



ENVIRONMENTAL MANAGEMENT & CONSULTING ENGINEERING

RECEIVED

1:45 pm, Jul 24, 2007

Alameda County
Environmental Health

July 20, 2007

001-09480-02

Mr. Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Results of Subsurface Investigation in the Lessee Areas at the Hanson Sunol Former Mission Valley Rock Facility, 7999 Athenour Way, Sunol, California

Dear Mr. Wickham:

On behalf of Hanson Aggregates Northern California ("Hanson"), LFR Inc. (LFR) is pleased to submit this letter report summarizing the results of a subsurface investigation conducted in the lessee areas of the Hanson Aggregates Sunol facility located at 7999 Athenour Way, Sunol, California (formerly owned by the Mission Valley Rock Company). The shallow subsurface investigations were conducted at the request of Hanson for due diligence purposes. In response to your April 27, 2007, letter entitled "Fuel Leak Case No. RO0000207 and Geotracker Global ID T0600102092, Mission Valley Rock and Asphalt, 7999 Athenour Way, Sunol, CA, 94586," LFR herein is presenting information regarding any potential releases, investigation activities, and any site cleanup, that may have occurred at Y's Equipment Rental, Inc. ("Y's") and Big K Equipment Rental, Inc. ("Big K"; collectively, the "lessee areas").

Two leased properties used for large equipment maintenance and repair and occupied by Big K and Y's are located approximately 1,400 feet west-southwest of the Asphalt Plant, where extensive subsurface investigations have been conducted under Alameda County Environmental Health (ACEH) oversight and ACEH Fuel Leak Case No. RO0000207. During a site reconnaissance for a sitewide due diligence evaluation by LFR conducted in 2004/2005, LFR observed visible staining on soil surfaces and generally poor housekeeping (i.e., drums and large pieces of equipment with evidence of leaks and visible staining) in the lessee areas. A sump containing liquid also was identified in the southern portion of the Y's property. At the request of Hanson, LFR subsequently conducted a subsurface investigation in the lessee areas to characterize any subsurface impact to shallow soils and groundwater in areas where visible staining or evidence of leaking petroleum products were observed during the site reconnaissance. The areas selected for sampling based on surface staining or evidence of leaking were confirmed by LFR during an April 2006 site walk with Hanson.

1900 Powell Street, 12th Floor
Emeryville, California 94608-1814
Offices Nationwide

510.652.4500 m
510.652.2246 f
www.lfr.com



Lessee Areas

Y's and Big K operate large equipment maintenance and repair machine shops, and associated lube shed(s) and equipment storage areas. During the April 2006 site visit, LFR observed that the machine shops and waste oil sheds are located generally inside buildings with concrete flooring, while large equipment including earthmovers and backhoes in various stages of repair were stored outdoors on soil and/or grass. The Big K operations included a wash rack area with a concrete pad, which did not appear to be bermed. Next to the concrete pad is an area where wash water infiltrated soil, which was evidenced by the deep tire ruts and darker soil. As noted above, areas of visible staining or potential leaking, especially on the soil or grass areas, were noted. Areas that did not appear to have visible staining in April 2006, but where Hanson and/or LFR previously had noted staining, also were identified.

Investigation Objective

The objective of the additional soil and grab groundwater sampling was to conduct a limited due diligence investigation in selected locations identified as having potential environmental conditions as described above. This letter report describes the methods used to advance six temporary soil borings to collect depth-discrete soil and grab groundwater samples in the lessee areas, and to collect one grab water sample from the sump. All analytical results for samples collected are presented herein.

Soil and Groundwater Investigation

On May 5, 2006, LFR advanced six temporary soil borings (SB-7 through SB-12) to approximately 16 to 20 feet below ground surface (bgs) in the lessee areas. Soil borings SB-7 through SB-9 were located on the property leased by Y's, while soil borings SB-10 through SB-12 were located on the property leased by Big K. The temporary soil boring locations targeted areas with evidence of staining or leaking, current equipment repair and storage, and/or waste oil storage identified. LFR collected depth-discrete soil and grab groundwater samples from each of the six temporary soil borings. In addition, LFR collected a grab water sample from a sump located on the leased property currently occupied by Y's. The approximate locations of the six soil borings (SB-7 through SB-12) and the sump are shown on Figure 1.

Pre-Field Activities

Pre-field activities included obtaining the appropriate soil boring permit from the Alameda County Zone 7 Water Agency, scheduling a drilling subcontractor to advance the soil borings, notifying Underground Service Alert, and subcontracting a private underground utility locator to clear the proposed soil boring locations. The site-specific health and safety plan prepared for well installation activities conducted in the Asphalt Plant area during April and early May 2006 was



used to conduct a health and safety tailgate meeting before fieldwork began. In addition, LFR and the drilling subcontractor participated in Hanson's on-site health and safety briefing for new personnel.

Advancement of Soil Borings and Sample Collection

LFR contracted Gregg Drilling and Testing of Martinez, California, to advance the six temporary soil borings using direct-push technology to depths ranging from 16 to 10 feet bgs. The total depths of the soil borings were determined based on field conditions and the depth of first encountered groundwater, which ranged from approximately 6 to 14 feet bgs. Continuous soil samples were collected from each soil boring for lithologic evaluation; soil boring logs are included in Appendix A. One soil sample was collected for laboratory analysis from each soil boring approximately just above the water table and from depths ranging from 2 to 6 feet bgs.

A temporary well casing and well screen were placed in each soil boring to collect grab groundwater samples after groundwater sufficiently entered the well screen. Grab groundwater samples were collected from each soil boring using disposable bailers. After collecting the soil and grab groundwater samples from each location, the soil borings were abandoned by filling each hole with cement grout to ground surface. Soil waste generated during the soil boring drilling activities was placed in a soil bin temporarily located at the Asphalt Plant and later disposed of along with soil waste generated during the well installation activities.

Sample Locations, Depths, and Analyses

Below is a description of the soil boring locations and sample analyses. Analytical results are summarized in Table 1 and discussed in the following section.

LFR advanced three temporary soil borings at each of the two equipment repair businesses and collected soil and grab groundwater samples from each boring (Figure 1). Three soil borings were advanced at Y's (SB-7 through SB-9), approximately in front of the equipment repair area and workshop, in front of the oil storage shack, and near a vehicle repair area. Three soil borings were advanced at Big K (SB-10 through SB-12), approximately where surface runoff from the equipment wash area occurs, in front of the oil storage shed, and near the parked large equipment where obvious surface staining was observed. Each of the six soil and six grab groundwater samples was analyzed for total petroleum hydrocarbons (TPH) as diesel (TPHd), as gasoline (TPHg), and as motor oil (TPHmo), and for volatile organic compounds (VOCs).

In addition, a grab water sample was collected from the sump located approximately in the southeastern corner of the leased area occupied by Y's. The sub-grade sump is concrete lined, approximately 3 feet deep, approximately 10 feet by 10 feet in surface area, and is covered by a metal grid. The sump was filled with water at the time a grab water sample was collected using a



disposable bailer. The water sample collected from the sump (labeled Y-Sump) was analyzed for TPHd, TPHg, TPHmo, and VOCs.

Laboratory Analytical Results

Analytical results for the soil and grab groundwater samples collected from the six temporary soil borings and for the grab water sample collected from the sump are summarized in Tables 1 and 2 and discussed below. Laboratory-certified analytical reports are included in Appendix B.

Analytical results are compared to the most conservative Environmental Screening Levels (ESLs) published by the San Francisco Bay Regional Water Quality Control Board (RWQCB) in February 2005, for shallow soils where groundwater is a current or potential source of drinking water beneath residential land use areas.

Soil Sample Analytical Results

Analytical results show that only TPHmo was detected, in only one soil sample (Table 1). TPHmo was detected in the soil sample collected from approximately 4 feet bgs in temporary soil boring SB-12, at a concentration of 280 milligrams per kilogram (mg/kg). Soil boring SB-12 was located in an area of obvious staining where large equipment is parked along the southern edge of the property currently leased by Big K. Evidence of oil leaks on the equipment indicates that the TPHmo detected in the shallow soil sample likely resulted from the equipment stored and/or maintained in this area. The detected TPHmo concentration is below the ESL for TPHmo. No other compounds were detected in the soil sample collected from soil boring SB-12.

TPHd, TPHg, TPHmo, and VOCs were not detected above laboratory reporting limits in any of the soil samples collected from temporary soil borings SB-7 through SB-11 (Table 1).

Grab Groundwater Analytical Results

No TPH or VOC compounds were detected above laboratory detection limits in any of the six grab groundwater samples collected from temporary soil borings SB-7 through SB-17 (Table 2).

Grab Sump Water Analytical Results

No TPH or VOC compounds were detected above laboratory detection limits in the grab water sample collected from the sump (Table 2).



Conclusions and Recommendations

The analytical results for the soil and grab groundwater samples collected from the 12 temporary soil borings advanced as part of a due diligence investigation for Hanson indicate that no significant TPH or VOC impact was identified at the two properties currently occupied by the Y's and Big K businesses. A grab sample collected from the sump located on the property currently occupied by Y's Equipment Rental did not contain any TPH or VOC compounds above laboratory reporting limits.

Based on the results of this due diligence investigation, which indicate no significant subsurface impact, LFR does not recommend that any additional soil and groundwater investigations be conducted in the lessee areas. No remediation activities are proposed at this time. It is assumed that the existing equipment maintenance and rental business will continue to occupy the two leased properties. Based on site visits where instances of poor housekeeping were noted, LFR recommends that Hanson enforce better housekeeping practices with the tenants of the leased properties to minimize potential future impacts to the subsurface (for example, maintaining proper containment structures, capturing potential leaks from equipment repaired and/or stored particularly where the soil is exposed), and generally preventing petroleum and/or cleaning products from reaching the ground surface.

Please contact the undersigned at (510) 652-4500 or Lee Cover of Hanson at (925) 426-4170 if you have any questions regarding this investigation and the results reported herein.

Sincerely,

Katrin M. Schliewen, P.G. (7808)
Senior Hydrogeologist



Expires Feb 28 2009

Enclosures:

Table 1 - Soil Analytical Results, May 2006

Table 2 - Grab Groundwater Analytical Results, May 2006

Figure 1 - Soil Boring Location Map

Appendix A - Soil Boring Logs

Appendix B - Laboratory-Certified Analytical Reports

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.

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

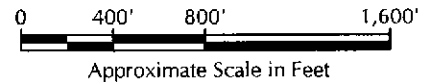
VOCs = volatile organic compounds using EPA Method 8260B

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.



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