

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

ALEX BRISCOE, Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
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December 4, 2014

Tina Lau
Lehigh Hanson West Region
12667 Alcosta Blvd.
San Ramon, CA 94583
(Sent via E-mail to: Tina.Lau@heidelbergcement.com)

Yutaka Fujimoto
Y's Equipment Rental, Inc.
19456 Center Street
Castro Valley, CA 94546

Melvin Kruschke
Big K Equipment Rental, Inc.
37756 Duvall Court
Fremont, CA 94536

Subject: Case Closure for SCP Case No. RO0002953 and GeoTracker Global ID SL0600189725, Y's Equipment Rental, 7999 Athenour Way, Sunol, CA 94586

Dear Tina Lau, Yutaka Fujimoto, and Melvin Kruschke:

This letter confirms the completion of site investigation and remedial actions for the Site Cleanup Program (SCP) case at the above referenced site. We are also transmitting the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported releases at the subject site with the provision that the information provided to this agency was accurate and representative of existing conditions. The subject SCP case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (<http://geotracker.swrcb.ca.gov>) and the Alameda County Environmental Health website (<http://www.acgov.org/aceh/index.htm>).

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

Sincerely,



Dilan Roe, P.E.
LOP and SCP Program Manager

Enclosure: Case Closure Summary

cc: Colleen Winey (QIC 8021), Zone 7 Water Agency, 100 North Canyons Pkwy, Livermore, CA 94551
(Sent via E-mail to: cwiney@zone7water.com)

Terry Marshall, Land Manager, Lehigh Hanson, 7675 North Ingram Avenue, Suite 103, Fresno, CA 93711 (Sent via E-mail to: tmarshall@lehighcement.com)

Jerry Wickham, ACEH
GeoTracker, eFile

**CASE CLOSURE SUMMARY
SITE CLEANUP PROGRAM**

I. AGENCY INFORMATION

Date: November 20, 2014

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: Senior Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Y's Equipment Rental		
Site Facility Address: 7999 Athenour Way, Sunol, CA 94586		
RB Case No.: ----	Previous Case STiD No.:----	LOP Case No.: RO0002953
GeoTracker ID: SL0600189725	APN: 96-1-11-9	
Current Land Use: Commercial Facility		

Responsible Parties	Addresses	Phone Numbers
Tina Lau Lehigh Hanson West Region	12667 Alcosta Blvd. San Ramon, CA 94583	
Yutaka Fujimoto Y's Equipment Rental, Inc.	19456 Center Street Castro Valley, CA 94546	
Melvin Kruschke Big K Equipment Rental, Inc.	37756 Duvall Court Fremont, CA 94536	

This Case Closure Summary along with the Case Closure Transmittal letter provides documentation of the case closure. 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. Additional information on the case can be viewed in the online case file. The entire case file can be viewed over the Internet on the Alameda County Environmental Health (ACEH) website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Not all historic documents for the fuel leak case may be available on GeoTracker. A more complete historic case file for this site is located on the ACEH website.

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Surface spills		
Primary constituents of concern: Motor oil, hydraulic oil, and chlorinated solvents		
Areas of site investigated for this case: Areas of suspected releases at Y's Equipment Rental and Big K Equipment Rental. Sub-grade sump located in the southeastern corner of Y's Equipment Rental		
Number of monitoring wells installed: 0	Number of monitoring wells destroyed: 0	Number of monitoring wells remaining: 0
Highest Groundwater Depth Below Ground Surface: Not known	Lowest Depth: Not known	Flow Direction: Flow directions at adjacent mining facility are variable ranging from east to south
Most Sensitive Current Groundwater Use: Drinking water source		

Summary of Production Wells in Vicinity: The nearest water supply well is a domestic well located approximately 300 feet west of the site. An irrigation well is located approximately 250 feet north of the site. A domestic water supply well is located approximately 750 feet northwest of the site. Based on the lack of detections of chemicals of concern in groundwater samples collected at the site, the wells do not appear to be receptors for the site.	
Are drinking water wells affected? No	Aquifer Name: Sunol Basin
Is surface water affected? No	Nearest Surface Water Name: The nearest surface water features are a small creek and pond located adjacent to Y's Equipment Rental and Big K Equipment Rental.

GROUNDWATER SPECIFIC CRITERIA

Has a determination been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame?		Yes			
Site Data		Comments			
Plume Length	No plume				
Estimated Age of Plume	Not applicable				
Non-Aqueous Phase Liquid (NAPL)	No NAPL				
Plume Stable or Decreasing	No plume				
Distance to Nearest Water Supply Well	Approximately 250 feet				
Distance to Nearest Surface Water and Direction	<50 feet				
GROUNDWATER CONCENTRATIONS FOR PRIMARY CONSTITUENTS OF CONCERN					
Constituent	Historic Site Maximum (ppb)	Current Site Maximum (ppb)	Constituent	Historic Site Maximum (ppb)	Current Site Maximum (ppb)
TPH as gasoline	<50	<50	TPH as motor oil	<1.0	<1.0
TPH as diesel	<50	<50	VOCs	<1.0	<1.0

VAPOR SPECIFIC CRITERIA

Are maximum soil vapor concentrations less than relevant screening criteria?	No soil vapor sampling was required based on soil and groundwater sampling results
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DIRECT CONTACT CRITERIA

Are maximum soil concentrations within the upper 10 feet less than relevant screening criteria?	Yes.
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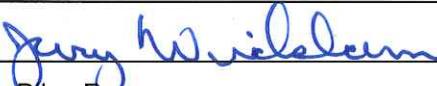

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes	
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes	
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. However, 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.	
Was a deed restriction or deed notification filed? No	Date Recorded: ----

V. ADDITIONAL COMMENTS AND CONCLUSION

Additional Comments: None
Conclusion: Alameda County Environmental Health staff believe that the site meets the conditions for case closure. No further investigation or cleanup is necessary at this time.


VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Jerry Wickham	Title: Senior Hazardous Materials Specialist
Signature: 	Date: 11/25/2014
Approved by: Dilan Ree	Title: LOP and SCP Program Manager
Signature: 	Date: 11/25/2014

VII. REGIONAL BOARD AND PUBLIC NOTIFICATION

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
Regional Board Notification Date: October 15, 2014	
Public Notification Date: October 15, 2014	

VIII. MONITORING WELL DESTRUCTION

Date Requested by ACEH: ----	Date of Well Destruction Report: ----	
All Monitoring Wells Destroyed: ---	Number Destroyed: 0	Number Retained: 0
Reason Wells Retained: ----		
Additional requirements for submittal of groundwater data from retained wells: None		
ACEH Concurrence - Signature: 	Date: 11/25/2014	

Attachments:

1. Site Maps (2 pp)
2. Soil Analytical Data (1 p)
3. Groundwater Analytical Data (1 p)

ATTACHMENT 1



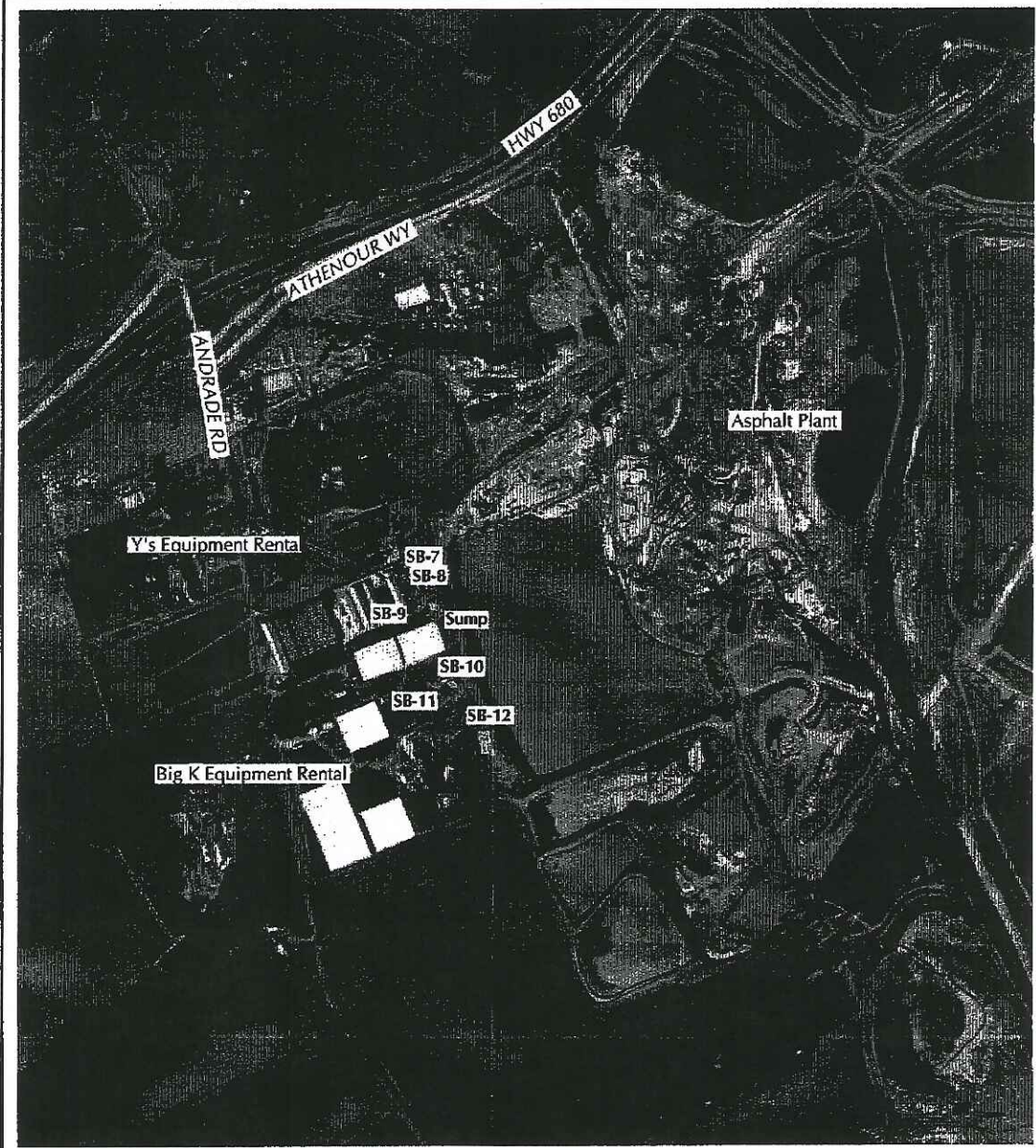
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Site Location Map

Hanson Aggregates, 7999 Athenour Way, Sunol, CA

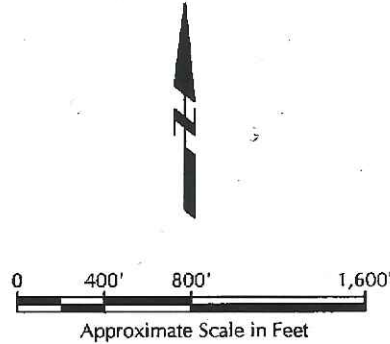


Figure 1



EXPLANATION:

- ◆ SB-7 Approximate location of soil borings
- ⊕ Sump Approximate location of sump



Soil Boring Location Map

Hanson Aggregates, 7999 Athenour Way, Sunol, CA



Figure 1

ATTACHMENT 2

Table 1
Soil Analytical Results, May 2006
Mission Valley Rock and Asphalt
7999 Athenour Way, Sunol, California

Soil Boring ID	Date Sampled	Sample Depth (feet bgs)	TPHg (mg/kg)	TPHd (mg/kg)	TPHmo (mg/kg)	VOCs (mg/kg)
Y's Equipment Rental						
SB-7-2.0	5/5/06	2.0	< 500	< 10	< 10	< 2.0
SB-8-2.0	5/5/06	2.0	< 500	< 10	< 10	< 2.0
SB-9-2.0	5/5/06	2.0	< 500	< 10	< 10	< 2.0
Big K Equipment Rental						
SB-10-6.0	5/5/06	6.0	< 500	< 10	< 10	< 2.0
SB-11-6.0	5/5/06	6.0	< 500	< 10	< 10	< 2.0
SB-12-4.0	5/5/06	4.0	< 500	< 10	280	< 2.0
ESLs			100	100	500	various

Notes:

EPA = Environmental Protection Agency

ID = identification; soil boring identification number

feet bgs = feet below ground surface

mg/kg = milligrams per kilogram (parts per million [ppm])

"<" = analyte not detected at or above the noted laboratory reporting limit

TPHg = total petroleum hydrocarbons as gasoline using EPA Method 8015M

TPHd = total petroleum hydrocarbons as diesel using EPA Method 8015

TPHmo = total petroleum hydrocarbons as motor oil using EPA Method 8015

VOCs = volatile organic compounds using EPA Method 8260B

ESLs = Environmental Screening Levels by San Francisco Bay Regional Water Quality Control Board (RWQCB), February 2005, for shallow soils (less than 3 meters) where groundwater is a current or potential source of drinking water beneath residential land use areas.

ATTACHMENT 3

Table 2
Grab Groundwater Analytical Results, May 2006
Mission Valley Rock and Asphalt
7999 Athenour Way, Sunol, California

Soil Boring ID	Date Sampled	TPHg ($\mu\text{g/l}$)	TPHd ($\mu\text{g/l}$)	TPHmo ($\mu\text{g/l}$)	VOCs ($\mu\text{g/l}$)
Y's Equipment Rental					
SB-7-GW	5/5/06	< 50	< 0.050	< 0.050	< 1.0
SB-8-GW	5/5/06	< 50	< 0.050	< 0.050	< 1.0
SB-9-GW	5/5/06	< 50	< 0.050	< 0.050	< 1.0
Y-SUMP-5/5/06	5/5/06	< 50	< 0.050	< 0.050	< 1.0
Big K Equipment Rental					
SB-10-GW	5/5/06	< 50	< 0.050	< 0.050	< 1.0
SB-11-GW	5/5/06	< 50	< 0.050	< 0.050	< 1.0
SB-12-GW	5/5/06	< 50	< 0.050	< 0.050	< 1.0
ESLs		100	100	100	various

Notes:

EPA = Environmental Protection Agency

ID = identification; soil boring identification number

feet bgs = feet below ground surface

$\mu\text{g/l}$ = micrograms per liter (parts per billion [ppb])

"<" = analyte not detected at or above the noted laboratory reporting limit

TPHg = total petroleum hydrocarbons as gasoline using EPA Method 8015M

TPHd = total petroleum hydrocarbons as diesel using EPA Method 8015

TPHmo = total petroleum hydrocarbons as motor oil using EPA Method 8015

VOCs = volatile organic compounds using EPA Method 8260B

ESLs = Environmental Screening Levels by San Francisco Bay Regional Water Quality Control Board (RWQCB), February 2005, for shallow or deep soils where groundwater is a current or potential source of drinking water beneath residential and/or industrial/commercial land use areas.