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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

March 22, 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. ANG Newspapers, 4770 Willow Road, Pleasanton, CA – Work Plan Approval

Dear Mr. McDermott and Mr. Rice:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the subject site and the document entitled, "Work Plan for Subsurface Investigation," dated March 20, 2006, prepared on your behalf by Cameron-Cole. The Work Plan proposes soil and groundwater sampling from one boring to be located between the former underground storage tank and fuel dispenser. ACEH concurs with the proposed scope of work provided that the technical comments below are addressed during the field investigation. We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. Laboratory Analyses. In addition to the proposed analyses, ACEH requests that the soil and groundwater samples also be analyzed for TBA, TAME, ETBE, DIPE, ethanol, 1,2-dichloroethane, and ethylene dibromide by EPA Method 8260B.

TECHNICAL REPORT REQUEST

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

July 31, 2006 – Subsurface Investigation Report

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.

Mr. Dave McDermott Mr. Henry Rice March 22, 2006 Page 2

ELECTRONIC SUBMITTAL OF REPORTS

Effective January 31, 2006, 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. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

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. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for 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 monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic reporting).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at jerry.wickham@acgov.org.

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.

Mr. Dave McDermott Mr. Henry Rice March 22, 2006 Page 3

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.

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

Sincerely,

Jerry Wickmam, P.G.

Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Matt Katen, QIC 80201
Zone 7 Water Agency
100 North Canyons Parkway
Livermore, CA 94551

Danielle Stefani Livermore-Pleasanton Fire Department 3560 Nevada Street Pleasanton, CA 94566

Michael Stephenson Cameron-Cole 101 West Atlantic Avenue, Bldg. #90 Alameda, CA 94501

Donna Drogos, ACEH Jerry Wickham, ACEH File

Wickham, Jerry, Env. Health

From: Wickham, Jerry, Env. Health

Sent: Tuesday, February 14, 2006 9:59 AM

To: 'dmcdermott@angnewspapers.com'

Subject: RO2605 Work Plan

Dave,

Based on your request, the schedule for submittal of a Work Plan for Alameda County Environmental Health Local Oversight Program case RO2605 is extended to March 20, 2006.

Regards,

Jerry Wickham
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 Fax
jerry.wickham@acgov.org





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

December 2, 2005

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. Bottom ANG Newspapers, 4770 Willow Road, Pleasanton, CA – Request for Work Plan

Dear Mr. McDermott and Mr. Rice:

I am the caseworker recently assigned to your case. Please send future correspondence or inquiries regarding this case to my attention. Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above referenced site and the report entitled, "Compliance Sampling during Gasoline UST Removal," dated July 25, 2003, prepared on your behalf by Gettler-Ryan, Inc. The report summarizes the results from the removal of one 3,000-gallon gasoline underground storage tank (UST). Methyl tert-butyl ether (MTBE) was detected at a concentration of 0.0059 milligrams per kilogram in one soil sample. Benzene was detected in a water sample collected from the tank pit excavation at a concentration of 0.73 micrograms per liter.

The site is within the Livermore-Amador Valley, which is an area where groundwater is actively used as a drinking water supply. Groundwater within the Livermore-Amador Groundwater Basin constitutes a valuable current and future resource. Due to the location of your site within a groundwater basin where groundwater is used for drinking water, we request that you advance one soil boring within the immediate vicinity of the former UST and product lines to confirm that impacts from fuel releases to soil and groundwater at the site are minimal.

Please submit a work plan detailing your proposal to confirm that the extent of soil and groundwater contamination is minimal by **February 17, 2006**. This report is being requested pursuant to the Regional Water Quality Control Board's (Regional Board) authority under Section 13267 of the California Water Code.

TECHNICAL REPORT REQUEST

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

February 17, 2006 – Work Plan for Site Investigation

Mr. Dave McDermott Mr. Henry Rice December 2, 2005 Page 2

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) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy 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 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, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic reporting).

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.

Mr. Dave McDermott Mr. Henry Rice December 2, 2005 Page 3

LANDOWNER NOTIFICATION REQUIREMENTS

Pursuant to California Health & Safety Code Section 25297.15, the active or primary responsible party for a fuel leak case must inform all current property owners of the site of cleanup actions or requests for closure. Furthermore, ACEH may not consider any cleanup proposals or requests for case closure without assurance that this notification requirement has been met. Additionally, the active or primary responsible party is required to forward to ACEH a complete mailing list of all record fee title holders to the site. If you have not already submitted a list of record fee title owners in response to the Notice of Responsibility we require that you submit a complete mailing list of all record fee title owners of the site by **January 10, 2006**, which states, at a minimum, the following:

A. In accordance with section 25297.15(a) of Chapter 6.7 of the 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:

- OR -

B. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.

(Note: Complete item A if there are multiple site landowners. If you are the sole site landowner, skip item A and complete item B.)

In the future, for you to meet these requirements when submitting cleanup proposals or requests for case closure, ACEH requires that you:

- 1. Notify all current record owners of fee title to the site of any cleanup proposals or requests for case closure;
- 2. Submit a letter to ACEH which certifies that the notification requirement in 25297.15(a) of the Health and Safety Code has been met;
- 3. Forward to ACEH a copy of your complete mailing list of all record fee title holders to the site; and
- 4. Update your mailing list of all record fee title holders, and repeat the process outlined above prior to submittal of any additional *Corrective Action Plan* or your *Request for Case Closure*.

Your written certification to ACEH (Item 2 above) must state, at a minimum, the following:

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A. In accordance with Section 25297.15(a) of the Health & Safety Code, i
(name of primary responsible party), certify that I have notified all responsible
landowners of the enclosed proposed action. (Check space for applicable
proposed action(s)):
cleanup proposal (Corrective Action Plan)
request for case closure
local agency intention to make a determination that no further action is
required
local agency intention to issue a closure letter
····

Mr. Dave McDermott Mr. Henry Rice December 2, 2005 Page 4

B. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.

(Note: Complete item A if there are multiple site landowners. If you are the sole site landowner, skip item A and complete item B.)

UNDERGROUND STORAGE TANK CLEANUP FUND

Please be aware that you may be eligible for reimbursement of the costs of investigation from the California Underground Storage Tank Cleanup Fund (Fund). In some cases, a deductible amount may apply. If you believe you meet the eligibility requirements, I strongly encourage you to call the Fund for an application.

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.

if you have any questions, please call me at (510) 567-6791.

Sincerely.

Jerry Wickham

Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Colleen Winey, QIC 80201 Zone 7 Water Agency 100 North Canyons Parkway Livermore, CA 94551

> Danielle Stefani Livermore-Pleasanton Fire Department 3560 Nevada Street Pleasanton, CA 94566

Douglas Lee Gettler-Ryan, Inc. 6747 Sierra Court, Suite J Dublin, CA 94568

Donna Drogos, ACEH Jerry Wickham, ACEH

Livermore - Pleasanton



Fire Department

January 8, 2004

Mr. Henry Rice PO Box 390 Kula, HI 96790 Alameda County

JAN 1 4 2004

Environmental Health

Re: Case Referral of Underground Storage Tank Closure/ Request for additional information regarding the Tri-Valley Herald Newspaper facility, 4770 Willow Rd., Pleasanton, CA 94588

Dear Mr. Rice:

I have reviewed analytical data submitted in a Tank Closure Report, during removal of one 3000-gallon gasoline tank, which occurred on June 25, 2003, at the above site. Results of the soil/ground water sampling at this site indicate that additional work is or may be needed with respect to the former underground tank.

Soil sample results collected from the tank excavation at the time of the tank removal indicated 0.0059 parts per million (ppm) methyl tert-butyl ether (mtbe). Water sample results collected from the tank excavation indicated 0.73 parts per billion (ppb) benzene and 1.6 ppb toluene. Based on these results I have been requested by Alameda County Environmental Health Department, Local Oversight Program (ACEHD/LOP) to refer this case to them for review and possible further investigation. Please submit a copy of the tank closure report to them. Attached is a copy of the transfer form which I have completed transferring this case from Livermore Pleasanton Fire Department (LPFD) to ACEHD/LOP.

Their address, contact and phone number is:

Donna L. Drogos, Program Manager Alameda County Environmental Health Department Local Oversight Program 1311 Harbor Bay Parkway, Suite 250 Alameda, CA 94502 (510) 567-6700

If you have any questions concerning this letter, please feel free to contact me at (925) 454-2339.

Sincerely,

Paul M. Smith

Paul M. Amor

Hazardous Materials Inspector

c:

- Donna L. Drogos, Pregram Manager, Alameda County Environmental Health Department, Local Oversight Program, 1311 Harbor Bay Parkway, Suite 250, Alameda, CA 94502
- Mark Criswell, ANG Newspapers, 401 13th St., Oakland, CA 94612

3560 Nevada Street, Pleasanton, CA 94566

Administration & Suppression (925) 454-2361 Fax 249-2397 CM.3.11 **Firs Presention Emreau**tion (925) 454×2361 1/8/2004 Fax 454-2367

LIVERMORE - PLEASANTON FIRE DEPARTMENT

3560 Nevada Street, Pleasanton, CA 94566

Contaminated Site Case Transfer Form

Referral To:

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Site Phone			(510) 293-232	3 Mark Cris	well
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cc: Colleen Winey, Zone 7

Drogos, Donna, Env. Health

From:

Drogos, Donna, Env. Health

Sent:

Wednesday, August 13, 2003 11:23 AM

To:

'Smith, Paul'

Subject:

RE: Sample results from a tank pull at Alameda Newspaper Group, 4770 Willow Rd.,

Pleasanton

Yes, let me take a look at the site info & your removal notes & let's discuss. Also let me know what the geology was like. Thanks

-----Original Message-----

From: Smith, Paul [mailto:PSmith@lpfire.org] Sent: Monday, August 11, 2003 5:47 PM

To: Donna Drogos (E-mail)

Subject: Sample results from a tank pull at Alameda Newspaper Group, 4770 Willow Rd., Pleasanton

Hi Donna

I did a tank removal of (1) 300 gallon gasoline underground tank on June 25th, 2003. The tank was a modern double wall tank and piping which had suction system installed in 1989. Upon removal it had no visible signs of holes, cracks etc. They removed it for liability reasons, no records of failure.

The two soil samples at 10 feet came up clean for every thing (looked for THPg, BTEX), except for 0.0059 ppm of MtBE in TP2 A water sample collected in the pit also at about the same depth had 0.73 ppb of benzene and 1.6 ppb of toluene. Every thing else was below detection levels.

I wanted to check to see if you had any concerns with this site. If so or if you'd like to look at the data/closure report please let me know. Otherwise I'll issue them a no further action letter if you think it's not of concern. Please let me know what you think.

As usual thanks a lot for your help. Paul

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Livermore-Pleasanton Fire Department 3560 Nevada St. Pleasanton, CA 94566

(925) 454-2362 FAX: (925) 454-2367

UNDERGROUND TANK CLOSURE CHECKLIST

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Comments: Combustible gas readings/oxygen rea	ngs: top, center (top) con of flame	% LEL (mid)	m of tank a % LEL (bottom)	nd report to % O2 (top) 6 6 20% of the Tank 1	he finding: % O ₂ (mid)	% O ₂ (bottom)	remove?
Comments: Combustible gas readings/oxygen readit Take three measurements, one near the Tank # # of Dry Ice 1 100 / b) 2 3 4 Tank cannot be pulled if concentration exceeds 5%. After tank is removed, conditions of ta	ngs: top, center % LEL (top) %	and botton % LEL (mid)	m of tank a % LEL (bottom) 5	nd report to % O2 (top) \$ 6 Tank 1	he finding: % O2 (mid) 5	% O2 (bottom) 4	remove?
Comments: Combustible gas readings/oxygen readit Take three measurements, one near the Tank # # of Dry Ice 1	ngs: top, center (top) con of flame	and botton % LEL (mid)	m of tank a % LEL (bottom)	nd report to % O2 (top)	he finding: % O2 (mid) 5	% O2 (bottom) 4	remove?
Comments: Combustible gas readings/oxygen readit Take three measurements, one near the Tank # # of Dry Ice 1 100 / b) 2 3 4 Tank cannot be pulled if concentration exceeds 5%. After tank is removed, conditions of ta	ngs: top, center top, center (top) G on of flame nk(s) and p	nable vape	m of tank a % LEL (bottom) 5	nd report to % O2 (top) \$ 6 Tank 1	he finding: % O2 (mid) 5	% O2 (bottom) 4	remove?
Comments: Combustible gas readings/oxygen readit Take three measurements, one near the Tank # # of Dry Ice 1 100 \	ngs: top, center % LEL (top) % on of flame nk(s) and p	nable vape	m of tank a % LEL (bottom) 5	nd report to % O2 (top)	he finding: % O2 (mid) 5	% O2 (bottom) 4	remove?

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у.	If yes, was a blank copy provided to site operator?
10.	Has all obvious contamination been removed? □ Yes □ No ○ ○
	Describe details of approximately how much and where it will be disposed of?
11.	Is water observed in tank pit? Sample collected? Yes No If <u>yes</u> , a sample of the water must be taken. Tew-
12.	Soil samples must be collected in the tank pit under each end of the tank, a minimum of two feet into native soil.
	Soil samples were collected according to the closure plan.
	Soil samples were collected under piping at 20 ft. intervals and/or fittings. Samples of the stockpile were taken to determine disposal options. Yes No No No No No No No No No N
	Samples of the stockpile were taken to determine disposal options.
13.	The samples were properly taken?
	The samples were properly sealed and labeled.
	The chain of custody form was observed to be properly completed?
·	The samples were placed in an iced chest?
٠	Name and location of analytical laboratory Source Andrews Andr
14.	The tank pit must be filled with soil or properly barricaded to prevent unauthorized access. Was the tank pit filled with: Unew soil excavated backfill OR- Was the tank pit left open pending analytical results? Was the tank pit covered/barricaded? Yes No
15.	Tanks loaded onto hauler vehicle have identifying numbers spray painted on them? ▼Yes □ No 3 7 6 x
16.	Hauler provides documentation of current certification as a hazardous waste hauler. Q Yes
17.	Manifest observed to be properly completed (name and address, EPA ID, hauler name, disposal site, signed and dated).
	Name and address of disposal site:
18.	Were all containers, residual materials, tanks and associated piping transported off site and manifested? Yes No W/A
:	Diagram of tank pit, sample locations and ID
	0 1 700 000 1
	TO TO TO TO TO TO THE TOTAL OF
	\downarrow
	former disposition
19.	Tanks properly cleaned and certified if transported as non-hazardous waste? Yes No No N/A
Sig	ned: Rw MMe Date: (125 Number of hours to complete: 215
9	