



FACT SHEET ON ENVIRONMENTAL ASSESSMENT

Mailing Date TBD

ASHLAND YOUTH CENTER

16335 E. 14th Street, San Leandro, California 94580

Fuel Leak Case No. RO003078 and

GeoTracker Global ID T10000003245

Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the completion of soil removal activities at the Ashland Youth Center, 16335 E. 14th Street, San Leandro, California (see map on the back of this notice). Alameda County General Services Agency (ACGSA) removed and disposed off-site petroleum contaminated soil that appeared to be associated with the adjacent former Holland Oil facility. Surficial undocumented fill that contained a variety of contaminants, including lead, was also removed for off-site disposal.

Site Background

The Site previously consisted of three parcels: Parcel 80C-479-6-20 (16301 East 14th Street); 80-0479-006-08 (16343 East 14th Street), and; Parcel 80C-0479-006-09 (16349 East 14th Street). The Site is bordered to the northeast by E. 14th Street, to the south by commercial development and Holland Park, and to the northwest by Holland Park,

Holland Oil formerly operated on the adjacent parcel (APN 80C-479-9-21) and on the northwest and southwest portion of 16301 E. 14th Street. Holland Oil operated a bulk fuel storage and distribution facility from the 1960's to the mid-1980's. The Site area located along East 14th Street and outside the Holland Oil facility area was used primarily for vehicle sales.

Soil Removal

Based on exploratory test pits excavated during August 2011, the Site was generally overlain by approximately 3 feet of undocumented fill. Laboratory analyses of samples of the fill collected during August 2011 detected one or more contaminant of concern (COC) above residential/unrestricted Site cleanup goals. Therefore, as a conservative approach, ACGSA desired the over-excavation and off-Site disposal of the surficial fill to the underlying native soil. Laboratory analyses of final verification soil samples collected from native soil beneath the fill did not detect COCs above residential/unrestricted cleanup goals.

In addition, soil was excavated to a depth of approximately 6 to 8 feet below original ground surface in the northwest portion of the Site to remove gasoline, diesel and oil affected soil. Soil containing diesel and oil exceeding the residential/unrestricted

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

cleanup goal was left in-place due to the proximity to the property boundary and depth. Laboratory analyses of one of the final soil samples detected benzene, a component of gasoline, above the unrestricted cleanup goal.

Two underground vaults were discovered during the excavation of surficial fill and subsequently removed for off-Site disposal. Based on laboratory analyses of the contents of the vaults, one of the vaults (Vault 2) was removed under an Underground Storage Tank (UST) removal permit obtained from Alameda County Environmental Health (ACEH).

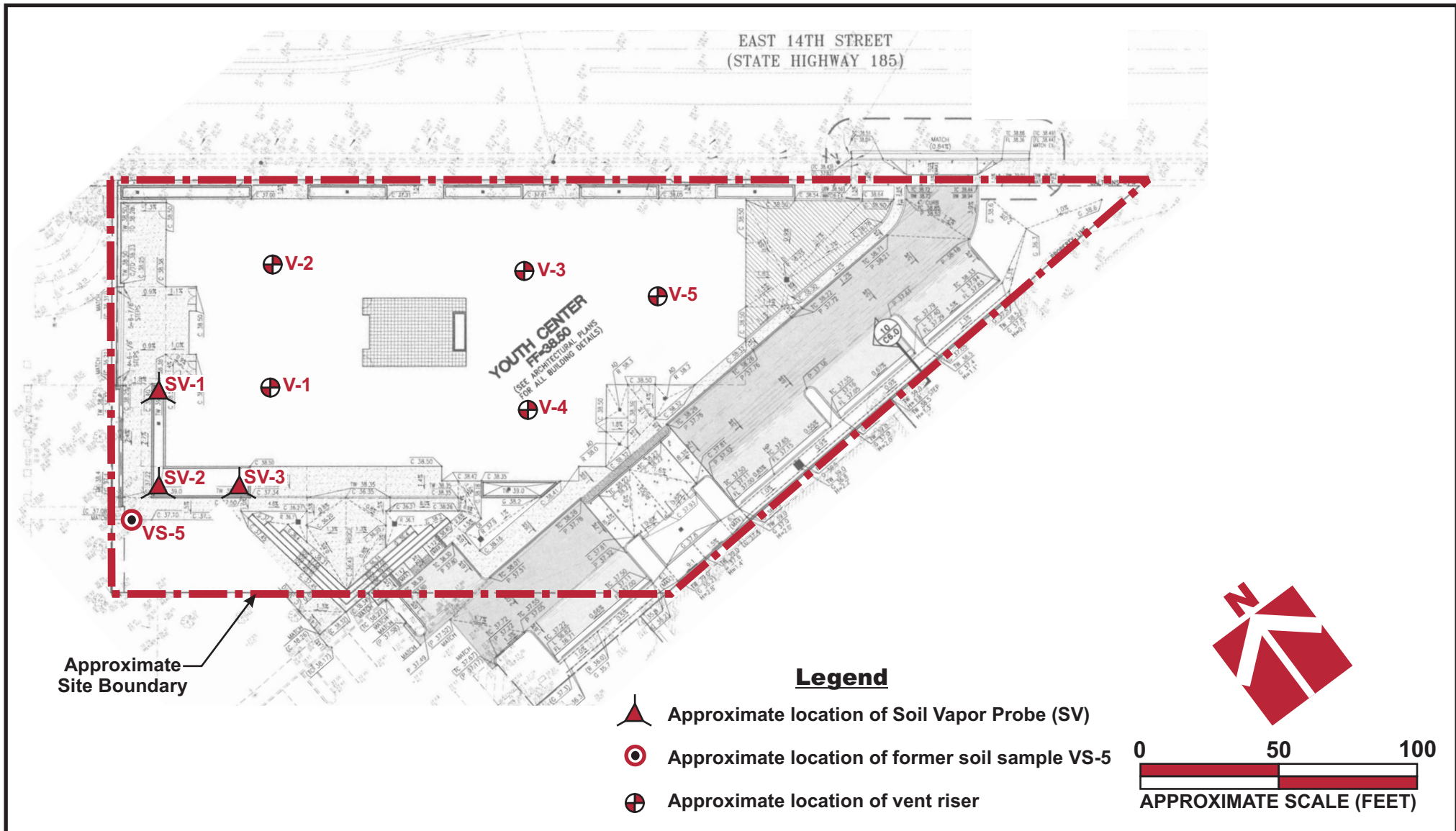
Soil Vapor Monitoring and Vapor Intrusion Engineering Controls

In accordance with the requirements of ACEH, soil vapor probes were installed in the northwest corner of the Site to evaluate the potential for vapor intrusion into the on-Site building. Because the building foundation was constructed before the soil vapor monitoring could be completed, ACGSA installed vapor mitigation measures beneath the floor of the building. These measures included a spray-applied vapor membrane beneath the floor of the new building. In addition, sub-slab ventilation/depressurization conduits were installed beneath the membrane. The sub-slab ventilation conduits can be run either passively or actively. Based on results of soil vapor monitoring and sampling of soil vapor from the sub-slab conduits, the depressurization system will be operated passively. Based on the monitoring results, further sampling does not appear to be required.

Next Step

Based on the soil removal performed, monitoring results and vapor intrusion engineering controls installed, ACEH is reviewing the site for case closure. The cleanup implementation and investigation reports are available on ACEH's website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://www.geotracker.waterboards.ca.gov/>). Please send written comments regarding to Jerry Wickham at the address below. All comments received will be forwarded to the responsible parties. Comments received within 60 days of the date of this Fact Sheet will be considered and responded to prior to a Final determination on case closure.

Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway, Ste 250
Alameda, CA 94502
Phone: 510-777-2478
E-mail: jerry.wickham@acgov.org



Site Plan

Ashland Youth Center
16335 East 14th Street
San Lorenzo, CA

Project Number	165-11-3
Figure Number	Figure 2
Date	October 2012
Drawn By	RRN