may have an interest in this fuel leak case, please provide their names and addresses as soon as possible. The attached *Invitation to Comment - Potential Case Closure* requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure. ACEH will consider all comments from the public prior to potential case closure.

## **Site Management Requirements**

This case is expected to be closed with the following site management requirements:

*"This fuel leak case has been evaluated for closure consistent with the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). Non-aqueous phase liquid has been observed within six feet of the ground surface. No soil vapor sampling has been conducted at the site. Under the current land use as an active fueling station, the site is not required to meet media-specific criteria for vapor intrusion to indoor air. Therefore, case closure is granted for the current commercial land use.*

*If a change in land use to any residential or other conservative land use, or if any redevelopment occurs, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. Due to the potential for vapor intrusion to indoor air for future buildings, ACEH will re-evaluate the case upon receipt of approved development/construction plans.*

*Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities."*

Groundwater monitoring may be suspended at this time. In order to expedite the closure process, you may schedule well decommissioning for one to two weeks after the end of the public comment period. If public comments require a longer period of time for responses, it may be necessary to postpone well decommissioning. Well destruction permits may be obtained from the Alameda County Public Works Agency (<http://www.acgov.org/pwa/wells/index.shtml>).

## **TECHNICAL REPORT REQUEST**

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **January 8, 2014** – List of Landowners Form  
File to be named: LNDOWNR\_F\_YYYY-MM-DD RO16
- **February 6, 2014** – End of Public Comment Period

Responsible Parties  
RO0000004  
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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). Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>. If your email address does not appear on the cover page of this notification, ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

Sincerely,

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

Attachments: Invitation to Comment - Potential Case Closure  
Mailing List  
List of Landowners Form

cc: Simon Tregurtha, Thrifty Oil Company, 13116 Imperial Highway, Santa Fe Springs, CA 90670-00138  
(Sent via E-mail to: [tregurtha@thriftyoil.com](mailto:tregurtha@thriftyoil.com))

Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032  
2032 (Sent via E-mail to: [lgriffin@oaklandnet.com](mailto:lgriffin@oaklandnet.com))

Jerry Wickham, ACEH (Sent via E-mail to: [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org))  
GeoTracker, eFile

**MAILING LIST FOR FACT SHEET (3 PAGES)**

Thomas Francis  
East Bay Municipal Utility District  
375 11<sup>th</sup> Street, M.S.407  
Oakland, CA 94607-1055

Cherie McCaulou  
San Francisco Bay Regional Water Quality Control Board  
1515 Clay Street, Suite 1400  
Oakland, CA 94612  
San Francisco Bay Regional Water Quality  
(Sent via E-mail to: [cmccaulou@waterboards.ca.gov](mailto:cmccaulou@waterboards.ca.gov))

CALIFORNIA HOTEL  
Parcel #: 5-479-2-1  
1825 SAN PABLO AVE #200  
OAKLAND CA 94612

CHURCH CHRIST BERKELEY  
Parcel #: 9-723-19-1  
3354 SAN PABLO AVE  
OAKLAND CA 94608

CLAYMORE PROPERTIES LLC  
Parcel #: 9-740-13  
P.O.BOX 6186  
MORAGA CA 94570

GUESS OLA F  
Parcel #: 5-479-6  
8343 FOXWOOD LN  
DALLAS TX 75217

GUESS OLA F  
Parcel #: 5-479-7  
8343 FOXWOOD LN  
DALLAS TX 75217

LENBERG VERN LLC  
Parcel #: 5-479-4  
2219 VASQUEZ PL  
RIVERSIDE CA 92507

LENBERG VERN LLC  
Parcel #: 5-479-3-1  
2219 VASQUEZ PL  
RIVERSIDE CA 92507

LENBERG VERN LLC  
Parcel #: 5-479-3-2  
2219 VASQUEZ PL  
RIVERSIDE CA 92507

LENBERG VERN LLC  
Parcel #: 5-479-5  
2219 VASQUEZ PL  
RIVERSIDE CA 92507

LI ZHEN & XUE YAN  
Parcel #: 9-740-24  
251 LAUREL AVE  
HAYWARD CA 94541

ORKIN INC  
Parcel #: 9-740-15  
13116 IMPERIAL HWY  
SANTA FE SPRINGS CA 90670

PORTOLA VALLEY LLC  
Parcel #: 9-740-19-1  
965 LAUREL GLEN DR  
PALO ALTO CA 94304

PORTOLA VALLEY LLC  
Parcel #: 9-740-21  
965 LAUREL GLEN DR  
PALO ALTO CA 94304

PORTOLA VALLEY LLC  
Parcel #: 9-740-20  
965 LAUREL GLEN DR  
PALO ALTO CA 94304

RESIDENT  
Parcel #: 5-479-4  
3423 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 5-479-6  
3415 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 5-479-7  
3413 LINDEN ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 5-479-2-1  
3501 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 5-479-3-1  
3427 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 5-479-3-2  
3431 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 5-479-5  
3419 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-15  
3400 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-19-1  
3420 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-21  
3420 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-23-1  
967 35TH ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-13  
984 34TH ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-20  
3420 SAN PABLO AVE  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-14  
990 34TH ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-24  
963 35TH ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-33  
977 35TH ST  
OAKLAND CA 94608

RESIDENT  
Parcel #: 9-740-32  
977 35TH ST  
OAKLAND CA 94608

SMITH INETA  
Parcel #: 9-740-23-1  
59 MELRA CT  
SAN FRANCISCO CA 94134

WILLIAMS JOSEPH  
Parcel #: 9-740-33  
981 35TH ST  
OAKLAND CA 94608

WILLIAMS JOSEPH  
Parcel #: 9-740-32  
981 35TH ST  
OAKLAND CA 94608

ZHANG YUFANG  
Parcel #: 9-740-14  
205 DE ANZA BLVD #238  
SAN MATEO CA 94402

## LIST OF LANDOWNERS FORM

County of Alameda  
Environmental Health Services  
Environmental Protection 1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

### CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR:

Site Name: Thrifty Oil #49  
Address: 3400 San Pablo Avenue  
City, State, Zip: Oakland, CA 94608  
Record ID #: RO00000004

Please fill out item 1 if there are multiple site landowners (attach an extra sheet if necessary). If you are the sole site landowner, skip item 1 and fill out item 2.

1. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I, \_\_\_\_\_ (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

Name: Chris Panaitescu, Thrifty Oil Company  
Address: 13116 Imperial Highway  
City, State, Zip: Santa Fe Springs, CA 90670-00138  
E-mail Address: [panaitescu@thriftyoil.com](mailto:panaitescu@thriftyoil.com)

Name: John Skance, BP West Coast Products, LLC  
Address: P.O. Box 1257  
City, State, Zip: San Ramon, CA 94583  
E-mail Address: [john.skance@bp.com](mailto:john.skance@bp.com)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

2. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I \_\_\_\_\_, certify that I am the sole landowner for the above site.

Sincerely,

\_\_\_\_\_  
Signature of Primary Responsible Party      Printed Name      Date      E-mail Address



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Alameda, CA 94502-6577  
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FAX (510) 337-9335

**INVITATION TO COMMENT – POTENTIAL CASE CLOSURE**

**THRIFTY #49  
3400 SAN PABLO AVENUE  
OAKLAND, CA 94608  
FUEL LEAK CASE RO0000004  
GEOTRACKER GLOBAL ID T0600101365**

**DECEMBER 3, 2013**

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-threat Closure Policy. Therefore, ACEH is considering closure of the fuel leak case. Due to the residual contamination on site, the site would be closed with site management requirements that require further evaluation if the site is to be redeveloped in the future.

This notice is being sent to the current landowner in compliance with Health and Safety Code Section 25295.40. It is also being sent to the current occupants and landowners of adjacent properties and known interested parties for this site.

The public is invited to review and comment on the potential closure of the fuel leak case. The entire case file can be viewed over the Internet on the ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.swrcb.ca.gov>). Please send written comments to Jerry Wickham at the address below; all comments will be forwarded to the responsible parties. Comments **received by February 6, 2014** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACEH caseworker, Jerry Wickham at 510-567-6791 or by email at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org). Please refer to ACEH case RO0000004 in any correspondence.