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Environmental Health

**SOIL MANAGEMENT PLAN
HARD-RDA HOLLAND PARK PROPERTY
16301 EAST 14TH STREET
SAN LEANDRO, CALIFORNIA**

PREPARED FOR:

Hayward Area Recreation and Park District
1099 E Street
Hayward, California 94541

PREPARED BY:

Ninyo & Moore
Geotechnical and Environmental Sciences Consultants
1956 Webster Street, Suite 400
Oakland, California 94610

June 22, 2010
Project No. 401314005

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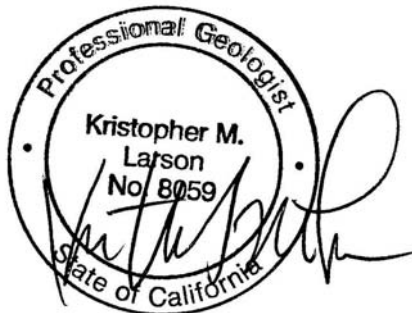
Mr. Lawrence R. Lepore
Park Superintendent
Hayward Area Recreation and Park District
1099 E Street
Hayward, California 94541

Subject: Soil Management Plan
HARD-RDA Holland Park Property, 16301 East 14th Street
San Leandro, California

Dear Mr. Lepore:

Ninyo & Moore has prepared the enclosed Soil Management Plan for excavation and grading activities at the HARD-RDA Holland Park property located at 16301 East 14th Street in the City of San Leandro, California. We appreciate the opportunity to provide service on this project.

Sincerely,
NINYO & MOORE



Kris M. Larson, P.G. 8059
Senior Environmental Geologist

GDR/KML/dhi

Distribution: (1) Addressee
(1) Mr. Jerry Wickham

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1. INTRODUCTION

This Soil Management Plan (SMP) has been prepared to provide procedures and criteria to guide grading operations at the Former Holland Oil Site property located at 16301 East 14th Street in San Leandro, California (site, Figure 1). This SMP outlines the steps needed for excavation in areas where contaminated soil and/or groundwater potentially exist on site. This is a final SMP, and incorporates comments from Alameda County Department of Environmental Health (ACDEH) issued in a letter on April 5, 2010. A copy of this document is included in Appendix A.

The proposed use for the site is a park facility, which will include a skate park in the northern section, a dog park in the western section, a youth center in the eastern section, and asphalt parking lots in the northwestern, southern, and southeastern sections of the site. The northwestern and southeastern parking lots will be located directly adjacent to East 14th Street, and a driveway will connect the northeastern and southern lots. A copy of the Park Redevelopment Plan is presented in Appendix B.

2. BACKGROUND

The site was utilized as a bulk fuel storage and distribution facility from the 1960s to the mid 1980s. Eight underground storage tanks (USTs) were located on site; three contained gasoline, two contained diesel, two contained kerosene, and one contained Stoddard solvent. The USTs were removed in 1998 and the excavated overburden soil was placed back in the UST excavation. Additionally, two former structures, a warehouse located in the southwestern section and a small garage located in the central section of the site, were reportedly used for vehicle maintenance.

A series of environmental evaluations of site soil and groundwater have been conducted on site since 1990. These evaluations reported the presence of a broad array of potential use-related chemicals at several locations on the site including gasoline, diesel, and kerosene-range petroleum hydrocarbons [constituents of concern (COCs)], primarily in areas where the former USTs were located (Figure 2). Ultimately, a Correction Action Plan (CAP) was prepared by Amicus -Strategic Environmental Consulting in May 2009 (Amicus, 2009) based on total

petroleum hydrocarbons as gasoline (TPH-g) and diesel (TPH-d) impacts to site soil and groundwater reported in previous site investigations. The CAP described proposed site remediation activities including the preferred remediation alternative, which was described in detail. The preferred remediation alternative was source removal through cellular excavation of COC impacted soils. A cleanup goal (CG) of 83 mg/kg was also recommended for both TPH-d and TPH-g impacted soils. A summary of remediation, confirmation sampling, and backfilling and compaction activities is below.

2.1. Remediation Activities

The excavation activities were conducted September 2 through September 25, 2009. The excavation activities included the destruction of several groundwater monitoring wells on site (Figure 2), which were permitted through the Alameda County Public Works Agency (ACPWA).

The excavation included four specific areas (cells) where elevated concentrations of TPH-g and TPH-d were reported in soils during previous site investigations. The cells were designated A1, A2, B1, and B2 (Figure 2). Cells A1 and A2 cells had a planned excavation depth of 10 feet bgs and Cells B1 and B2 had a planned excavation depth of 6 feet bgs. Previous site investigations indicated the shallow soil located outside of Cells A1, A2 and B1, B2 contained elevated levels of residual hydrocarbons. In order to be conservative and protective of future park users, the area was designated as Area C, and was scraped to a depth of 1 foot bgs.

During excavation activities in Cells A1, A2, and B1, B2 soils were segregated into stockpiles containing potentially hydrocarbon-impacted soils and non-impacted soils based on field observations. The obviously impacted stockpiles were placed on and covered with plastic sheets to minimize dust and petroleum odors migrating offsite. Subsequent to excavation and/or over-excavation activities, confirmation soil samples were collected from the excavations bottoms and each of the four sidewalls and analyzed for TPH-d and TPH-g using EPA Method 8015B to evaluate whether areas of impacted soil had been sufficiently removed to achieve the CG.

Cell A1 was excavated to a depth of approximately 10 feet bgs in the planned area of excavation and approximately 345 cubic yards (yds³) of soil was placed in the impacted soil stockpile located adjacent to the northeast of excavation cells B1 and B2 (Figure 3). Obvious petroleum contamination was present on the west wall of the cell upon reaching the planned excavation limit. The west wall was over-excavated one additional foot to a depth of 10 feet bgs.

Cell A2 was excavated to approximately 10 feet bgs in the planned area of excavation and approximately 1,000 yds³ of soil was placed in the impacted soil stockpile located adjacent to the northeast of excavation cells B1 and B2. There was no obvious contamination found along the walls and floor of this excavation cell, and in accordance with the CAP, no further excavation was needed.

Cell B1 was excavated to approximately 6 feet bgs in the planned area of excavation and approximately 200 yds³ of soil was placed in the impacted soil stockpile, located adjacent to the northeast of the excavation.

Cell B2 was excavated to approximately 6 feet bgs in the planned area of excavation and approximately 200 yds³ of soil was placed in the impacted soil stockpile, located adjacent to the northeast of the excavation.

The area designated Area C was located southwest of the boundary indicated on Figure 3 and outside of the excavation cells A1, A2, B1, and B2. A scraper was used to excavate this area of the site to a depth of 1 foot below grade. Approximately 400 yds³ of soil was excavated from Area C. Large portions of Area C contained what appeared to be a degrading oily asphalt material within the top 1 foot. This material was placed into the impacted soil stockpile generated from excavation Cells A1, A2, B1, and B2 located northeast of excavation Cell B1. Discolored and odorous soil was observed in several sections of the southern portion of Area C once the excavation was completed. Ninyo & Moore field personnel determined by visual and physical inspection whether the soil being scraped would be placed in the impacted or non-impacted soil stockpile. Area C soil that was not

observed to be impacted was stockpiled in the northern section to ultimately be sampled and analyzed for reuse on site.

2.2. Confirmation Sampling

Initial confirmation sample analytical results did not reveal COC concentrations that exceeded their respective CGs, with the exception of a concentration of 210 mg/kg TPH-d detected in sample floor B2. Due to the low concentration relative to the CG of 83 mg/kg for TPH-d, and after concurring with the Alameda County Department of Environmental Health (ACDEH), a second sample was collected and labeled floor B2-B to confirm the original sample result. This sample was collected near the original sample location in the center of the excavation from a depth of approximately 6 inches below the excavation floor. The sample was analyzed for TPH-d using EPA Method 8015B. TPH-d concentrations in sample floor B2-B were detected at 8.1 mg/kg, below its CG of 83 mg/kg. This sample data was accepted by the ACDEH as an alternative confirmation sample to Floor B2.

2.3. Fill Material Source

All materials used to backfill the excavation cells were provided from other on-site areas of the property. Approximately one third of the backfill material came from the Area C soil stockpile stored in the northern section of the site. Laboratory results from the clean stockpile soil sampling indicated that TPH-d concentrations in the top one-half of the stockpile exceeded their respective CGs. Concentrations of polychlorinated biphenyls (PCBs) that exceeded San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels (RWQCB ESLs for residential use) (RWQCB, 2008) were also detected in this section of the stockpile. This soil was removed from the site and transported to a Class II landfill for proper disposal. Soils from the bottom half of the Area C clean stockpile contained TPH-d concentrations that exceeded the CG of 83 mg/kg, which the highest concentration reported at 210 mg/kg. PCBs were also detected in this section of the stockpile, however the concentrations were below the RWQCB ESLs used for comparison. These

soils were authorized for re-use as backfill by the ACDEH, with recommendations that soil exceeding TPH CGs be placed in the bottom of the excavation.

The remaining backfill material was excavated from the northern corner of the site (after all impacted stockpiled material was transported off site), which was historically a separate property, and operated as a used car dealership at the time Holland was in operation. Because historical documentation reviewed for this property indicated no environmental concern from past use, no soil samples were collected prior to soil excavation. Approximately two thirds of the material used for backfilling Areas A, B and C was excavated from this section of the site.

2.4. Fill Material Geotechnical Test Results

Geotechnical compaction testing was performed by Ninyo & Moore personnel on September 24, 2009, for backfilled cells A1, A2, B1, and B2. The testing was only performed on the upper most lift only. The test results did not meet 95 percent relative compaction. At the direction of HARD personnel, the compaction testing was not deemed critical due to future site development plans, and further compaction of backfilled soils was not conducted.

3. PHYSICAL SETTING

Site sedimentology information is based on observation of soil samples collected during investigation activities conducted by Ninyo & Moore. Much of the site shallow subsurface is composed of approximately 1 to 2 feet of brown clayey, gravely sand fill material. Underlying the fill are layers of brown and grey silty sandy clay to approximately 5 feet below ground surface (bgs). From approximately 5 to 14 feet bgs, several layers of clayey sand and clean sand were observed in several site borings. A deeper unit of silty sand was observed at approximately 34 to 37 feet bgs, which was underlain by grey silty clay from approximately 37 to the total depth explored of 40 feet bgs. Groundwater

Shallow groundwater was consistently encountered between approximately 8 and 9 feet bgs in previous investigations. The shallow groundwater was observed in a unit of sand with minor percentages of fine grained soils. Various additional saturated lenses of sand and sandy clay were observed during investigation activities by Ninyo & Moore personnel between 8 and 14 feet bgs. Static groundwater elevations measured in site monitoring wells ranged from 9.01 feet below top of casing (ft toc) during 2009 groundwater monitoring events. During the 2008 site investigation, a deeper water bearing zone consisting of clean sand was encountered between approximately 34 and 37 feet bgs.

4. REMOVAL OF SUBSURFACE FEATURES

On September 4, 2009, a previously discovered hydraulic cylinder was removed from the ground in Area C near the center of the site. This cylinder remained in the ground following the demolition of previously existing buildings. No physical signs of petroleum contamination were observed for the soil surrounding the cylinder, so no further excavation was conducted. The soil adjacent to the cylinder did not have a petroleum odor and further excavation was not necessary. The approximate location of the cylinder is indicated on Figure 3.

5. PURPOSE

The purpose of this SMP is to monitor the excavation and grading activities in order to evaluate and manage known conditions and unknown environmental features that might be encountered during site excavation, grading, and development. This SMP provides procedures for the effective and prompt communication of the discovery of said environmental features to the RWQCB during site grading and development. This SMP and Health and Safety Plan (HSP) will discuss areas of the site presently impacted with constituents of concern and ways to limit the exposure of site workers and the general public to dust, vapors, and/or odors associated with the site grading operations.

6. PROGRAM PARTICIPANTS

6.1. Ninyo & Moore Participants

Ninyo & Moore will act as the environmental consultant and provide field oversight and management services if and when petroleum hydrocarbon impacted soils are encountered during site grading activities. Ninyo & Moore personnel will include a program manager and field coordinator.

The SMP field coordinator for this project is:

- To be determined, Ninyo & Moore (510) 633-5640

The alternate SMP field coordinator for this project is:

- To be determined, Ninyo & Moore (510) 633-5640

The SMP program manager for this project is:

- Ms. Lise Bisson, Ninyo & Moore (510) 633-5640

The alternate SMP program manager for this project is:

- Mr. Blair Bridges, Ninyo & Moore (510) 633-5640

6.2. Owner's Participants

The owner's project director is:

- Mr. Lawrence R. Lepore, Hayward Area Recreation and Park District

6.3. General Contractor's Participants

The general contractor's project manager is:

- To be determined

The general contractor's project site superintendent is:

- To be determined

The general contractor's field health and safety field monitor is:

- To be determined

6.4. Regulatory Agency Participants

- Mr. Jerry Wickham, ACDEH

7. INDIVIDUAL RESPONSIBILITIES

7.1. Ninyo & Moore SMP Field Coordinator

The SMP field coordinator shall be responsible for the following tasks in the event that petroleum hydrocarbon impacted soil is encountered during site excavation and grading activities:

- Attend a pre-construction meeting with the owner's participant and General Contractor to discuss areas where petroleum hydrocarbon impacted soil may be encountered.
- Monitor excavation and grading operations visually if and when petroleum impacted soils are encountered during site excavation and grading activities;
- Visually monitor for hazards such as vapor and dust exposure, heat stress and noise.
- If encountered, report suspected unknown features and other unknown environmental conditions to the SMP program manager, and the owner's project director. The owner's project director or a designee will initiate all non-emergency correspondence, including contacting the ACDEH. As directed and after having been permitted (if required), supervise activities related to unknown features and other unknown environmental conditions;
- If and when needed, collect samples and arrange for laboratory analyses; and
- Maintain record of soil sample locations.

7.2. Ninyo & Moore SMP Program Manager

The SMP Program Manager will be a California Professional Geologist and shall be responsible for the following tasks in the event that petroleum hydrocarbon impacted soil is encountered during site excavation and grading activities:

- Monitor the work of the SMP field coordinator;
- Communicate field activities to the owner's project director;

- Communicate with the SMP field coordinator to investigate unknown features and other unknown environmental conditions, if encountered;
- Notify the ACDEH by phone if unknown features, other unknown environmental conditions, hazards or deviations are encountered during field activities;
- Evaluate results of soil sampling in accordance with the protocols and criteria set forth in Section 6;
- Characterize, and delineate unknown features and other unknown environmental conditions after consultation with the SMP field coordinator and the owner's project director, and
- Prepare reports of field activities.

7.3. General Responsibilities

It will be the responsibility of the owner's participant and the SMP Program Manager to inform the ACDEH the redevelopment plan and any environmental activities conducted on site during excavation and grading activities.

Ninyo & Moore personnel working at the site will have current HAZWOPER health and safety training. Ninyo & Moore will implement a HSP that covers Ninyo & Moore's employees only.

Meetings and conference calls with both the owner's participant and ACDEH will occur when requested by the owner's participant or ACDEH when unknown conditions of environmental concern are encountered.

8. ENVIRONMENTAL ACTIVITIES FOR SITE GRADING AND EXCAVATION

The following presents the activities that will be performed prior to, during, and following the on-site grading and excavation activities.

8.1. Pre-Excavation and Grading Activities

Pre-excavation and grading activities will be conducted on site to minimize down time and interruptions of grading activities if unknown environmental features are encountered.

Pre-grading activities are intended to evaluate health and safety issues, and prepare and coordinate site individuals with their respective responsibilities. Prior to commencement of any grading activities on site, The ACDEH will need five days notification in order to schedule a site inspection.

8.1.1. Health and Safety Plan

Ninyo & Moore will prepare a HSP to protect Ninyo & Moore's workers from COCs that might be encountered. Action levels for COCs will be established in the HSP. If these action levels are exceeded during excavation and grading activities, engineering controls will be established to mitigate site workers exposure to the constituents of concern.

8.1.2. Pre-Grading Meeting

The SMP program manager, the general contractor and the owner's representative will be requested to attend a pre-grading meeting. The agenda of the meeting will include an oversight of the historical land use, environmental investigations, and remedial activities performed at the site. The meeting will also be held to discuss the procedure if unknown environmental features are encountered. Additionally, program participant information will be confirmed and updated as needed by the SMP program manager.

8.2. During Grading and Excavation Activities

Once grading and/or excavation have begun, the following activities will be performed.

8.2.1. Dust and Odor Control

The general contractor will monitor grading operations for fugitive dust and take such measures, as needed, such as the application of water or a change in operations or equipment in order to inhibit dust from leaving the site. Stockpiled soil will be covered with plastic sheeting, or other similar tarp material, at the end of each workday.

8.2.2. Storm Water Control

Storm water pollution can occur when surface water contacts disturbed soils in excavation areas, exposed wastes, or soil stockpiles and subsequently flows off the site or into storm drain systems. Best Management Practices (BMPs) will be implemented to contain stormwater within the site perimeter and prevent uninhibited storm water runoff into storm drains, which often discharge directly to the Bay.

During the dry season, dust control measures will be monitored to minimize excess application of water to the site and soil stockpiles on the site. Excess dust control watering can produce sediment laden runoff water and can result in stormwater pollution.

Throughout the duration of the project (regardless of dry or wet season activities), BMPs will be implemented and may include silt fences, straw bales, diversion dikes, storm drain inlet protection, outlet protection, visqueen covers, sediment traps, and/or sediment basins may be used to control storm water flow. Additionally, structural practices may be used to divert flows from exposed impacted soils, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site containing impacted soil.

8.2.3. Stockpile Sampling

If COC impacted soil is encountered during excavation and grading activities, it will be placed on, and covered with, visqueen plastic. Stockpiles left overnight will also be covered with visqueen plastic. Waste profiling for off site disposal of the soil will include profiling criteria set forth by a disposal/recycling facility. The number of stockpile samples per volume of soil will include one four-point composite sample per 400 cubic yards (CY) of soil, or as directed by the disposal facility. Sampling methodology will consist of collecting individual soil samples in glass containers, placing them in a cooler with ice, and shipping them, via courier to a certified analytical laboratory under completed chain of custody documentation. Upon sample receipt laboratory personnel will composite the samples. The composite samples will be analyzed using EPA

Methods 8015M/8021 for TPH-d/TPH-g, and 8082 for polychlorinated biphenyls (PCBs), and additional Methods if requested by the disposal facility.

8.2.4. COC Impacted Soil Disposal, Loading, and Transport

COC impacted soil that will be transported to a licensed disposal facility will be stored on plastic sheeting during excavation activities on site. Analytical results from composite samples collected from soil stockpiles will determine the classification of the soil or whether it can be reused on site. Impacted soil will be transported to either a Class I or Class II landfill facility.

The soil transport vehicles will be equipped with plastic sheeting and will be loaded using a standard front-end loader. The loading will be conducted in a manner to reduce the potential to generate dust and vapor. Dust suppression during the loading will be performed by limiting the height of soil drop from the loader to the truck and by lightly spraying or misting the stockpiles with water. After the soil is loaded into the transport trucks, the soil will be covered with tarps to prevent soil from spilling out of the trucks during transport to the disposal facility. Prior to departure, the trucks will have loose soil debris removed via dry brushing the tires and truck body.

Department of Transportation approved, placarded end-dump, or bottom dump trucks will transport excavated soil to the appropriate off-site disposal facility. The number of vehicles to be used for soil loading and transport will be minimized to avoid generating excess decontamination wastes. Waste haulers will be required to provide proof of valid registrations, and permits for hazardous waste transport if soil is transported to a Class I facility. The vehicles will be properly registered, operated, and placarded in compliance with local, state, and federal requirements. Trucks will be inspected by the Ninyo & Moore and/or the transportation contractor technical staff representative before leaving the site to verify that they are properly registered, operated, and placarded in accordance with the requirements.

8.2.5. Laboratory Analysis

A California state-certified laboratory will perform chemical analyses on soil samples collected for testing during the development of the site. The SMP program manager, owner's project director, and the ACDEH representative will evaluate the laboratory analyses required in accordance with the SMP and Site-Specific Soil Management Protocols.

8.3. Site-Specific Soil Management Protocols

These Site-Specific Soil Management Protocols will be followed during grading and excavation activities undertaken during the development of the site. The Site-Specific Soil Management Protocols have been developed with acknowledgement of past site use history and previous subsurface investigations completed at the site.

8.3.1. Known Conditions of Environmental Concern

Known conditions of environmental concern on site include low concentrations of PCBs and TPH in shallow site soils. The SMP filed coordinator will be on site during all grading activities, and work with the SMP Program Manager in managing areas of TPH and PCB impacted soils, if encountered. The SMP field coordinator will also monitor dust and vapor hazards during grading activities, and record areas of surface cover emplacement during park construction. Park construction activities will include concrete and asphalt cover over much of the site, which act as a cap for areas of impacted soil. Areas with impacted soil that will not be capped with hardscape (asphalt or concrete) are required to have minimum of one foot of clean fill or landscaped material cover. Some impacted soils will not be reused on site. In this case, the soils will be stockpiled and classified for disposal using the criteria described in Section 8.2.3.

Petroleum hydrocarbon impacted groundwater has historically been detected beneath the site. If groundwater is encountered during site excavation and/or grading activities, groundwater will be pumped into an above ground container for temporary storage. If the intent is for groundwater to be discharged directly into local sanitary sewer, waste-

water samples will be collected following the City of San Leandro wastewater acceptance criteria for discharge to sanitary sewer. Wastewater can also be reused on site for dust control purposes if it is analyzed for analytical methods relating to historical groundwater COCs, including TPH-d and TPH-g using EPA Method 8015M/8021, and BTEX and methyl tert-butyl ether (MTBE) compounds using EPA Method 8260B. Wastewater analytical results will be compared to San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs), Table I-2, Final Gross Contamination Ceiling Levels (RWQCB, 2008). Wastewater can not, under any circumstances be discharged into storm drains.

8.3.2. Unknown Features of Environmental Concern

Conditions of environmental concern (other than the known conditions identified in Section 8.3.1) may be encountered during site grading and redevelopment activities. If the General Contractor observes previously unknown environmental features including but not limited to stained and/or odorous soil, they are to contact the SMP Program Manager and the owner's representative. If unknown features of environmental concern are discovered at the site, the ACDEH will be notified by the SMP Program Manager or the owner's representative. Following notifications and discussions, appropriate actions will be taken to assess the magnitude and extent of impact.

Upon discovery of impacted soil, the soils will be stockpiled and sampled. If the analytical results from the initial soil samples indicate contaminant impacts in excess of CGs, the impacted soil will be excavated and stockpiled on plastic sheeting, and classified for waste disposal as described in Section 8.2.3. Documentation of field activities and analytical sample results will be provided in a letter report to the HARD.

8.3.3. Regulated Features

If a regulated feature such as a UST, septic pit, or clarifier is encountered, The General Contractor will notify the SMP Program Manager and the owner's representative, who will in turn notify the ACDEH. Following permitted removal of the regulated feature,

confirmation soil sampling will be conducted following ACDEH guidelines. If necessary, over-excavation of impacted soil will be performed.

8.3.4. Regulatory Agency Notification, Requirements, and Environmental Restrictions

ACDEH comments for the Corrective Action Plan Implementation and Closure Report included a requirement for the site owner to place a cap (consisting of either, asphalt, concrete, or one-foot of clean soil) over existing TPH and PCB impacted soil remaining on site. Additionally, a Deed Restriction will be prepared discussing use restrictions for the site due to the existing residual contamination, including notifying the ACDEH prior to conducting activities relating to excavation, drilling, remediation, groundwater use, or disturbance of a surface cap.

8.3.5. Reporting

An Excavation, Grading, and Surface Cap Construction Report will be prepared documenting grading and construction activities during Park construction activities. A figure illustrating areas of hard cover and thickness of clean fill areas where contaminated soil was exposed during site remediation activities. This report is due to the ACDEH on September 23, 2010.

9. LIMITATIONS

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied is made regarding the professional opinions presented in this report.

Our recommendations and opinions are based on an analysis of the observed site conditions and the referenced literature. If conditions different from those described in this report are encountered, our office should be notified and additional recommendations, if warranted, will be provided upon request. It should be understood that the conditions of a site could change with

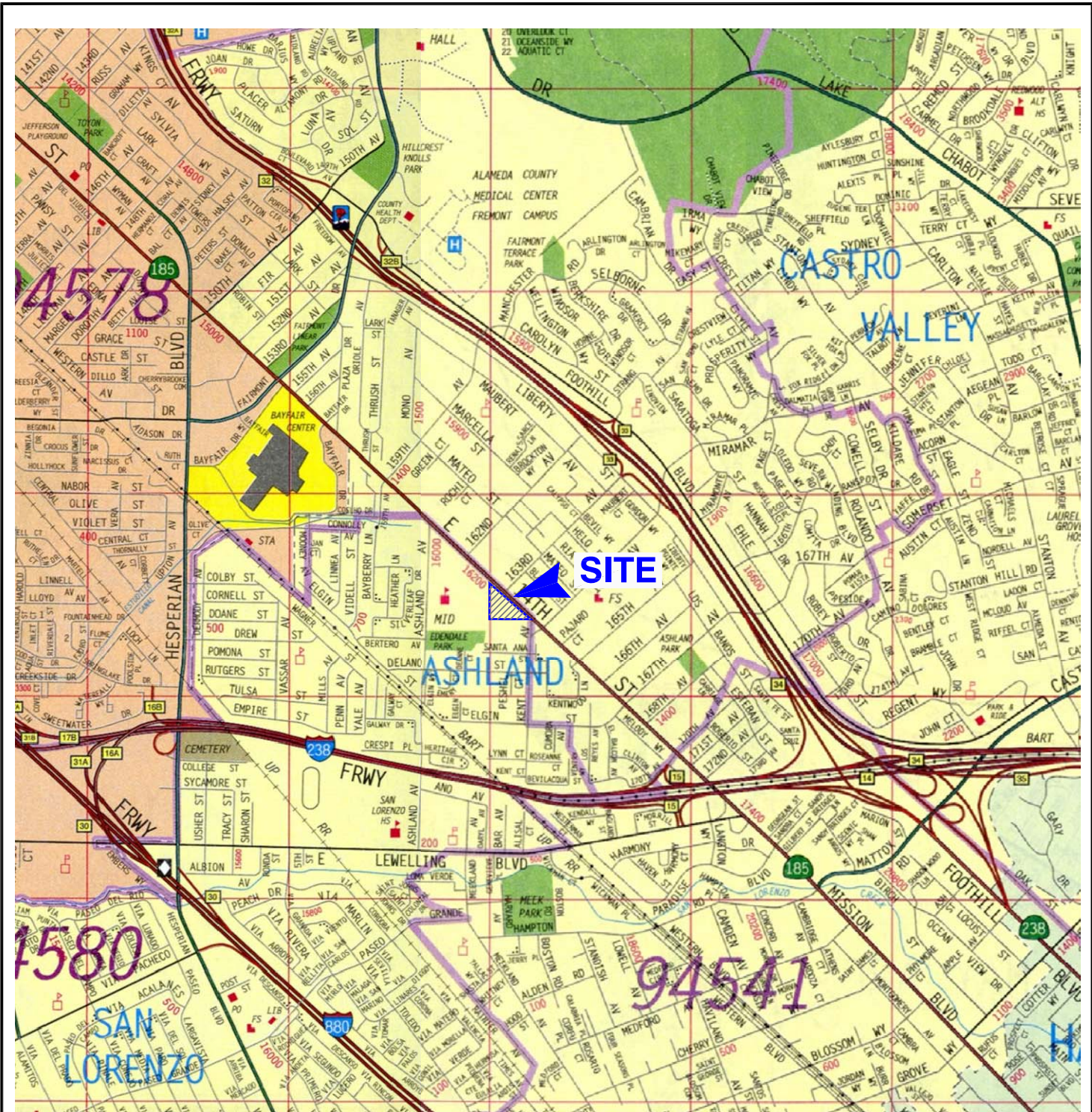
time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document. This report is intended exclusively for use by the client. Any use or reuse of this report by parties other than the client is undertaken at said parties' sole risk.

10. REFERENCES

Amicus - Strategic Environmental Consulting, 2009 Corrective Action Plan, HARD-RDA Holland Park Property, 16301 E. 14th Street, San Leandro (Ashland District), California, dated May 28.

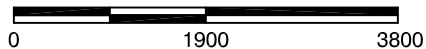
San Francisco Bay Regional Water Quality Control Board, May 2008 Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater.



REFERENCE: 2005 THOMAS GUIDE FOR ALAMEDA, CONTRA COSTA, MARIN, SAN FRANCISCO, SAN MATEO AND SANTA CLARA COUNTIES, STREET GUIDE AND DIRECTORY.



APPROXIMATE SCALE IN FEET



NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

Ninyo & Moore

SITE LOCATION MAP

FIGURE

PROJECT NO.

DATE

HARD-RDA HOLLAND PARK PROPERTY
16301 EAST 14TH STREET
SAN LEANDRO, CALIFORNIA

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LEGEND

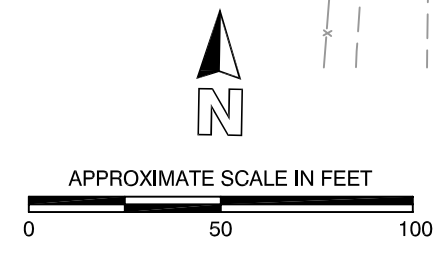
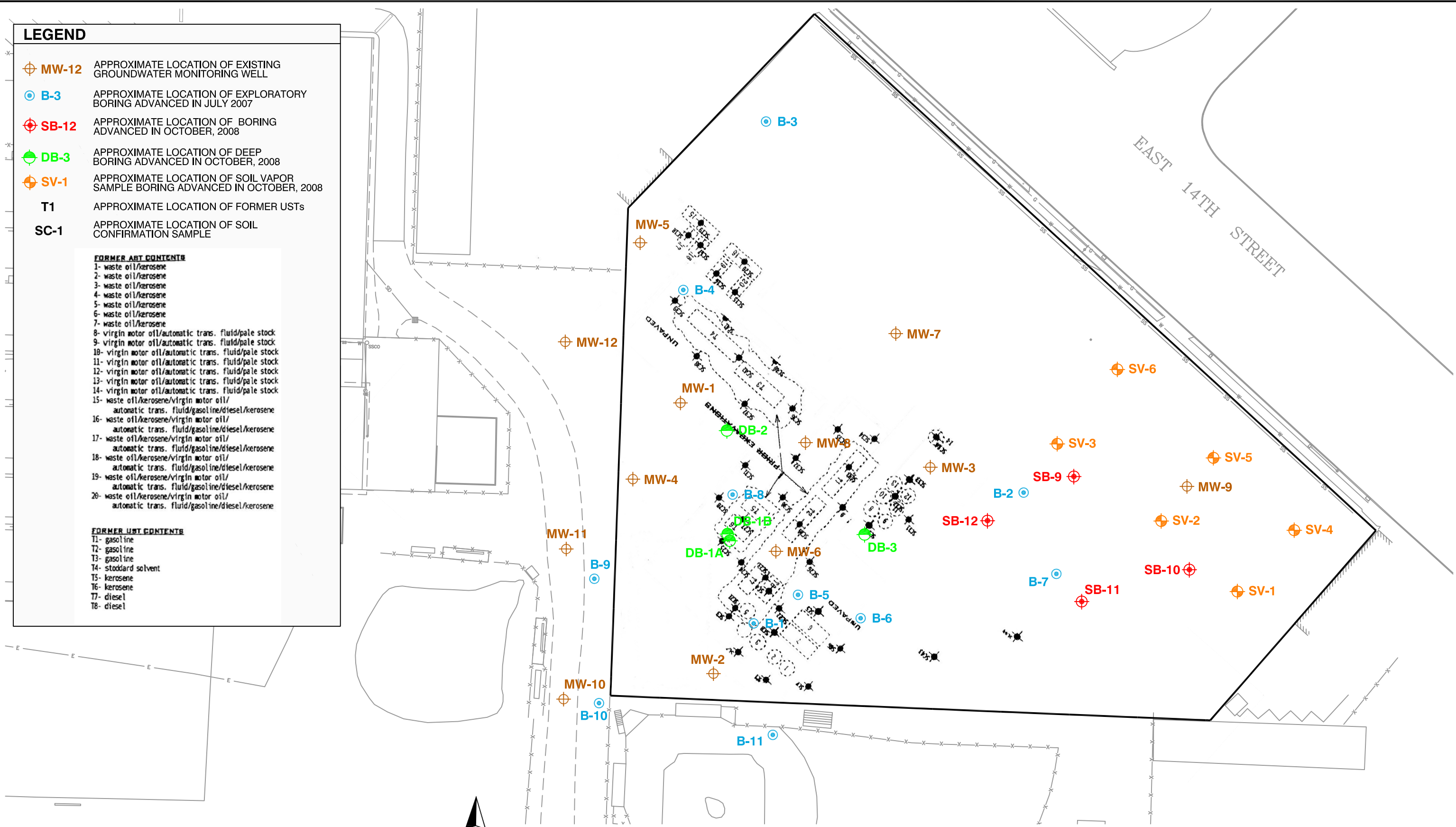
- ⊕ **MW-12** APPROXIMATE LOCATION OF EXISTING GROUNDWATER MONITORING WELL
- ⊙ **B-3** APPROXIMATE LOCATION OF EXPLORATORY BORING ADVANCED IN JULY 2007
- ⊕ **SB-12** APPROXIMATE LOCATION OF BORING ADVANCED IN OCTOBER, 2008
- ⊕ **DB-3** APPROXIMATE LOCATION OF DEEP BORING ADVANCED IN OCTOBER, 2008
- ⊕ **SV-1** APPROXIMATE LOCATION OF SOIL VAPOR SAMPLE BORING ADVANCED IN OCTOBER, 2008
- T1** APPROXIMATE LOCATION OF FORMER USTs
- SC-1** APPROXIMATE LOCATION OF SOIL CONFIRMATION SAMPLE

FORMER ABT CONTENTS

- 1- waste oil/kerosene
- 2- waste oil/kerosene
- 3- waste oil/kerosene
- 4- waste oil/kerosene
- 5- waste oil/kerosene
- 6- waste oil/kerosene
- 7- waste oil/kerosene
- 8- virgin motor oil/automatic trans. fluid/pale stock
- 9- virgin motor oil/automatic trans. fluid/pale stock
- 10- virgin motor oil/automatic trans. fluid/pale stock
- 11- virgin motor oil/automatic trans. fluid/pale stock
- 12- virgin motor oil/automatic trans. fluid/pale stock
- 13- virgin motor oil/automatic trans. fluid/pale stock
- 14- virgin motor oil/automatic trans. fluid/pale stock
- 15- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene
- 16- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene
- 17- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene
- 18- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene
- 19- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene
- 20- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene

FORMER UST CONTENTS

- T1- gasoline
- T2- gasoline
- T3- gasoline
- T4- stoddard solvent
- T5- kerosene
- T6- kerosene
- T7- diesel
- T8- diesel



NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

REFERENCE: VIRGIL CHAVEZ LAND SURVEYING 2008, ENVIRONMENTAL BIO-SYSTEM, INC 2003.

Ninyo & Moore		SITE PLAN	FIGURE
PROJECT NO.	DATE	HARD-RDA HOLLAND PARK PROPERTY 16301 EAST 14TH STREET SAN LEANDRO, CALIFORNIA	2
401314005	2/10		

LEGEND

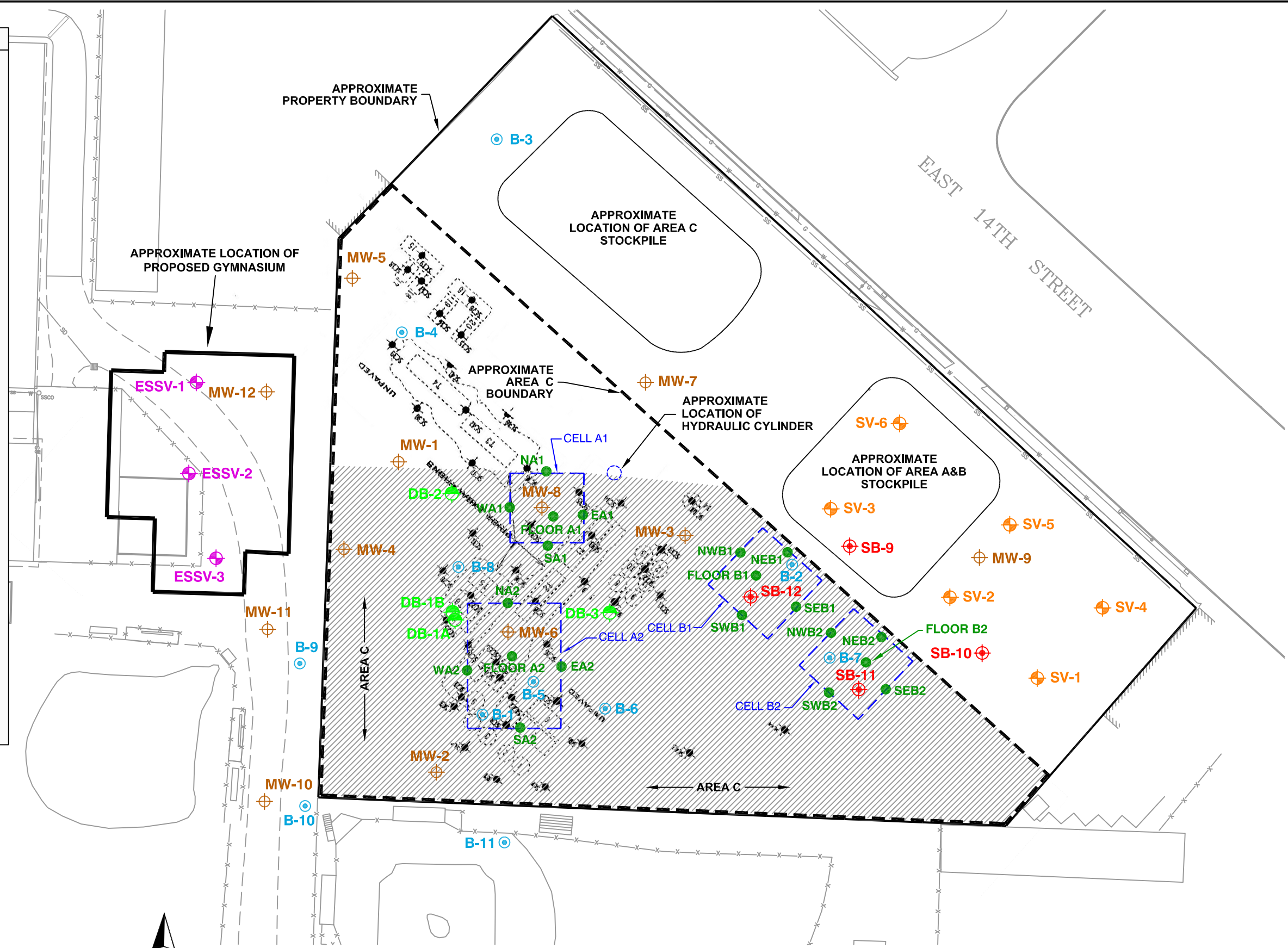
- ⊕ **ESSV-3** APPROXIMATE LOCATION OF SOIL VAPOR BORING ADVANCED IN APRIL 2009
- ⊕ **MW-12** APPROXIMATE LOCATION OF EXISTING GROUNDWATER MONITORING WELL
- ⊕ **B-3** APPROXIMATE LOCATION OF EXPLORATORY BORING ADVANCED IN JULY 2007
- ⊕ **SB-12** APPROXIMATE LOCATION OF BORING ADVANCED IN OCTOBER 2008
- ⊕ **DB-3** APPROXIMATE LOCATION OF DEEP BORING ADVANCED IN OCTOBER 2008
- ⊕ **SV-1** APPROXIMATE LOCATION OF SOIL VAPOR SAMPLE BORING ADVANCED IN OCTOBER 2008
- T1** APPROXIMATE LOCATION OF FORMER USTs
- **NEB1** APPROXIMATE LOCATION OF SOIL CONFIRMATORY SAMPLE
- AREA OF POTENTIALLY IMPACTED SHALLOW SOIL

FORMER ABT CONTENTS

- 1- waste oil/kerosene
- 2- waste oil/kerosene
- 3- waste oil/kerosene
- 4- waste oil/kerosene
- 5- waste oil/kerosene
- 6- waste oil/kerosene
- 7- waste oil/kerosene
- 8- virgin motor oil/automatic trans. fluid/pale stock
- 9- virgin motor oil/automatic trans. fluid/pale stock
- 10- virgin motor oil/automatic trans. fluid/pale stock
- 11- virgin motor oil/automatic trans. fluid/pale stock
- 12- virgin motor oil/automatic trans. fluid/pale stock
- 13- virgin motor oil/automatic trans. fluid/pale stock
- 14- virgin motor oil/automatic trans. fluid/pale stock
- 15- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene
- 16- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene
- 17- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene
- 18- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene
- 19- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene
- 20- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene

FORMER UST CONTENTS

- T1- gasoline
- T2- gasoline
- T3- gasoline
- T4- stoddard solvent
- T5- kerosene
- T6- kerosene
- T7- diesel
- T8- diesel



REFERENCE: VIRGIL CHAVEZ LAND SURVEYING 2008, ENVIRONMENTAL BIO-SYSTEM, INC 2003.

Ninyo & Moore		EXCAVATION AND CONFIRMATION SAMPLE LOCATION MAP	HARD-RDA HOLLAND PARK PROPERTY 16301 EAST 14th STREET SAN LEANDRO, CALIFORNIA	FIGURE
PROJECT NO. 401314005	DATE 2/10			3

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

APPENDIX A

ALAMEDA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH COMMENTS



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

April 5, 2010

Ms. Ann Marie Holland Tiers
Estate of Jack Holland
1498 Hamrick Lane
Hayward, CA 94544

Ms. Barbara Holland
P.O. Box 5
Kentfield, CA 94914

Mr. Lawrence Lepore (*Sent via E-mail to: lepl@haywardrec.org*)
Hayward Area Recreation and Park District
1099 E Street
Hayward, CA 94541

Subject: Fuel Leak Case No. RO0000212 and Geotracker Global ID T0600100709, Holland Oil, 16301 East 14th Street, San Leandro, CA 94580 – Soil Management Plan

Dear Ms. Tiers, Ms. Holland, and Mr. Lepore:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the subject site including the recently submitted documents entitled, "*Soil Management Plan Implementation, HARD-RDA Holland Park Property, 16301 East 14th Street, San Leandro, California,*" dated February 5, 2010 (SMP) and received by ACEH on March 22, 2010.

The SMP proposes actions to monitor the excavation and grading activities prior to and during planned park construction in order to evaluate and manage known conditions and unknown environmental features that might be encountered during site excavation, grading, and development. Soils containing petroleum hydrocarbons and polychlorinated biphenyls (PCBs) were encountered in shallow soils during remedial excavation throughout a portion of the site. There is a high likelihood that contaminated soils will be encountered during excavation and grading for the planned park. Due to the residual soil contamination that remains in place at the site, the soils that were exposed during remedial excavation must be covered by a continuous hard surface such as concrete or asphalt or a minimum of one foot of clean fill or landscaped materials. The surface cap is part of the site remedy and emplacement of the surface cap must be verified and documented as discussed in the technical comments below.

The SMP is generally acceptable for implementation provided that the technical comments below are incorporated. We request that you address the technical comments below, perform the proposed work, and submit the documents requested below.

TECHNICAL COMMENTS

- 1. Verification and Documentation of Fill Thickness and Surface Cover and Oversight during Excavation and Grading.** As part of park construction, the soils that were exposed during excavation must be covered by a continuous hard surface such as concrete or asphalt or a minimum of one foot of clean fill or landscaped materials. A SMP field coordinator who is a California Professional Geologist or Engineer or is under the direct supervision of a California Professional Geologist or Engineer must be on-site during excavation and grading activities to conduct the actions outlined in the SMP. These activities include but are not limited to management of contaminated soils

Ms. Ann Marie Holland Tiers
Ms. Barbara Holland
Mr. Lawrence Lepore
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that will be encountered during excavation and grading, monitoring of conditions in areas of known impact, observation and reporting of unknown environmental features and conditions, visual monitoring for dust and vapor hazards during construction, soil sampling if and when needed, and recording and mapping of surface cover emplacement. Based on the observations and recording conducted by the SMP field coordinator, we request that you submit an Excavation, Grading, and Surface Cap Construction Report that documents the surface cover emplaced during grading and construction activities for the park. The documentation is to include a map showing the areas of hard cover and the thickness of clean fill emplaced over the soil that was exposed during remedial excavation. Please provide 5-days advance notification to ACEH (e-mail preferred to jerry.wickham@acgov.org) prior to the start of excavation activities in order to schedule site inspection.

2. **Deed Restriction.** As previously noted, a deed restriction is required to prevent exposure during future activities that may disturb the protective surface cap and for long-term management of residual contamination at the site. We note that a deed restriction was to be included as an appendix to the SCM but was not ready for submittal with the SMP. Please submit a deed restriction to ACEH for review. ACEH approval and signing of the deed restriction will be required prior to consideration of case closure.

TECHNICAL REPORT REQUEST

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

- **September 23, 2010** – Excavation, Grading, and Surface Cap Construction 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.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies 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 all 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, these same

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reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is 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).

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.

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.

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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.

Sincerely,

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

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Markus Niebanck, Amicus, 580 Second Street, Suite 260, Oakland, CA 94607 (*Sent via E-mail to:*
markus@amicusenv.com)

Kris Larson, Ninyo & Moore, 1956 Webster Street, Suite 400, Oakland, CA 94612 (*Sent via E-mail*
to: klarson@ninyoandmoore.com)

Judy Reid, State Water Resources Control Board, Division of Financial Assistance, P.O. Box 944212
Sacramento, CA 94244-2120 (*Sent via E-mail to:* JREID@waterboards.ca.gov)

Donna Drogos, ACEH (*Sent via E-mail to:* donna.drogos@acgov.org)
Jerry Wickham, ACEH

Geotracker, File

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	ISSUE DATE: July 5, 2005
	REVISION DATE: March 27, 2009
	PREVIOUS REVISIONS: December 16, 2005, October 31, 2005
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

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.

REQUIREMENTS

- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection**. (Please do not submit reports as attachments to electronic mail.)
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- Signature pages and perjury statements **must** be included and have either original or electronic signature.
- **Do not password protect the document**. Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:
RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Additional Recommendations

- A separate copy of the tables in the document should be submitted by e-mail to your Caseworker in **Excel** format. These are for use by assigned Caseworker only.

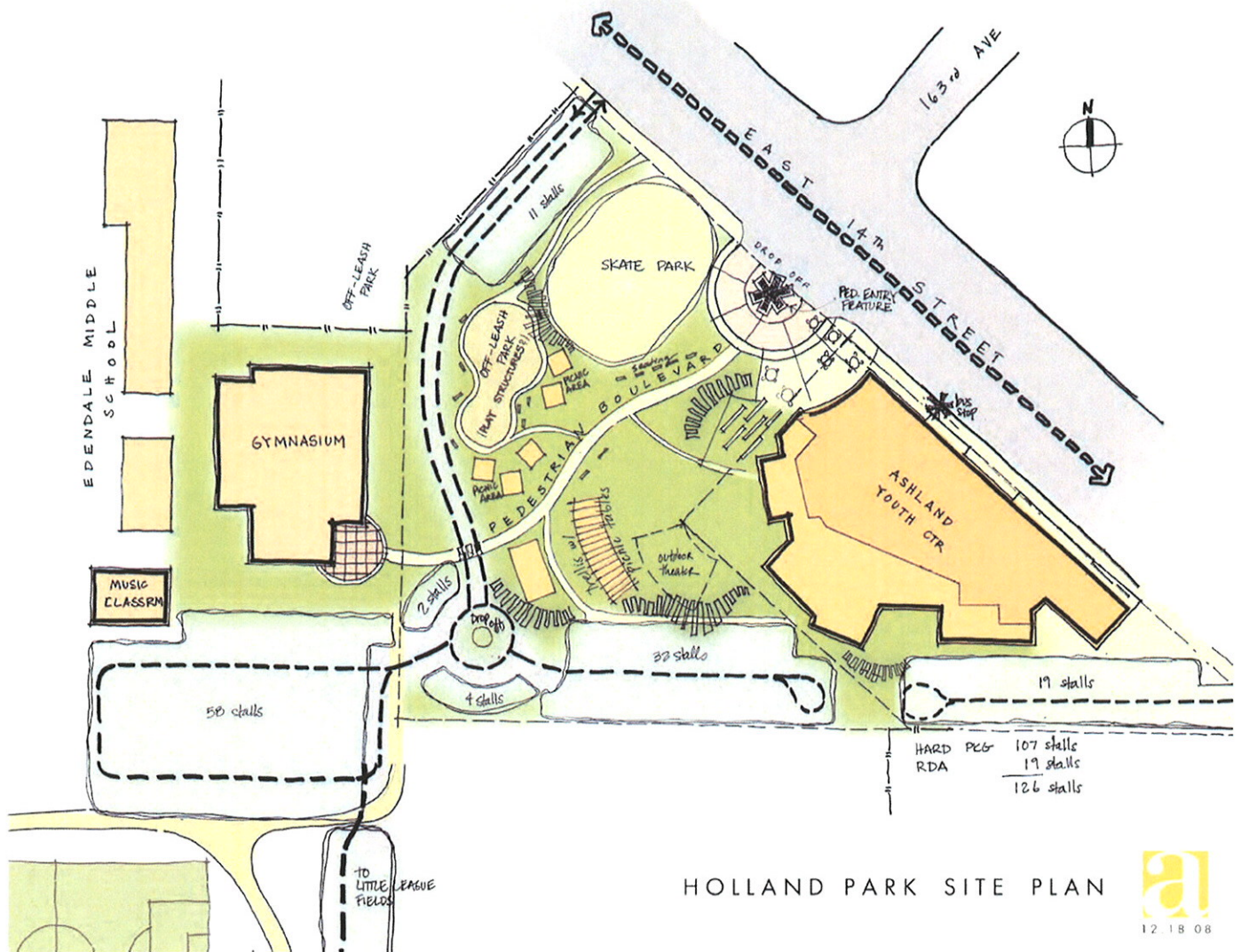
Submission Instructions

- 1) Obtain User Name and Password:
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to dehloptoxic@acgov.org
 - Or
 - ii) Send a fax on company letterhead to (510) 337-9335, to the attention of My Le Huynh.
 - b) In the subject line of your request, be sure to include "**ftp PASSWORD REQUEST**" and in the body of your request, include the **Contact Information, Site Addresses**, and the **Case Numbers (RO# available in Geotracker) you will be posting for**.

- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
 - (i) Note: Netscape and Firefox browsers will not open the FTP site.
 - b) Click on File, then on Login As.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.

- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to dehloptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO# use the street address instead.
 - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.

APPENDIX B
PROPOSED REDEVELOPMENT PLAN



HOLLAND PARK SITE PLAN



Draft Park Plan by: AEDIS Architecture and Planning

Figure 3: Draft Park Redevelopment Plan

HARD-RDA Holland Park Property
16301 East 14th Street, San Leandro

May 28, 2009