

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

June 28, 2006

Mr. Dave McDermott
ANG Newspapers
401 13th Street
Oakland, CA 94612

Mr. Henry Rice
Ranch Kao Noulu
P.O. Box 390
Kula, HI 96790

Subject: Fuel Leak Case No. RO0002605, ANG Newspapers, 4770 Willow Road, Pleasanton, CA 94588

Dear Mr. McDermott and Mr. Rice:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health (ACEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- Residual concentrations of up to 0.0059 milligrams per kilogram (mg/kg) of MTBE remain in soil at the site.
- Residual benzene was detected at a concentration of 0.73 micrograms per liter ($\mu\text{g/L}$) in groundwater in the former tank pit.

If you have any questions, please call Jerry Wickham at (510) 567-6791. Thank you.

Sincerely,

Donna L. Drogos, P.E.
LOP and Toxics Program Manager

Enclosures:

1. Remedial Action Completion Certificate
2. Case Closure Summary

cc:

Ms. Cherie McCaulou (w/enc)
SF- Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612

Mr. Toru Okamoto (w/enc)
State Water Resources Control Board
UST Cleanup Fund
P.O. Box 944212
Sacramento, CA 94244-2120

Ms. Danielle Stefani (w/enc)
Livermore-Pleasanton Fire Department
3560 Nevada Street
Pleasanton, CA 94566

Mr. Matt Katen, QIC 80201 (w/enc)
Zone 7 Water Agency
100 North Canyons Parkway
Livermore, CA 94551

City of Pleasanton Planning and Community
Development (w/enc)
200 Old Bernal Avenue
P.O. Box 520
Pleasanton, CA 94566-0802

Mr. Michael Stephenson (w/enc)
Cameron-Cole
101 West Atlantic Avenue
Alameda, CA 94501

Jerry Wickham (w/orig enc), D. Drogos (w/enc), R. Garcia (w/enc)



June 28, 2006

Mr. Dave McDermott
ANG Newspapers
401 13th Street
Oakland, CA 94612

Mr. Henry Rice
Ranch Kao Noulu
P.O. Box 390
Kula, HI 96790

REMEDIAL ACTION COMPLETION CERTIFICATE

Dear Mr. McDermott and Mr. Rice:

Subject: Fuel Leak Case No. RO0002605, ANG Newspapers, 4770 Willow Road, Pleasanton, CA 94588

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

Please contact our office if you have any questions regarding this matter.

Sincerely,

William W. Pitcher

William Pitcher
Interim Director
Alameda County Environmental Health

**CASE CLOSURE SUMMARY
LEAKING UNDERGROUND FUEL STORAGE TANK - LOCAL OVERSIGHT PROGRAM**

I. AGENCY INFORMATION

Date: June 27, 2006

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6791
Responsible Staff Person: Jerry Wickham	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: ANG Newspapers		
Site Facility Address: 4770 Willow Road, Pleasanton, CA 94588		
RB Case No.: 01-3540	Local Case No.: --	LOP Case No.: RO0002605
URF Filing Date: 07/25/2003	SWEEPS No.: ---	APN: 941-2771-29
Responsible Parties	Addresses	Phone Numbers
Dave McDermott, ANG Newspapers	401 13 th Street, Oakland, CA 94612	
Henry Rice	Ranch Kao Noulu, P.O. Box 390, Kula, HI 96790	

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	3,000 gallons	Gasoline	Removed	06/25/2003
	Piping		Removed	06/25/2003

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Unknown. No holes, cracks, or other signs of failure were observed in the tanks during removal.		
Site characterization complete? Yes	Date Approved By Oversight Agency: ----	
Monitoring wells installed? No	Number: 0	Proper screened interval? --
Highest GW Depth Below Ground Surface: 10 feet	Lowest Depth: 10.5 feet	Flow Direction: Assumed to south based on regional information
Most Sensitive Current Use: Drinking water source.		

Summary of Production Wells in Vicinity: No drinking water supply wells appear to be located within 2,000 feet downgradient (south) of the site. A water well of unknown construction (3S/1E 5M6) is located approximately 1,000 feet east (crossgradient) of the site. Based on the crossgradient location and distance from the site, well 3S/1E 5M6 does not appear to be a receptor for the site. Water well 3S/1E 6G5, which is approximately 200 feet deep is located approximately 1,800 feet north (upgradient) of the site. Based on the upgradient location and distance from the site, well 3S/1E 6G5 does not appear to be a receptor for the site.

Are drinking water wells affected? No

Aquifer Name: Camp Subbasin of Livermore-Amador Basin

Is surface water affected? No

Nearest SW Name: Tassajara Creek is approximately 4,000 feet southeast of site.

Off-Site Beneficial Use Impacts (Addresses/Locations): None

Reports on file? Yes

Where are reports filed? Alameda County Environmental Health

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	1 – 3,000 gallon tank	Transported to Ecology Control Industries in Richmond, CA for disposal	06/25/2003
Piping	Not reported	Transported to Ecology Control Industries in Richmond, CA for disposal	06/25/2003
Free Product	None	--	--
Soil	None	Soil was used for backfill.	06/25/2003
Groundwater	Not reported	--	--

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS BEFORE AND AFTER CLEANUP
 (Please see Attachments 1 through 7 for additional information on contaminant locations and concentrations)

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	<1	<1	<50	<50
TPH (Diesel)	NA	NA	NA	NA
Oil and Grease	NA	NA	NA	NA
Benzene	<0.005	<0.005	0.73	0.73
Toluene	<0.005	<0.005	1.6	1.6
Ethylbenzene	<0.005	<0.005	<0.5	<0.5
Xylenes	<0.005	<0.005	<0.5	<0.5
Heavy Metals	<10(1)	<10(1)	<0.1(1)	<0.1(1)
MTBE	0.0059(2)	0.0059(2)	<2(3)	<2(3)
Other (8240/8270)	NA	NA	NA	NA

(1) Total lead; no other metals analysis conducted.

(2) MTBE = 0.0059 ppm; DIPE, ETBE, TAME, TBA, EDB, and EDC <0.005 ppm in soil; ethanol <0.5 ppm in soil.

(3) MTBE <0.5 ppb; DIPE, ETBE, TAME, TBA, EDB, and EDC <0.5 ppb in water; ethanol <100 ppb in water.

Site History and Description of Corrective Actions:

One 3,000-gallon underground storage tank (UST), one dispenser, and product piping were removed from the site on June 25, 2003. No holes, cracks, or other evidence of a release was observed on the UST during the removal. Two soil samples were collected at a depth of 10 to 10.5 feet bgs from the tank pit and one soil sample was collected at a depth of 4 feet bgs beneath the dispenser. No analytes were detected in the soil samples with the exception that MTBE was detected at a concentration of 0.0059 ppm in one of the tank pit soil samples. Groundwater was encountered at a depth of approximately 10 feet in the tank pit. A water sample collected from the tank pit contained 0.73 ppb of benzene and 1.6 ppb of toluene; no other analytes were detected.

One soil boring was advanced between the former UST and dispenser on April 18, 2006. Fill and pea gravel were encountered in the boring to a depth of 11 feet bgs. Native soil consisting of clayey sand with gravel was encountered from 11 feet bgs to the total depth of the boring, 12 feet bgs. Groundwater was encountered at a depth of approximately 10 feet bgs in the soil boring. No analytes were detected in soil or groundwater samples collected from the boring.

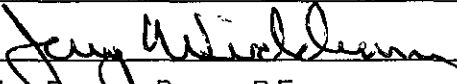
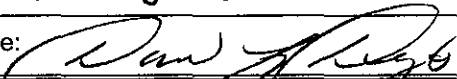
IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? --		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? --		
Does corrective action protect public health for current land use? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, it does not appear that the release would present a risk to human health based upon current land use and conditions.		
Site Management Requirements: None		
Should corrective action be reviewed if land use changes? No		
Was a deed restriction or deed notification filed? No		Date Recorded: --
Monitoring Wells Decommissioned: --	Number Decommissioned: 0	Number Retained: 0
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: --		

V. ADDITIONAL COMMENTS, DATA, ETC.

Considerations and/or Variances:
None.
Conclusion:
Alameda County Environmental Health staff believe that the levels of residual contamination do not pose a significant threat to water resources, public health and safety, and the environment based upon the information available in our files to date. No further investigation or cleanup is necessary. ACEH staff recommend case closure for this site.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Jerry Wickham	Title: Hazardous Materials Specialist
Signature: 	Date: 06/14/06
Approved by: Donna L. Drogos, P.E.	Title: Supervising Hazardous Materials Specialist
Signature: 	Date: 06/14/06

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
RB Response: Concur, based solely upon information contained in this case closure summary.	Date Submitted to RB:
Signature: <i>Ch M e Caulou</i>	Date: <i>6/27/06</i>

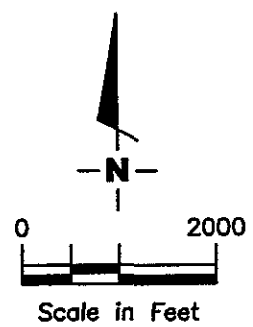
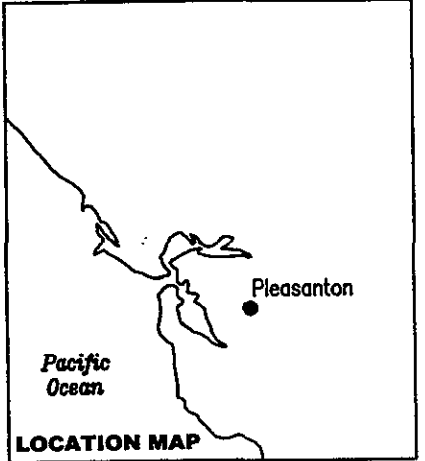
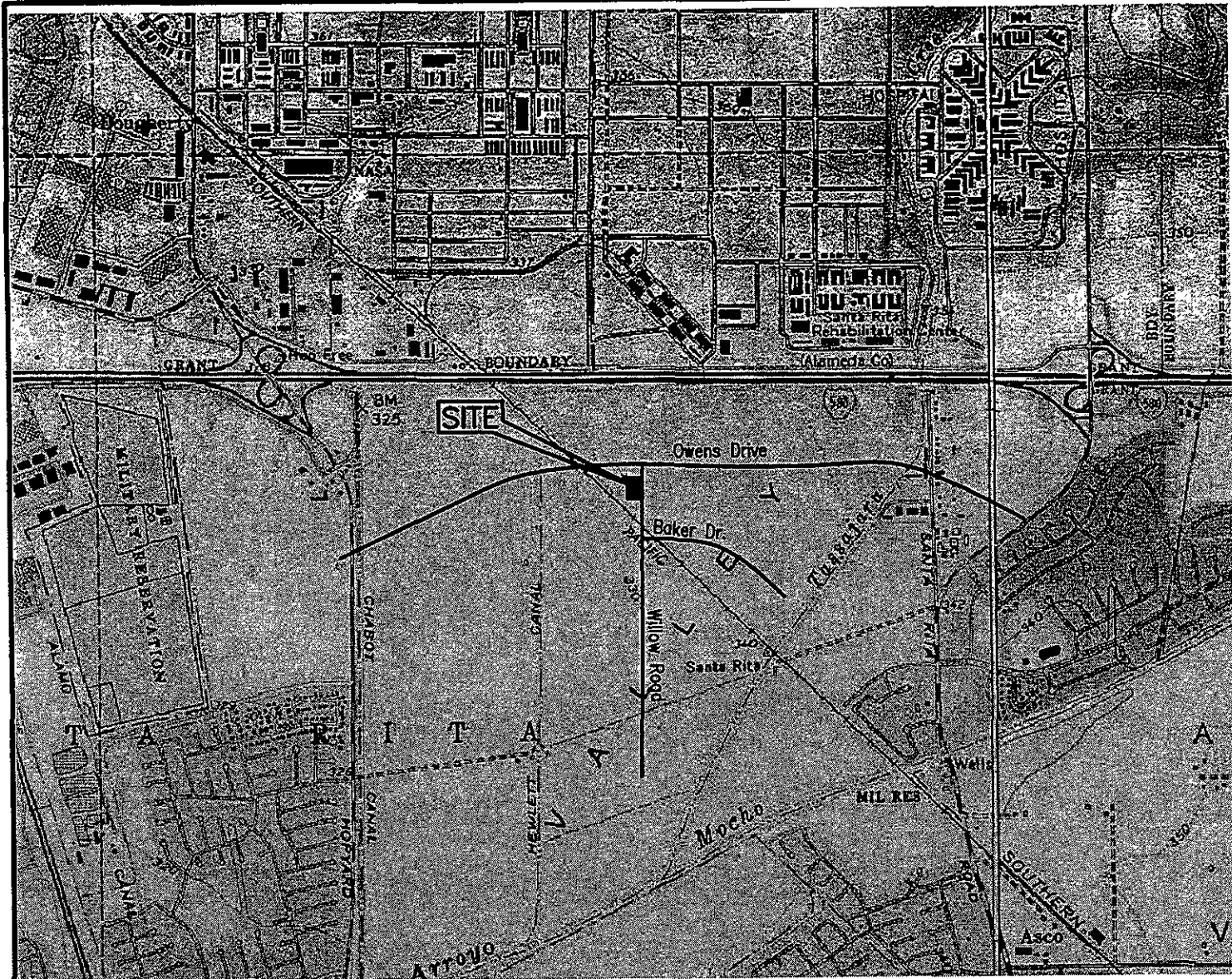
VIII. MONITORING WELL DECOMMISSIONING

Date Requested by ACEH: NA	Date of Well Decommissioning Report: NA	
All Monitoring Wells Decommissioned: ---	Number Decommissioned: 0	Number Retained: 0
Reason Wells Retained: <i>NA</i>		
Additional requirements for submittal of groundwater data from retained wells: <i>NA</i>		
ACEH Concurrence - Signature: <i>Jerry Wickham</i>	Date: <i>6/27/06</i>	

Attachments:

1. Vicinity Map and Site Plan
2. Site Detail/Soil Sample Locations
3. Tank Removal Soil Analytical Data
4. Tank Removal Groundwater Analytical Data
5. Soil Boring Soil and Groundwater Analytical Data

This document and the related CASE CLOSURE LETTER & REMEDIAL ACTION COMPLETION CERTIFICATE shall be retained by the lead agency as part of the official site file.



Source: National Geographic California Seamless USGS Topographic Maps on CD-ROM.

GR **GETTLER - RYAN INC.**
 6747 Sierra Ct., Suite J
 Dublin, CA 94568 (925) 551-7555

VICINITY MAP
 ANG Newspapers
 4770 Willow Road
 Pleasanton, California

FIGURE
1

PROJECT NUMBER
51157

REVIEWED BY

DATE
7/03

ATTACHMENT 1

Chabot Canal

EXPLANATION

III Storm drain

See Detail,
Figure 3

Parking

Building

Lincoln
Centre

WILLOW ROAD



Scale in Feet

Source: Figure modified from drawing provided by ANG Newspapers.



GETTLER - RYAN INC.

6747 Sierra Ct., Suite J
Dublin, CA 94568

(925) 551-7555

SITE PLAN

ANG Newspapers
4770 Willow Road
Pleasanton, California

FIGURE

2

PROJECT NUMBER
51157.01

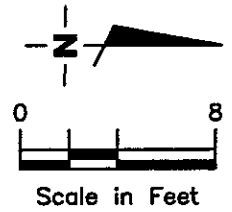
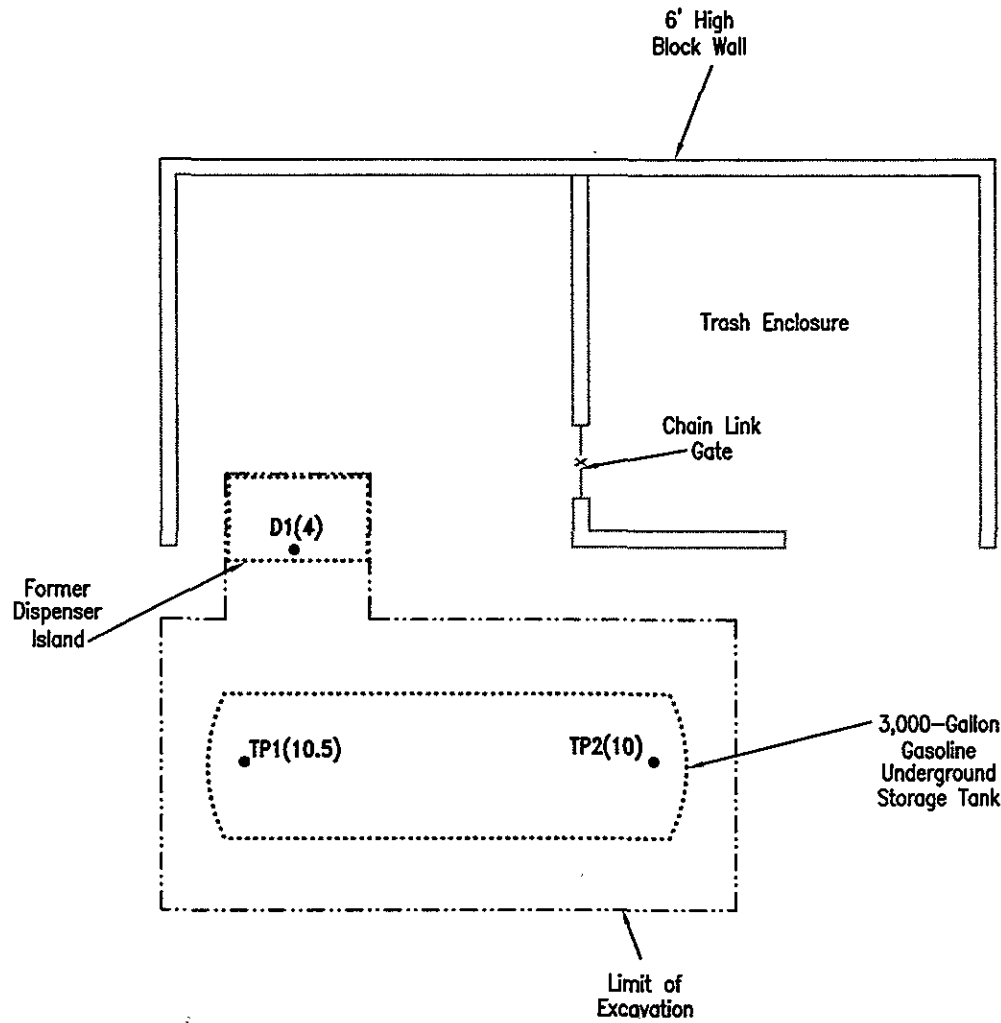
REVIEWED BY

DATE
7/03

REVISED DATE

EXPLANATION

- Soil sample location



Source: Figure modified from drawing provided by ANG Newspapers.

GETTLER - RYAN INC.
6747 Sierra Ct., Suite J
Dublin, CA 94568 (925) 551-7555

SITE DETAIL/SOIL SAMPLE LOCATIONS
ANG Newspapers
4770 Willow Road
Pleasanton, California

FIGURE
3

PROJECT NUMBER
51157.01

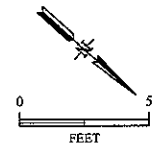
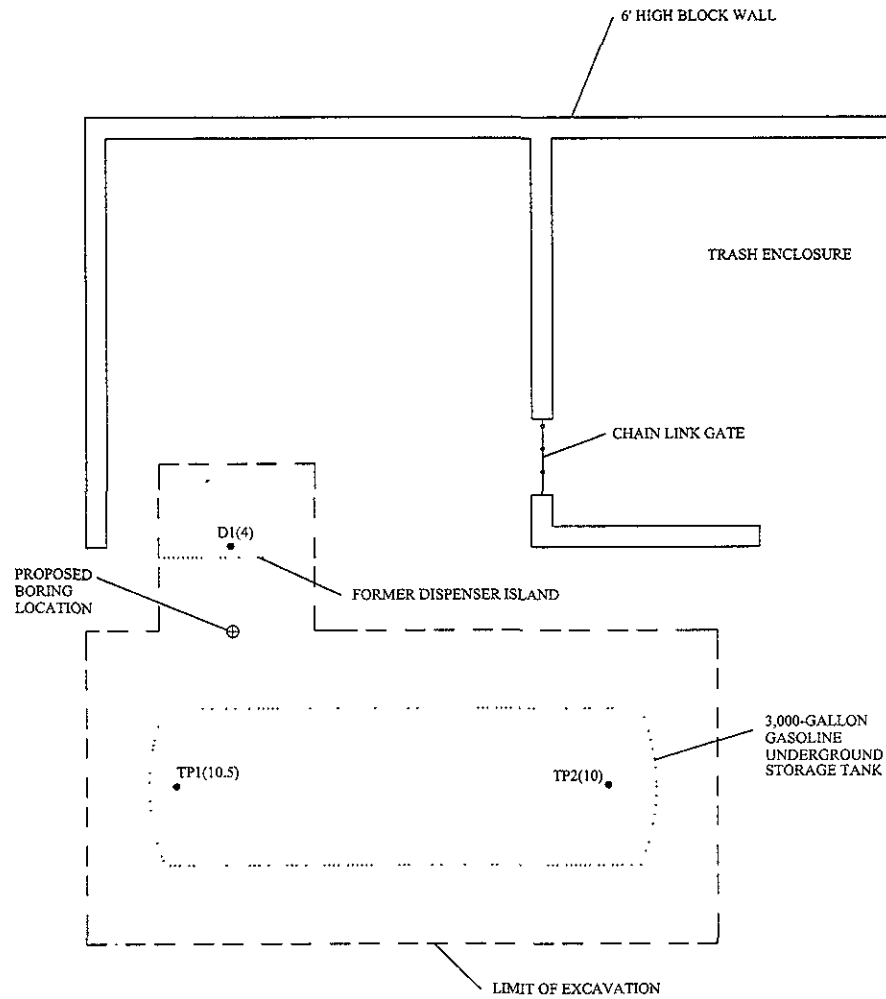
REVIEWED BY

DATE
7/03

ATTACHMENT 2

LEGEND

- SOIL SAMPLE LOCATION
- ⊕ PROPOSED BORING LOCATION



BY	DATE
DESIGN SPS	3/09/06
CHECKED	
APPROVED	
APPROVED	



CAMERON-COLE

FIGURE 1

SITE DETAIL/SOIL SAMPLE LOCATIONS
ANG NEWSPAPERS, PLEASANTON, CA

SCALE 1" = 120'

DWG. NO: 2309-001

TABLE 1 - SOIL CHEMICAL ANALYTICAL DATA

ANG Newspapers
4770 Willow Road
Pleasanton, California

Sample No.	Sample Depth (feet)	Date Collected	TPHg (ppm)	Benzene (ppm)	Toluene (ppm)	Ethylbenzene (ppm)	Total Xylenes (ppm)	MtBE (ppm)	Lead (ppm)
Soil Sample									
D1(4)	4	6/25/2003	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<10 ¹
TP1(10.5)	10.5	6/25/2003	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<10 ¹
TP2(10)	10	6/25/2003	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	0.0059	<10 ¹
Pea gravel Stockpile									
Comp-1(A,B,C,D)	NA	6/25/2003	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<10 ¹

EXPLANATION:

sample depth is in feet below ground surface

NA = Not Applicable

ppm = parts per million

¹ = The method blank contains this compound at a concentration above the method reporting limit. This should be considered in evaluating the data for its intended purpose.

ANALYTICAL LABORATORY:

Sequoia Analytical Sacramento (ELAP #1624)

ANALYTICAL METHODS:

TPHg = Total Petroleum Hydrocarbons as gasoline according to EPA Method 8260B

Benzene, Toluene, Ethylbenzene, and Total Xylenes according to EPA Method 8260B

MtBE = Methyl tert-butyl ether by EPA Method 8260B

Lead by EPA Method 6010B

TABLE 2 - GROUNDWATER CHEMICAL ANALYTICAL DATA

ANG Newspapers
4770 Willow Road
Pleasanton, California

Sample No.	Date Collected	TPHg (ppb)	Benzene (ppb)	Toluene (ppb)	Ethylbenzene (ppb)	Total Xylenes (ppb)	MtBE (ppb)	Total Lead (ppb)
TPW-1	6/25/2003	<50	0.73	1.6	<0.50	<0.50	<2.0	<0.10 ¹

EXPLANATION:

ppb = parts per billion

¹ = The percent recovery in the continuing calibration check for this analyte exceeded the upper control limit. Because there was no detectable amount of this compound in the associated sample, the result has been reported.

ANALYTICAL LABORATORY:

Sequoia Analytical Sacramento (ELAP #1624)

ANALYTICAL METHODS:

TPHg = Total Petroleum Hydrocarbons as gasoline according to EPA Method 8015

Benzene, Toluene, Ethylbenzene, and Total Xylenes according to EPA Method 8021

MtBE = Methyl tert-butyl ether according to EPA Method 8021

Lead by EPA Method 6010B

Table 1
Soil and Groundwater Analytical Results
Alameda Newspaper Group - 4770 Willow Road, Pleasanton CA

Sample ID	Date Collected	Units	Benzene	Toluene	Ethyl benzene	Total Xylenes	Ethanol	MTBE	ETBE	TAME	TBA	DIPE	EDB	1,2-DCA	TPH-G
SB-01 @5ft	18-Apr-06	mg/Kg	<0.0049	<0.0049	<0.0049	<0.0098	<0.49	<0.0049	<0.0049	<0.0049	<0.0098	<0.0049	<0.0049	<0.0049	<0.24
SB-01 @10ft	18-Apr-06	mg/Kg	<0.0048	<0.0048	<0.0048	<0.0095	<0.48	<0.0048	<0.0048	<0.0048	<0.0095	<0.0048	<0.0048	<0.0048	<0.24
SB-01	18-Apr-06	µg/L	<0.5	<0.5	<0.5	<1	<100	<0.5	<0.5	<0.5	<5	<1	<0.5	<0.5	<50

Notes:

mg/Kg - milligrams per kilogram

µg/L - micrograms per liter