



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

January 5, 2012

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: [lepi@haywardrec.org](mailto:lepi@haywardrec.org)*)  
Hayward Area Recreation and Park District  
1099 E Street  
Hayward, CA 94541

Subject: Case Closure for Fuel Leak Case No. RO0000212 and GeoTracker Global ID T0600100709, Holland Park; 16301 East 14<sup>th</sup> Street, San Leandro, CA 94580

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

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health (ACEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak 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>).

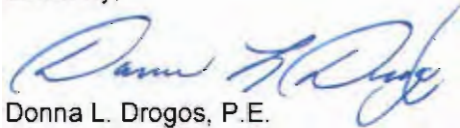
#### SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- Total Petroleum Hydrocarbons as diesel remain in soil at concentrations up to 5,100 ppm.
- Total Petroleum Hydrocarbons as diesel remain in groundwater at concentrations up to 3,800 ppb.
- Due to the residual contamination, a Covenant and Environmental Restriction was recorded for the site on January 4, 2012. The Covenant and Environmental Restriction limits future land use to a public park. No excavation or construction of additional buildings is to be conducted on the site unless expressly permitted in writing by ACEH.
- This case closure applies to Parcel 80C-479-6-21, which is currently Holland Park, a recreational facility owned and operated by the Hayward Area Recreation & Park District (HARD). Parcel 80C-479-6-20, which is owned by County of Alameda and is the planned site for the Ashland Youth Center, was previously part of this case but is now considered under a separate fuel leak case, RO0003078 (GeoTracker Global ID T10000003245).

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

Sincerely,



Donna L. Drogos, P.E.  
Division Chief

Enclosures:

1. Remedial Action Completion Certification
2. Case Closure Summary

cc:

Judy Reid (w/enc)  
State Water Resources Control Board  
P.O. Box 944212  
Sacramento, CA 94244-2120  
(Sent via E-mail to: [JREID@waterboards.ca.gov](mailto:JREID@waterboards.ca.gov))

Closure Unit (submitted to GeoTracker)  
State Water Resources Control Board  
UST Cleanup Fund  
P.O. Box 944212  
Sacramento, CA 94244-2120

Lane Bailey (w/enc)  
Alameda County Redevelopment Agency  
224 West Winton Avenue  
Hayward, CA 94544  
(Sent via E-mail to: [lane.bailey@acgov.org](mailto:lane.bailey@acgov.org))

Eileen Dalton (w/enc)  
Alameda County Redevelopment Agency  
224 West Winton Avenue  
Hayward, CA 94544  
(Sent via E-mail to: [eileen.dalton@acgov.org](mailto:eileen.dalton@acgov.org))

Donna Drogos, ACEH (Sent via E-mail to: [donna.drogos@acgov.org](mailto:donna.drogos@acgov.org))  
Jerry Wickham, ACEH (Sent via E-mail to: [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org))

GeoTracker (w/enc)  
eFile (w/orig enc)



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**REMEDIAL ACTION COMPLETION CERTIFICATION**

January 5, 2012

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](mailto:lepl@haywardrec.org)*)  
Hayward Area Recreation and Park District  
1099 E Street  
Hayward, CA 94541

Subject: Case Closure for Fuel Leak Case No. RO000212 and GeoTracker Global ID T0600100709,  
Holland Park; 16301 East 14<sup>th</sup> Street, San Leandro, CA 94580

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

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25296.10 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,

Ariu Levi  
Director  
Alameda County Environmental Health

**CASE CLOSURE SUMMARY  
LEAKING UNDERGROUND FUEL STORAGE TANK - LOCAL OVERSIGHT PROGRAM**

**I. AGENCY INFORMATION**

Date: August 31, 2011

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: Holland Oil/Holland Park		
Site Facility Address: 16301 East 14 <sup>th</sup> Street, San Leandro, CA 94580		
RB Case No.: 01-0771	Local Case No.: StID#2423	LOP Case No.: RO0000212
URF Filing Date: 10/31/1990	Geotracker ID: T0600100709	APN: 80C-479-6-21

Responsible Parties	Addresses	Phone Numbers
Lawrence Lepore, Hayward Area Recreation and Park District	1099 E Street, Hayward, CA 94541	510-881-6716
Estate of John Holland Sr., Ann Marie Holland Tiers, Executor	1498 Hamrick Lane, Hayward, CA 94544	510-537-3477
Barbara Holland	P.O. Box 172, Kentfield, CA 94914	No phone number

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	10,000 gallons	Gasoline	Removed	09/09/1998
2	10,000 gallons	Gasoline	Removed	09/09/1998
3	10,000 gallons	Gasoline	Removed	09/09/1998
4	12,000 gallons	Stoddard solvent	Removed	09/09/1998
5	5,000 gallons	Kerosene	Removed	09/09/1998
6	5,000 gallons	Kerosene	Removed	09/09/1998
7	7,000 gallons	Diesel	Removed	09/09/1998
8	5,000 gallons	Diesel	Removed	09/09/1998
Piping			Removed	09/09/1998

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Unknown. Tank T1 was observed to be severely pitted at the time of removal. Tanks T2 and T3 had large holes (up to 1 by 2 inches) at the time of removal. Slight to moderate petroleum odor and green discoloration was observed in soils in each tank pit. A sheen on groundwater was also observed in each tank pit.		
Site characterization complete? Yes	Date Approved By Oversight Agency: ----	
Monitoring wells installed? Yes	Number: 12	Proper screened interval? Yes
Highest GW Depth Below Ground Surface: 4.18 feet bgs	Lowest Depth: 9.04 feet bgs	Flow Direction: Northwest
Most Sensitive Current Use: Potential drinking water source.		

Summary of Production Wells in Vicinity: The nearest water supply well is an irrigation well located approximately 500 feet northeast of the site. A second irrigation well and a domestic well are located approximately 1,600 feet and 1,000 feet, respectively, southwest of the site. Based on the distance from the site, limited extent of the dissolved phase plume, and cross gradient locations, the water supply wells are not expected to be receptors for the site.	
Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest SW Name: San Lorenzo Creek is approximately 3,200 feet south of the site.
Off-Site Beneficial Use Impacts (Addresses/Locations): None	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tanks	3 - 10,000-gallon tanks 1 - 12,000-gallon tank 3 - 5,000-gallon tanks 1 - 7,000-gallon tank	The tanks were transported to Ecology Control Industries in Richmond, CA for disposal	09/09/1998
Piping	Not reported	The piping was transported to Ecology Control Industries in Richmond, CA for disposal.	09/09/1998
Free Product	Not reported	--	--
Soil	Not reported	Overburden soil from the tank removal was placed back into the tank pits.	09/09/1998
	4,352 tons  580 cubic yards	Soils were transported to Vasco Road Landfill in Livermore, CA for disposal.  Soils were transported to West Winton Landfill in Hayward, CA for disposal.	09/22/2009 and 09/23/2009  01/13/2011 through 01/26/2011
Groundwater	450 gallons	Due to apparent groundwater intrusion into some USTs during tank removal, approximately 450 gallons of water was removed from the USTs using a vacuum truck and transported to Evergreen in Newark, CA for recycling.	09/09/1998

**MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS BEFORE AND AFTER CLEANUP**

(Please see Attachments 1 through 6  
for additional information on contaminant locations and concentrations)

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	13,000	1,800	78,000(1)	910(1)
TPH (Diesel)	29,000	5,100	1,600,000(1)	3,800(1)
Total Oil and Grease	29,000	Not Analyzed	Not Analyzed	Not Analyzed
Benzene	61	7.0	1,400(1)	0.6(1)
Toluene	35	6.9	8,400(1)	<1(1)
Ethylbenzene	240	9.1	1,900(1)	1(1)
Xylenes	1,100	40	14,000(1)	<1(1)
Lead	100(2)	46(3)	Not Analyzed	Not Analyzed
MTBE	0.34(4)	0.34(4)	20(5)	20(5)
Other (8240/8270)	0.19(6)	<0.002(7)	20(8)	20(9)

- (1) The maximum concentration before cleanup is from a groundwater sample collected from the tank pit in September 1998; the maximum concentration after cleanup is the maximum concentration detected during the most recent sampling event on 09/23/2009.
- (2) Lead = 100 ppm; Cadmium <1 ppm; Chromium = 43 ppm; Nickel = 640 ppm; and Zinc = 110 ppm.
- (3) Lead = 46 ppm; Cadmium <1 ppm; Chromium = 43 ppm; Nickel = 6.9 ppm; and Zinc = 55 ppm.
- (4) MTBE = 0.34 ppm; TBA, TAME, ETBE, DIPE, EDB, and EDC not analyzed.
- (5) MTBE = 20 ppb, TBA, TAME, ETBE, and DIPE not analyzed, EDB and EDC <0.5 ppb.
- (6) Napthalene = 15 ppm; 1,1,1-TCA = 0.19 ppm; PCE = 0.004 ppm; 1,4-Dichlorobenzene = 0.031 ppm; PCBs = 0.25 ppm.
- (7) Napthalene <0.002 ppm; VOCs not detected at various reporting limits; PCBs = 0.15 ppm
- (8) Napthalene = 20 ppb; 1,4-Dichlorobenzene = 9.1 ppb; PCBs and other VOCs not detected at various reporting limits.
- (9) Napthalene = 20 ppb; 1,4-Dichlorobenzene = 0.8 ppb; other VOCs not detected at various reporting limits.

#### Site History and Description of Corrective Actions:

This case closure applies to Parcel 80C-479-6-21, which is currently Holland Park, a recreational facility owned and operated by the Hayward Area Recreation & Park District (HARD). Surrounding land use includes Edendale Middle School to the west, recreational fields to the south, Parcel 80C-479-6-20 (planned youth center) to the east, commercial properties to the north and southeast, and East 14<sup>th</sup> Street to the northeast. Parcel 80C-479-6-20, which is owned by the Alameda County Redevelopment Agency and is the planned site for the Ashland Youth Center, was previously part of this case but is now considered under a separate fuel leak case, RO0003078 (GeoTracker Global ID T10000003245).

The site was utilized as a bulk fuel storage and distribution facility from the 1960's to the mid 1980's. The bulk storage facility consisted of aboveground storage tanks and eight underground storage tanks (USTs), three of which 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 excavations. 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. The bulk fuel storage and distribution business was located in the property interior; former property parcels fronting on East 14th Street were utilized until recent years as auto sales lots. In 2008, the properties were purchased by HARD and the Alameda County Redevelopment Agency and the property parcel boundaries were modified. When compared to the current property parcel boundaries, the bulk storage facility was primarily located on parcel 80C-479-6-21 but also extended into the northwestern and southwestern portions of Parcel 80C-479-6-20. Therefore, both current parcels were considered part of one fuel leak case until August 2011. On August 24, 2011, HARD requested that Parcel 80C-479-6-21, which is currently Holland Park, be considered under a separate fuel leak case in order to move the case towards closure more quickly. Remedial actions, which include excavation and construction of a cap, have been completed at Holland Park but, at the time of preparation of this closure summary, remedial actions have not been completed on the planned youth center site, Parcel 80C-479-6-20. ACEH opened a separate fuel leak case for Parcel 80C-479-6-20 on August 31, 2011.

Petroleum hydrocarbons were first detected at the site during a subsurface investigation performed in 1990. Soil samples collected from five soil borings near the former diesel USTs contained up to 25,000 ppm of TPHd.

In April 1996, three groundwater monitoring wells were installed at the site. Soil samples collected from the well borings contained up to 4,400 ppm of TPHg and 8,200 ppm of TPHd. Groundwater samples collected from the monitoring wells contained up to 33,000 ppb of TPHg, 9,700 ppb of TPHd, and 12 ppb of benzene. Quarterly groundwater monitoring was conducted using the three monitoring wells from April 1996 until March 1998.

In 1998, the contents of approximately 143 55-gallon drums and 60 smaller containers were inventoried and removed from the site by vacuum truck. Approximately 4,636 gallons of oily water contaminated with halogenated constituents were transported to Evergreen in Newark, CA for recycling. Approximately 650 gallons of oily water contaminated with halogenated constituents were disposed at the Solvent Service facility in San Jose, CA. Two 55-gallon drums containing oily water contaminated with PCBs were transported off-site for incineration. One 55-gallon drum containing sodium hypochlorite was also transported off-site for disposal. All 55-gallons drums were crushed and transported off-site for disposal.

On September 3 and 4, 1998, twenty aboveground storage tanks (ASTs) were emptied, demolished, and then transported off-site for recycling. Eight USTs were removed from five separate tank pits on September 9, 1998 (connected T1 and T2, T3, T4, connected T5 and T6, and connected T7 and T8). Slight to moderate petroleum odor and green discoloration was observed in soils in each tank pit. A sheen on groundwater was also observed on groundwater in each tank pit. Soil samples collected from the tank pits contained up to 6,900 ppm of TPHg, 3,200 ppm of TPHd, and 9,200 ppm of TPHss. Soil overburden from the tank pit excavations was placed back into the tank pits.

In January 2001, 46 soil borings were advanced to collect a total of 131 soil samples. TPHg, TPHd, and TPHss were detected at concentrations up to 13,000 ppm, 8,400, and 8,300 ppm, respectively.

In September and October 2008, five soil borings (B-9 through B-12 and pilot boring MW-9) were advanced in the southeastern portion of the site. Four deep soil borings (DB-1A, DB-1B, DB-2, and DB-3) were advanced on October 1, 2008 to collect soil samples and grab groundwater samples from a lower water-bearing zone. The grab groundwater samples collected from the lower water-bearing zone contained TPHg at concentration up to 120 ppb. TPHd, BTEX, and MTBE were not detected at concentrations above reporting limits in grab groundwater samples from the deeper water-bearing zone.

Site History and Description of Corrective Actions (continued):

In October 2008, soil vapor samples were collected from six locations (SVP-1 through SVP-6) within the parcel, where construction of a community center has been proposed. The concentrations of all constituents of concern were below residential screening criteria for potential vapor intrusion to indoor air.

In May 2009, soil vapor sampling was conducted on the adjoining Edendale Middle School property for the purposes of confirming that groundwater contamination from the site had not affected the future site of the gymnasium. Three soil vapor samples were collected within the proposed footprint of the gymnasium and the samples were analyzed for VOCs. No chemicals of concern were detected in the three soil vapor samples.

In September 2009, a total of 4,352.2 tons of soil were excavated and removed from the site and disposed of at Vasco Road Landfill in Livermore, CA. The areas excavated corresponded to five excavation cells described in the CAP. Soils within the impacted areas adjacent to the USTS were excavated to depths ranging from 6 to 10 feet bgs. ACEH also requested that soil be removed to a depth of one foot throughout the park site outside of the UST areas. All exposed surfaces were to be covered by hard surfaces such as asphalt or concrete or a minimum of one foot of clean fill or landscaped materials. Verification of the grading, thickness of fill material was to be provided in an excavation report.

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 clean soil stockpile. Laboratory results from the clean stockpile soil sampling indicated that PCB and TPH-d concentrations in the top one-half of the stockpile exceeded their respective cleanup goals. These soils were removed from the site and transported to the landfill along with the impacted soil stockpile for proper disposal. Soils from the bottom half of the Area C clean stockpile contained TPHd concentrations that exceeded the CG of 83 mg/kg, which the highest concentration reported at 220 mg/kg. These soils were used to backfill the bottom of the deeper UST area excavations. The remaining backfill material was excavated from the northern corner of the site, which was not part of the bulk storage facility.

On April 14, 2010, the previously excavated soil in cells A1 and A2 were re-excavated in order to compact the soils. Soil that was visually stained or exhibited odor was segregated for off-site disposal. On April 16, 2010, the excavations were backfilled with on-site soil.

Between April 15 and September 14, 2010, surface grading and construction of the asphalt or concrete areas was conducted as part of park construction. Surface grading of the cap within landscaped areas was also conducted at this time. The material used to build up the subgrade beneath the landscaped areas consisted of excess soil generated during grading of the remainder of the site and imported soil amendment. Because the cap soils used for the landscaped areas were not from a documented clean fill source, soil samples were collected from the landscaped areas on September 27, 2010. Based on results of the soil sampling, ACEH requested that several areas be re-excavated and covered with clean imported fill. Approximately 580 cubic yards of soils was excavated and disposed off-site at the West Winton Landfill in Hayward, CA.

On January 12, 2011, soil samples were collected from the proposed clean imported fill. ACEH did not approve the fill material due to the presence of TPHd, TPHmo, and polycyclic aromatic hydrocarbons. Following approval of the second imported fill material, the excavated area was backfilled with approximately 500 cubic yards of clean imported fill between January 28 and March 1, 2011.



**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: Case closure is granted for use as a public recreation site. Restrictions on future land use are described in the "Covenant and Environmental Restriction on Property" and Site Management Plan that are included as attachments to this Case Closure Summary. All use and development of the site shall preserve the integrity of any capped areas. In the event that the site is to be redeveloped, approved development/construction plans are to be submitted to ACEH for review and approval.		
Should corrective action be reviewed if land use changes? Yes		
Was a deed restriction or deed notification filed? Yes		Date Recorded:
Monitoring Wells Decommissioned: Yes	Number Decommissioned: 12	Number Retained: 0
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: --		

**V. ADDITIONAL COMMENTS, DATA, ETC.**

Considerations and/or Variances:

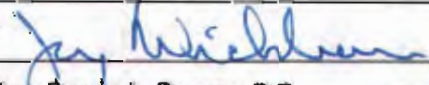
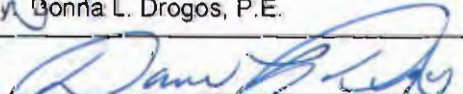
The concentration of TPHd in a cap soil sample collected beneath a large tree located in the northern portion of the park was 130 ppm, which exceeded the cleanup of 83 ppm. Excavation of the cap soil would have required excavation beneath the drip line of the tree and potentially would have damaged the tree roots. Given the limited area beneath the tree drip line, minimal exceedance of the cleanup goal, and potential damage to the tree, further excavation within the drip line of the tree does not appear to be warranted.

A 10-inch storm drain system was installed along the southern property boundary on April 8, 2010. A total of 200 linear feet of soil was trenched to a depth of approximately 3 to 4 feet bgs. The excavated soil was reported as containing petroleum odor and was stockpiled adjacent to the trench. The stockpiled soil was not disposed off-site but was instead re-used as backfill material in the storm drain trench. Based on the limited potential for direct exposure along the storm drain trench, excavation and removal of impacted soil along the storm drain line does not appear to be warranted.

Conclusion:

Alameda County Environmental Health staff believe that the levels of residual contamination do not pose a significant threat to water resources, public health and safety, and the environment under the current land use as a public park and the restrictions specified in the "Covenant and Environmental Restriction on Property" and Site Management Plan. No further investigation or cleanup for the fuel leak case is necessary at this time. ACEH staff recommend closure for this site.

**VI. LOCAL AGENCY REPRESENTATIVE DATA**

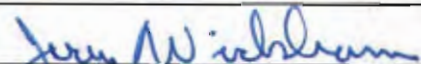
Prepared by: Jerry Wickham	Title: Senior Hazardous Materials Specialist
Signature: 	Date: 09/21/11
Approved by: Donna L. Drogos, P.E.	Title: Division Chief
Signature: 	Date: 09/21/11

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.

#### VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
Notification Date: 09/22/11	

#### VIII. MONITORING WELL DECOMMISSIONING

Date Requested by ACEH: NA	Date of Well Decommissioning Report: NA	
All Monitoring Wells Decommissioned: Yes	Number Decommissioned: 12	Number Retained: 0
Reason Wells Retained: NA		
Additional requirements for submittal of groundwater data from retained wells: None		
ACEH Concurrence - Signature: 	Date: 09/22/11	

#### Attachments:

1. Site Vicinity Map (1 p)
2. Site Plans (3 pp)
3. Groundwater Gradient Map, Groundwater Analytical Results Map, and Soil Concentration Maps (8 pp)
4. Excavation and Confirmation Sample Location Map and Surface Cap and Soil Sample Locations (2 pp)
5. Soil and Soil Vapor Analytical Data (33 pp)
6. Groundwater Analytical Data (5 pp)
7. Boring Logs (34 pp)
8. Covenant and Environmental Restriction on Property for Parcel 80C-479-6-21 (25 pp)
9. Site Management Plan dated May 24, 2011 (75 pp)

This document and the related CASE CLOSURE LETTER & REMEDIAL ACTION COMPLETION CERTIFICATE shall be retained by the lead agency as part of the official site file.

## **Wickham, Jerry, Env. Health**

---

**From:** Wickham, Jerry, Env. Health  
**Sent:** Thursday, September 22, 2011 9:49 AM  
**To:** Cherie McCaulou  
**Subject:** Pending closure for RO0212  
**Attachments:** RO0212 Closure summary 2011-09-22.pdf, RO0212 Deed restriction 2011-09-22.pdf

Hi Cherie,

This email provides notification of pending closure for case RO0212 , Jack Holland Sr. Park, 16301 East 14<sup>th</sup> Street, San Leandro, with a deed restriction and site management plan.

Jerry Wickham  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
phone: 510-567-6791  
[jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)

# Project Property



Base map from USGS Hayward Topographic Quadrangle Map

Figure 1: Property Location Map

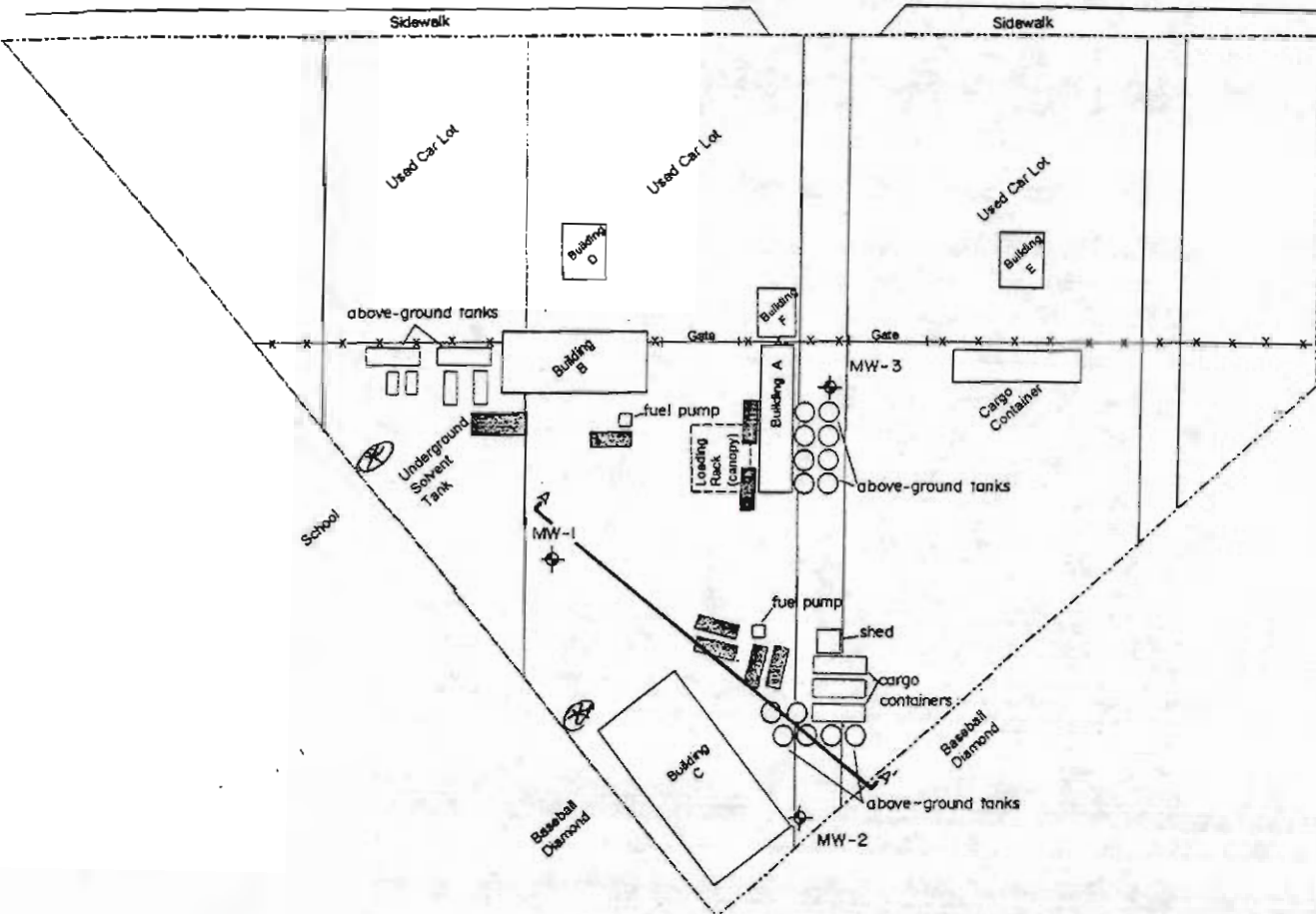
HARD-RDA Holland Park Property  
16301 East 14th Street, San Leandro, CA

March 6, 2009




amicus - STRATEGIC ENVIRONMENTAL CONSULTING

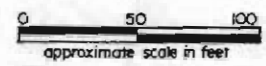
ATTACHMENT 1



EAST 14TH STREET



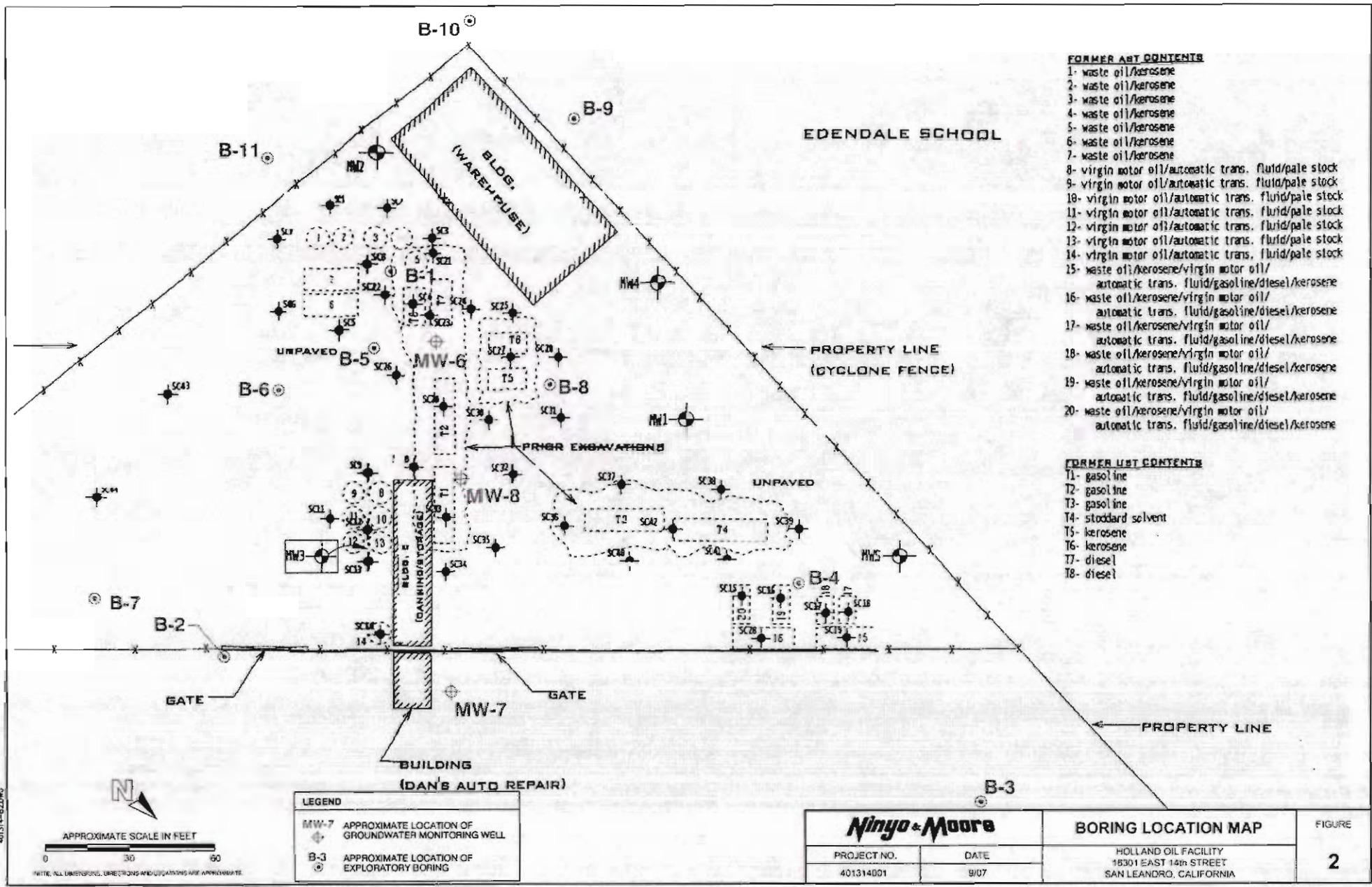
LEGEND

-  monitoring well
-  underground storage tank
-  cross-section



REVIEWED BY:	SITE MAP		 <b>Compliance &amp; Closure, Inc.</b>	
	FORMER JACK HOLLAND SR. OIL COMPANY			
APPROVED BY:	16301 EAST 14TH STREET		JOB #: 12059-1	DRAWN BY: GM
	SAN LEANDRO, CALIFORNIA		DATE: 4/30/96	DRAWING #: FIG. 2

Base: Cambria Environmental - locations are approximate



**FORMER APT 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 LST CONTENTS**

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

**LEGEND**

MW-7	APPROXIMATE LOCATION OF GROUNDWATER MONITORING WELL
B-3	APPROXIMATE LOCATION OF EXPLORATORY BORING

<b>Ninyo &amp; Moore</b>		<b>BORING LOCATION MAP</b>		FIGURE
PROJECT NO.	DATE	HOLLAND OIL FACILITY 15301 EAST 14th STREET SAN LEANDRO, CALIFORNIA		2
401314001	9/07			

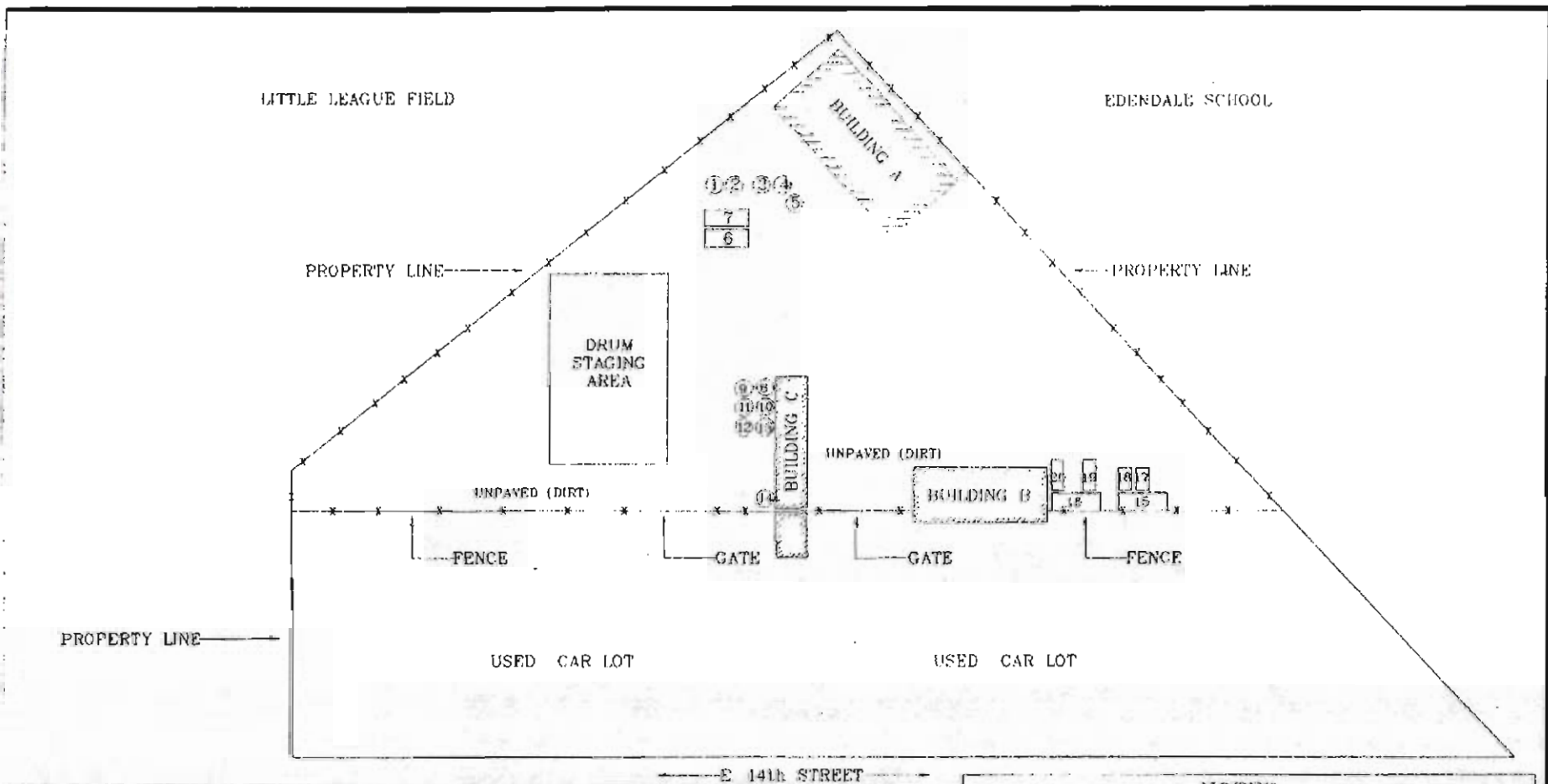
401314-B22DW


N

APPROXIMATE SCALE IN FEET


0 30 60

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE

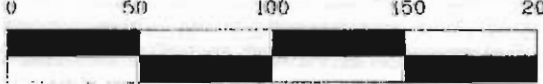



 ENVIRONMENTAL BIO-SYSTEMS, INC.	DATE: 12/9/98	<b>FIGURE 2: SITE MAP          WITH AST LOCATIONS</b>
	DRAWN BY DAS	EBS PROJECT #150-504B
	SCALE: AS SHOWN	ESTATE OF J. HOLLAND SR. 16301 E. 14th STREET SAN LEANDRO, CALIFORNIA

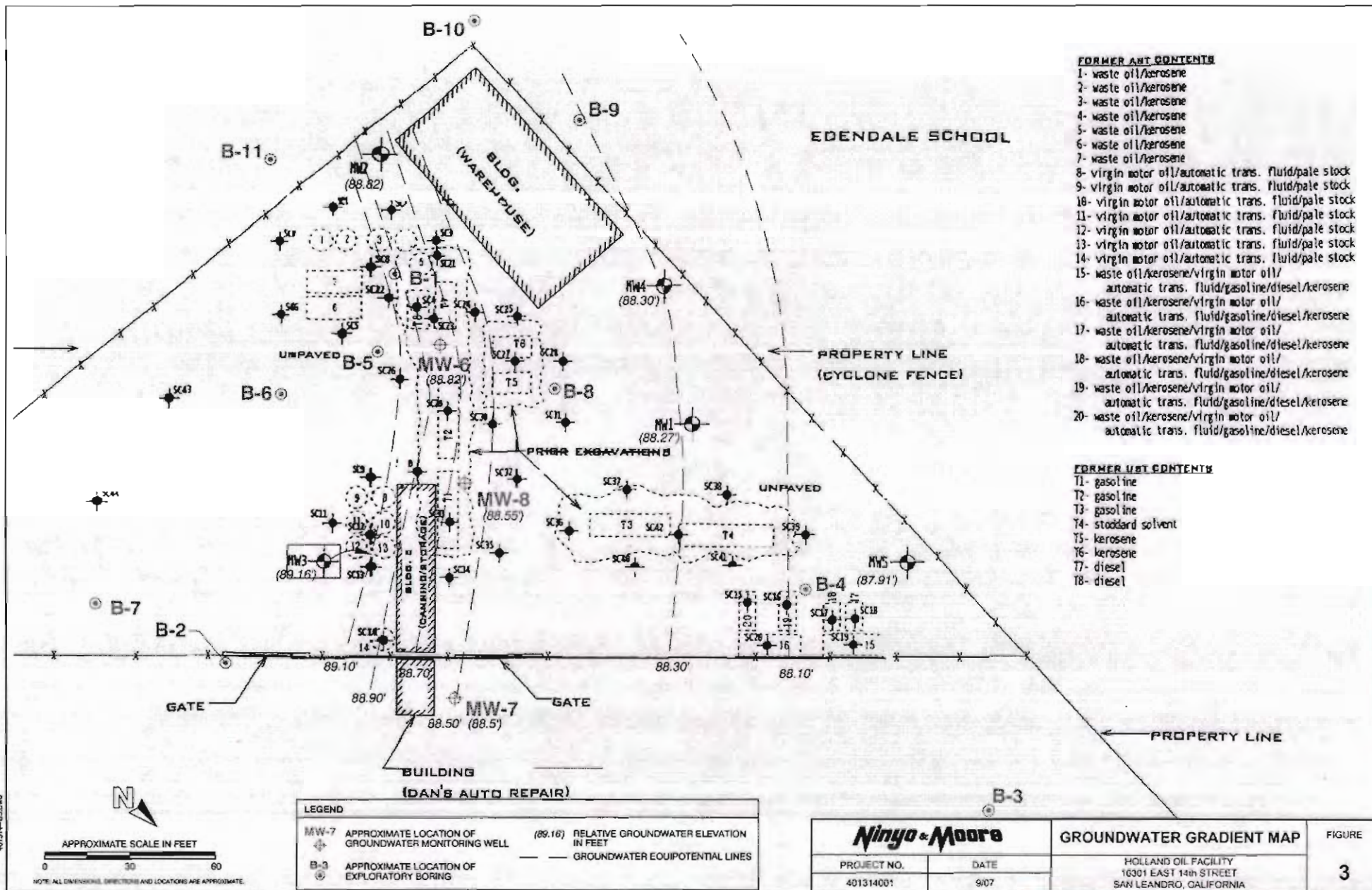
**NOTES**


 AST LOCATION AND DESIGNATION

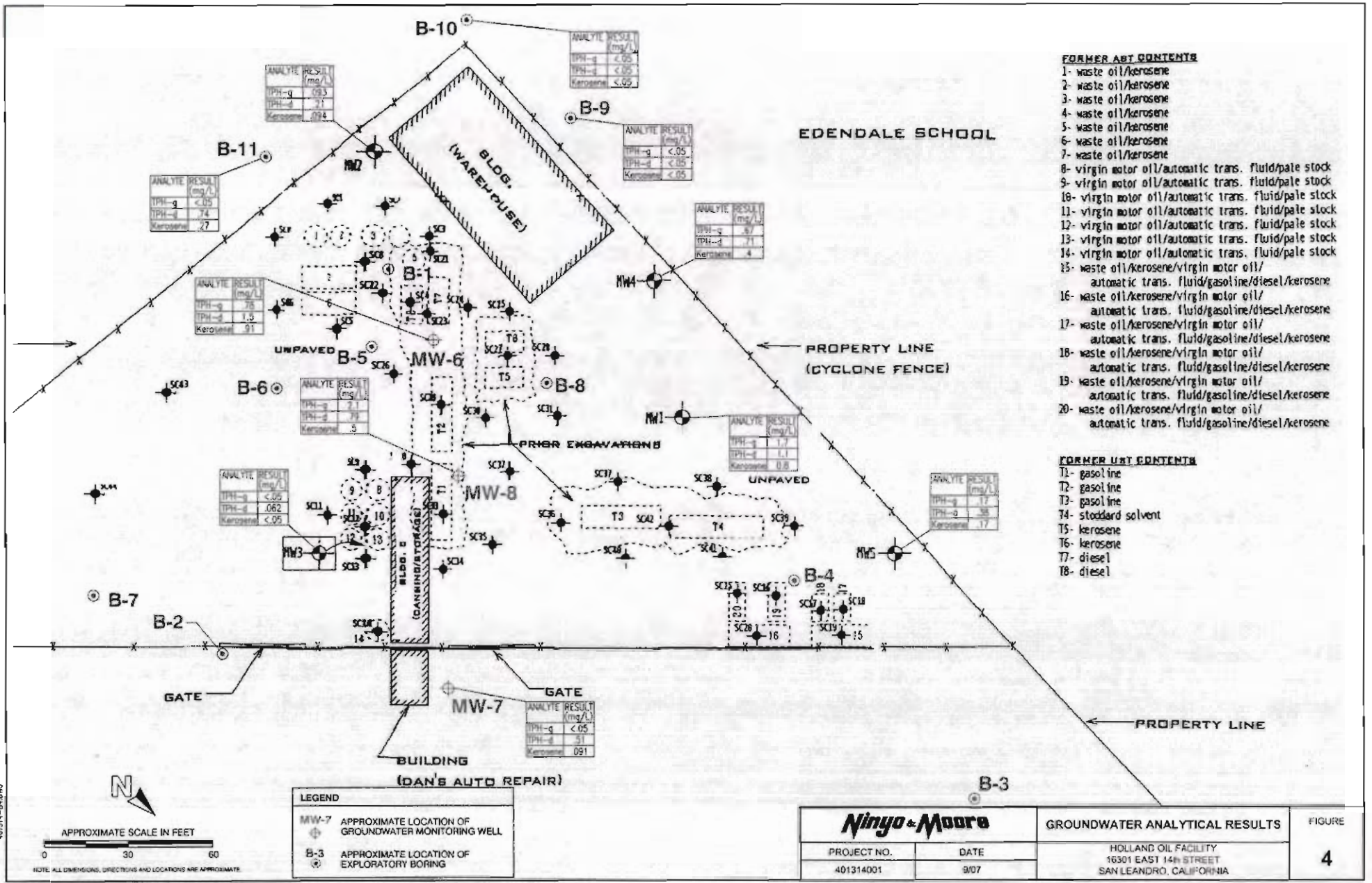
0      50      100      150      200


  
 SCALE IN FEET









- FORMER APT 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 UNIT CONTENTS**
- T1- gasoline
  - T2- gasoline
  - T3- gasoline
  - T4- stoddard solvent
  - T5- kerosene
  - T6- kerosene
  - T7- diesel
  - T8- diesel

**LEGEND**

MW-7	APPROXIMATE LOCATION OF GROUNDWATER MONITORING WELL
B-3	APPROXIMATE LOCATION OF EXPLORATORY BORING

<b>Ninyo &amp; Moore</b>		<b>GROUNDWATER ANALYTICAL RESULTS</b>	<b>FIGURE</b>
PROJECT NO.	DATE	HOLLAND OIL FACILITY 16301 EAST 14th STREET SAN LEANDRO, CALIFORNIA	<b>4</b>
401314001	9/07		

40131-84.DWG

N

APPROXIMATE SCALE IN FEET

0      30      60

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.



From: Ninyo & Moore Site Assessment Report, December 2008

Approximate Scale (Feet)  
 0 50 100

Figure 7: Diesel-Range Organics in Groundwater

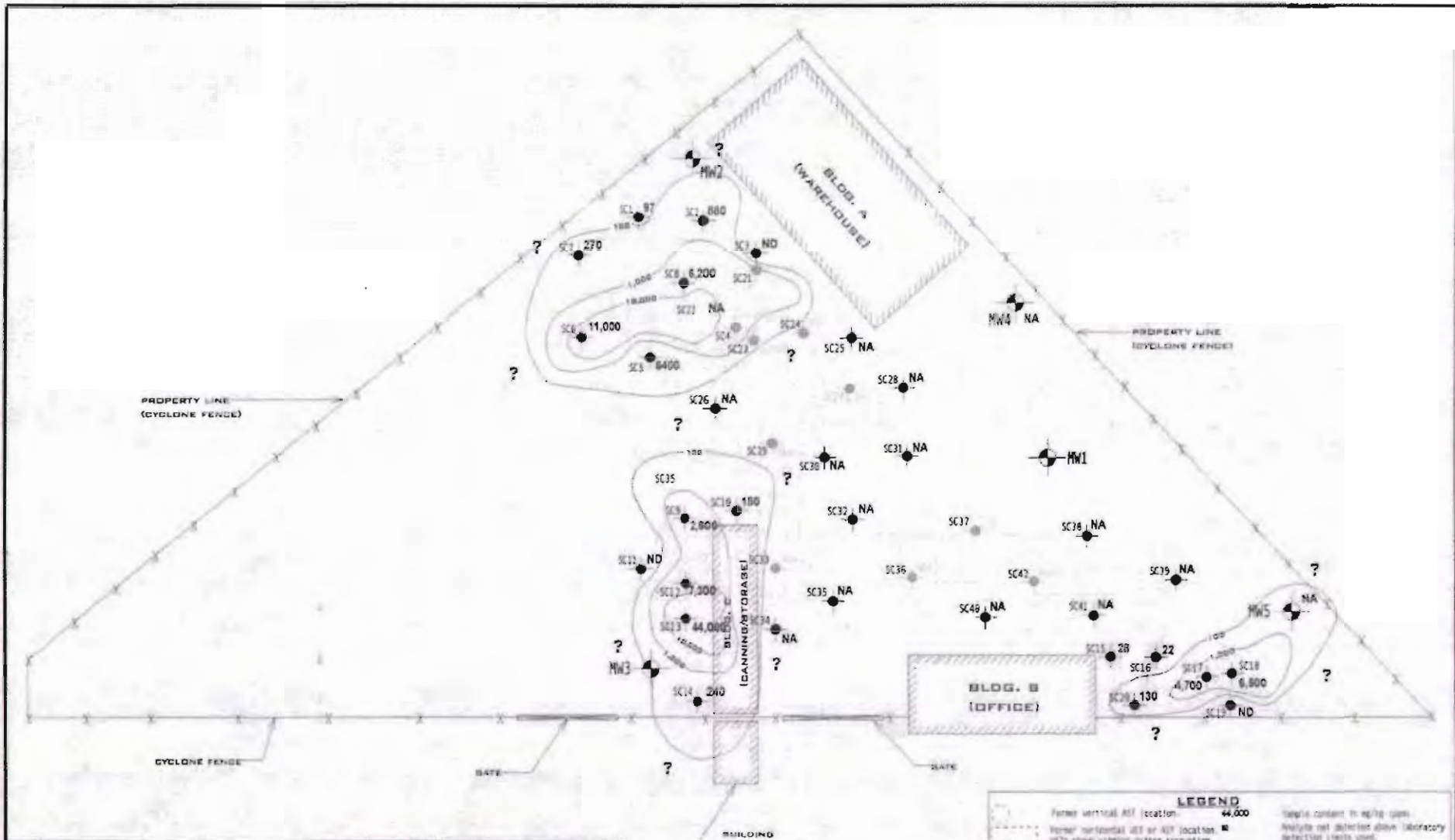
HARD-RDA Holland Park Property  
 16301 East 14th Street, San Leandro

May 28, 2009

amicus - STRATEGIC ENVIRONMENTAL CONSULTING



Figure 6: Hydrocarbons in Soil  
 HARD-RDA Holland Park Property  
 16301 East 14th Street, San Leandro  
 May 28, 2009



**LEGEND**

- Former vertical AOT location
- Former horizontal AOT or AOT location
- AOTs showing existing dewater excavation parameters
- Ground water monitoring well
- Soil core location
- Soil sample (from well) core located within previously excavated material

**CONCENTRATION VALUES**

- 44,000
- 10,000
- 1,000
- 100

**NOTES:**

- \*Wells MW1, MW2, MW3 not installed by EBS; sample data from these wells has been excluded.
- \*Data from cores SC21, SC22, SC24, SC27, SC29, and SC31 at this depth represent previously excavated material and were omitted in developing these Isoconcentration contours.

**ENVIRONMENTAL  
BIO-SYSTEMS, INC.**

DATE:  
5/4/01

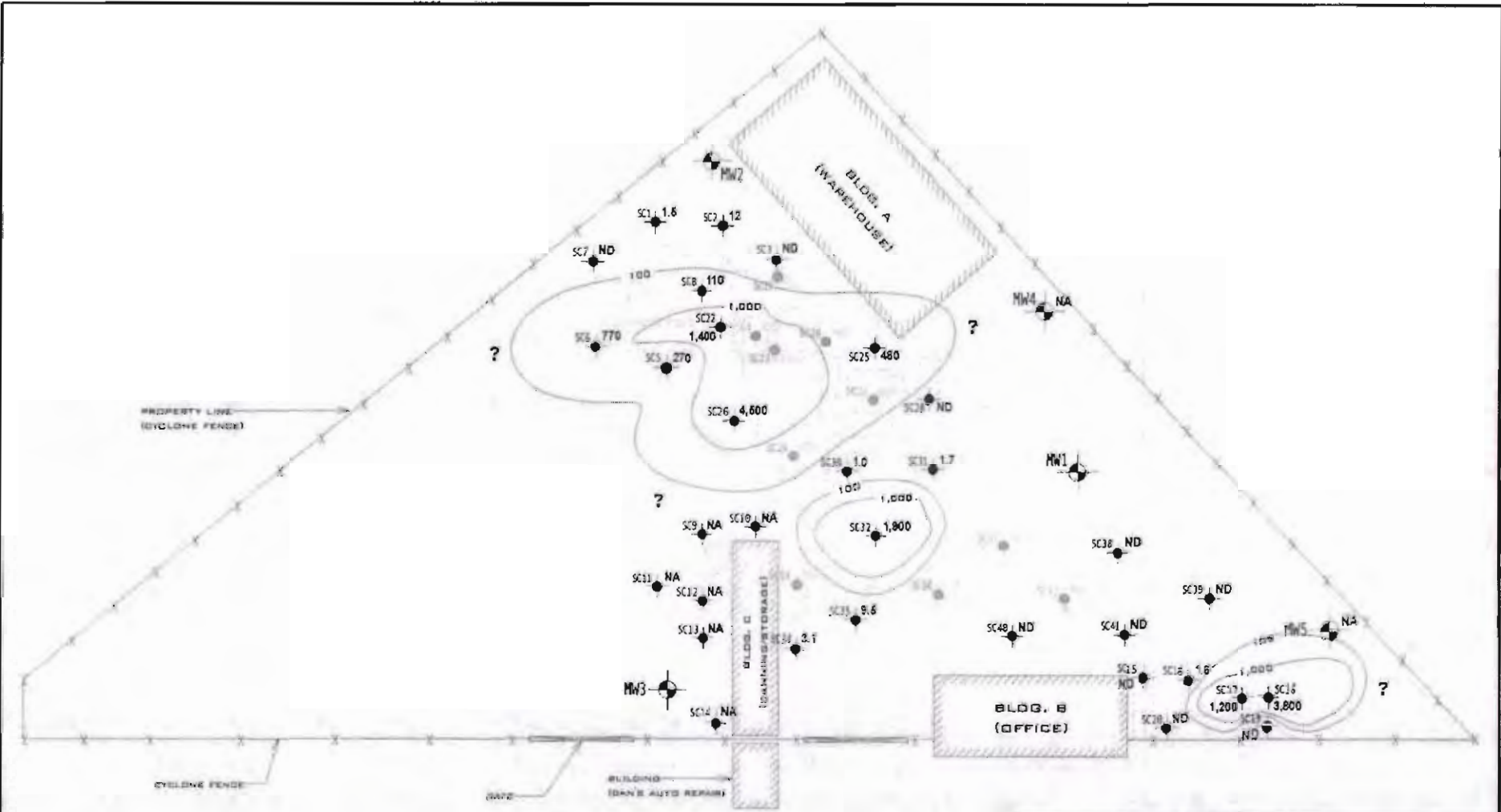
DRAWN BY:  
DAS/TMB

PROJECT #  
150-561B-R1

SCALE:  
1" = 30'

**FIGURE 17: ISOCONCENTRATION  
MAP - TOG IN 2' SOIL**

ESTATE OF J. HOLLAND SR.  
16301 E. 14th STREET  
SAN LEANDRO, CALIFORNIA



**FIGURE 11: ISOCONCENTRATION MAP - TPHg IN 2' SOIL**  
 ESTATE OF J. HOLLAND SR.  
 16301 E. 14th STREET  
 SAN LEANDRO, CALIFORNIA

	DATE: 5/4/01
	DRAWN BY: DAS/TMB
	PROJECT # 150-561B-R1
	SCALE: 1" = 30'

**LEGEND**

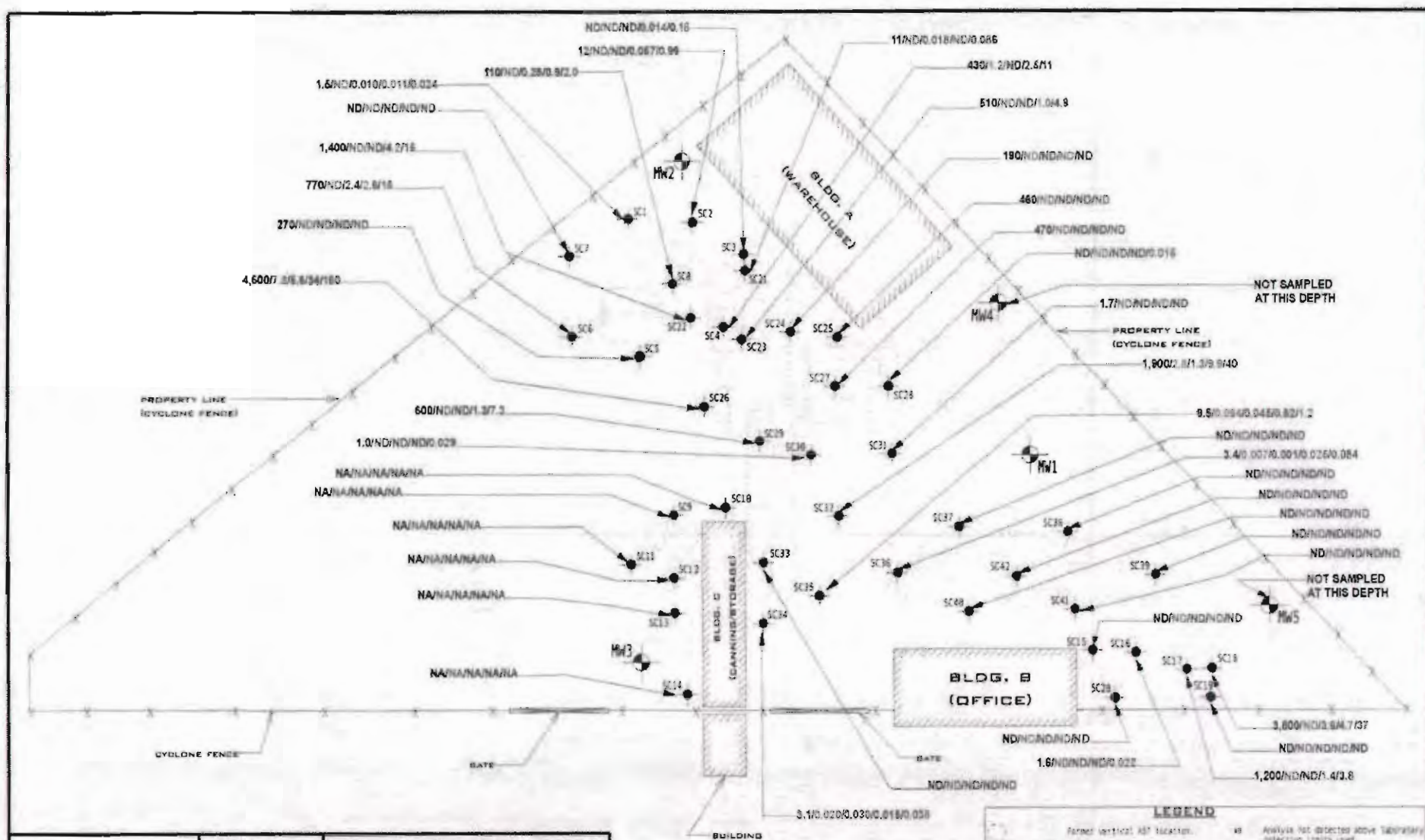
- Former vertical AST location
- Former horizontal BMT or AII location
- DSTs shown within outlined excavation perimeter
- Ground water monitoring well
- Soil core location
- Soil sample from soil core location within previously excavated material

**NOTES:**

- \*Wells MW1, MW2, MW3 not installed by DBS; sample logs from these wells have been included
- \*Data from cores SC21, SC22, SC26, SC27, SC28, and SC33 at this site is from a different previously excavated material and were utilized to develop these isoconcentration contours.

Sample content in ng/g soil:  
 Analyte not detected above laboratory detection limit (ND)  
 Sample not analyzed for this analyte (NA)  
 No data returned in report.  
 Isoconcentration contour line in ng/g soil.

**ENVIRONMENTAL BIO-SYSTEMS, INC.**



**FIGURE 4: TPHg/BTEX IN SHALLOW INTERVAL SOIL SAMPLES (2' bgs)**  
 ESTATE OF J. HOLLAND SR.  
 16301 E. 14th STREET  
 SAN LEANDRO, CALIFORNIA

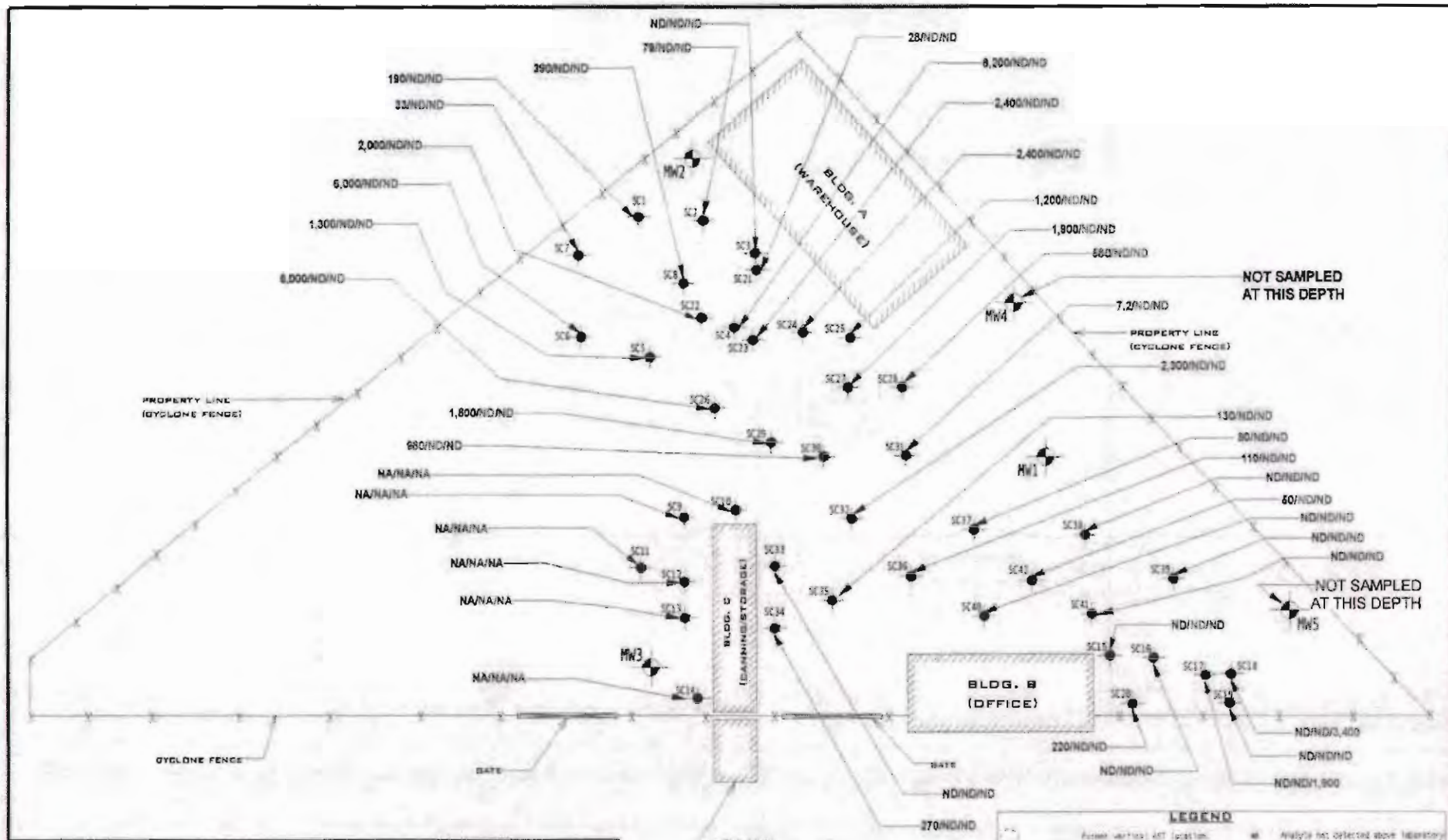
**ENVIRONMENTAL BIO-SYSTEMS, INC.**

DATE: 5/4/01  
 DRAWN BY: DAS/TMB  
 PROJECT #: 150-561B-R1  
 SCALE: 1" = 30'

**LEGEND**

- ▲ Former vertical AET location
- ▲ Former horizontal AET or AET location
- ▲ AET's shown within dotted excavation perimeter
- Ground water monitoring well installed during current project
- Soil core location
- ▲ Analysis not detected above laboratory detection limits used
- Sample not analyzed for this analyte
- No soil retention in sampler
- Wells MW1, MW2 and MW3 not installed by EBS. Neither soil nor water sample data from these wells has been included

4,600/ND/0.048/0.041/0.100 Sample content in piping (one) of TPHg/BTEX/BTEX/total petroleum hydrocarbons



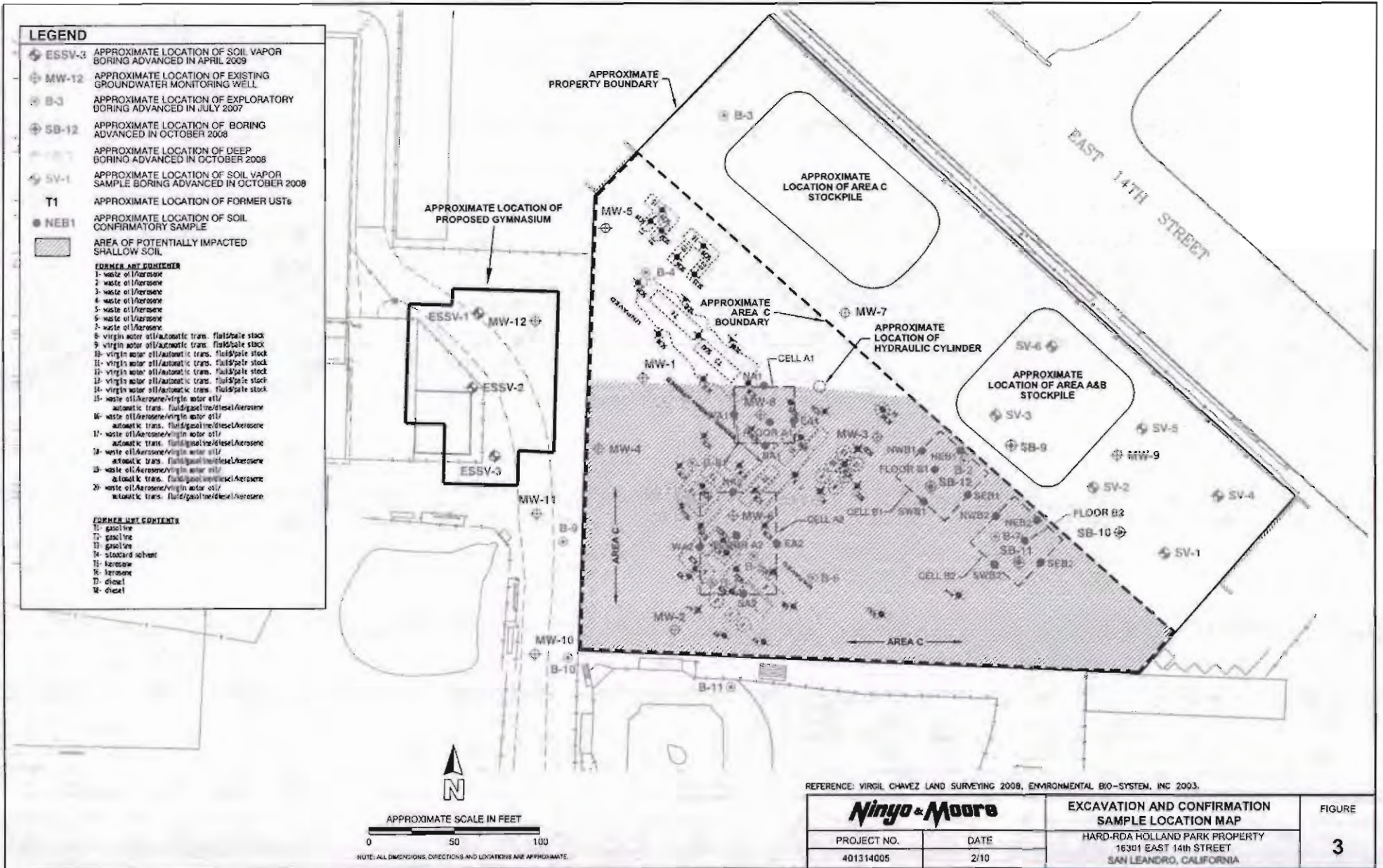
**FIGURE 7: HIGH BOILING POINT HYDROCARBONS IN SHALLOW INTERVAL SOIL SAMPLES (2' DEEP)**

ESTATE OF J. HOLLAND SR.  
16301 E. 14th STREET  
SAN LEANDRO, CALIFORNIA

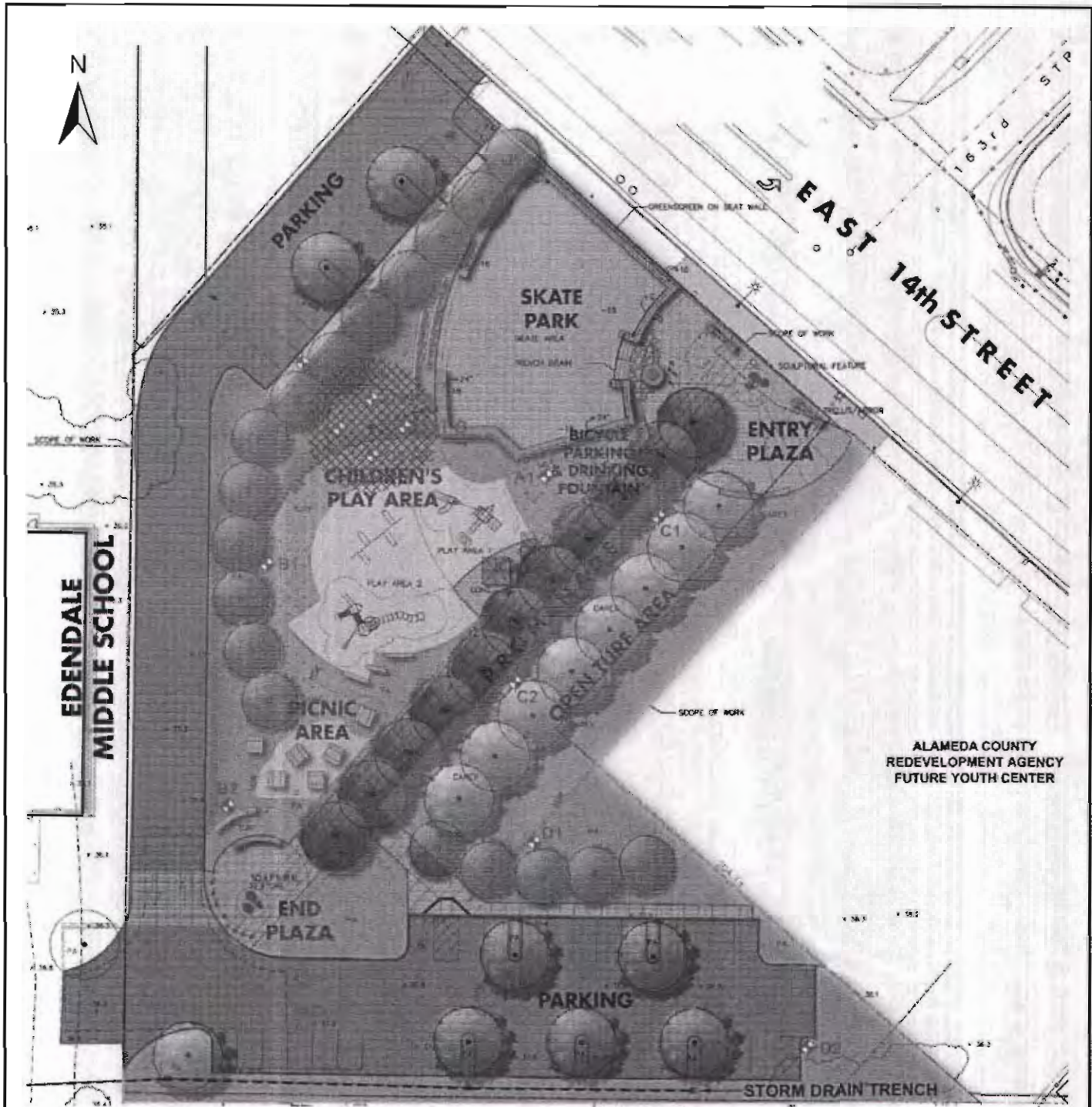
<p><b>ENVIRONMENTAL BIO-SYSTEMS, INC.</b></p>	DATE: 5/4/01
	DRAWN BY: DAS/TMB
	PROJECT # 150-561B-R1
	SCALE: 1" = 30'

**LEGEND**

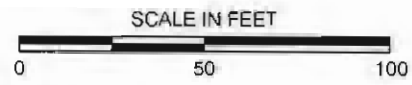
Arrow: vertical AOT location Dotted line: former horizontal US* of AOT location US* shows where dotted excavation per footers Ground water monitoring well Soil core location	Analyte not detected above laboratory detection limits used. Sample not analyzed for this analyte. No soil retention in sampler. MW1, MW2, and MW3 not installed by EBS. Rather soil not water sample data from these wells has been included. Sample content in kg/kg load of TPH (TPH/100g)
---	---







REFERENCE: SITE PLAN PROVIDED BY AEDIS ARCHITECTURE & PLANNING, COVER SHEET, NOVEMBER 2009.



LEGEND	
D1	SOIL SAMPLE LOCATIONS
[Solid Grey Box]	CONCRETE COVER, 8 INCHES OF AGGREGATE BASE
[Dotted Grey Box]	ASPHALT COVER, 12 INCHES OF AGGREGATE BASE
[Cross-hatched Box]	NO RE-EXCAVATION IN TREE & DRIP LINE AREA
*	AREA OF RE-EXCAVATION
[Stippled Box]	*GRASS & LANDSCAPE COVER OVER 10 & 9 INCHES OF CLEAN SOIL

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

<b>Ninyo &amp; Moore</b>		<b>SURFACE CAP AND SOIL SAMPLE LOCATIONS</b>	FIGURE <b>3</b>
PROJECT NO. 401314006	DATE 3/11		

TABLE 1. SOIL ANALYTICAL DATA - TPH, BTEX & MTBE - Former Holland Oil Facility, 16301 East 14th Street, San Leandro, California

Sample I.D.	Date	Depth (ft bgs)	TPH-d	Kerosene	TPH-g	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE
			Analytical Results (mg/kg)							
B-1-S-2.0	7/2/2007	2.0	67	15	4	--	--	--		--
B-1-S-5.0	7/2/2007	5.0	3.2	3.3	1.1	--	--	--		--
B-1-S-6.5	7/2/2007	6.5	11,000	5,900	67	--	--	--		--
B-2-S-2.0	7/2/2007	2.0	15,000	4,600	37	--	--	--		--
B-2-S-5.0	7/2/2007	5.0	7,000	2,000	ND<1.0	--	--	--		--
B-2-S-6.5	7/2/2007	6.5	1.2	ND<1.0	ND<1.0	--	--	--		--
B-3-S-2.0	7/2/2007	2.0	18	ND<2.0	ND<1.0	--	--	--		--
B-4-S-2.0	7/2/2007	2.0	8.4	1.9	ND<1.0	--	--	--		--
B-4-S-5.0	7/2/2007	5.0	2	1.2	ND<1.0	--	--	--		--
B-4-S-8.0	7/2/2007	8.0	5,100	5,600	410	--	--	--		--
B-5-S-2.0	7/2/2007	2.0	1.5	ND<1.0	ND<1.0	--	--	--		--
B-7-S-2.0	7/2/2007	2.0	1,900	380	13	--	--	--		--
B-8-S-2.0	7/2/2007	2.0	2.1	1.2	ND<1.0	--	--	--		--
B-8-S-8.0	7/2/2007	8.0	23	14	14	--	--	--		--
MW-6-S-2.0	7/2/2007	2.0	1,200	760	1.7	--	--	--		--
MW-6-S-5.0	7/2/2007	5.0	1,500	850	34	--	--	--		--
MW-6-S-6.5	7/2/2007	6.5	2,000	1,300	54	--	--	--		--
MW-7-S-2.0	7/2/2007	2.0	770	74	ND<1.0	--	--	--		--
MW-7-S-5.0	7/2/2007	5.0	34	ND<5.0	ND<1.0	--	--	--		--
MW-7-S-7.5	7/2/2007	7.5	16	ND<2.0	ND<1.0	--	--	--		--
MW-8-S-2.0	7/2/2007	2.0	110	140	5,700	--	--	--		--
MW-8-S-5.0	7/2/2007	5.0	14,000	16,000	5,200	--	--	--		--
MW-8-S-6.5	7/2/2007	6.5	1,700	1,600	3,800	--	--	--		--

**TABLE 1. SOIL ANALYTICAL DATA - TPH, BTEX & MTBE - Former Holland Oil Facility, 16301 East 14th Street, San Leandro, California**

Sample I.D.	Date	Depth (ft bgs)	TPH-d	Kerosene	TPH-g	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE
			← Analytical Results (mg/kg) →							
MW-9-2	10/1/2008	2.0	ND<1.0	--	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.004	ND<0.0005
MW-9-5	10/1/2008	5.0	ND<1.0	--	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.004	ND<0.0005
MW-9-10	10/1/2008	10.0	ND<1.0	--	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.004	ND<0.0005
SB-9-2	10/2/2008	2.0	ND<1.0	--	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.004	ND<0.0005
SB-9-5	10/2/2008	5.0	ND<1.0	--	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.004	ND<0.0005
SB-9-10	10/2/2008	10.0	ND<1.0	--	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.004	ND<0.0005
SB-10-2	10/2/2008	2.0	ND<1.0	--	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.004	ND<0.0005
SB-10-5	10/2/2008	5.0	ND<1.0	--	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.004	ND<0.0005
SB-10-10	10/2/2008	10.0	ND<1.0	--	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.004	ND<0.0005
SB-11-3	10/2/2008	3.0	1,200	--	30	ND<0.002	ND<0.002	ND<0.002	ND<0.004	0.320
SB-11-8	10/2/2008	8.0	2,300	--	80	ND<0.002	ND<0.002	ND<0.002	ND<0.004	0.310
SB-11-11	10/2/2008	11.0	ND<1.0	--	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.004	ND<0.0005
SB-12-2	10/2/2008	2.0	1,000	--	40	0.390	6.800	3.200	26.800	0.340
SB-12-5	10/2/2008	5.0	ND<1.0	--	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.004	ND<0.0005
SB-12-10	10/2/2008	10.0	ND<1.0	--	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.004	ND<0.0005

**Notes and Abbreviations:**

ft bgs = feet below ground surface

TPH-d = total petroleum hydrocarbons as diesel analyzed by EPA Method 8015B

kerosene analyzed by EPA Method 8015B

TPH-g = total petroleum hydrocarbons as gasoline analyzed by EPA Method 8015B

BTEX = benzene, toluene, ethylbenzene, xylenes analyzed by EPA Method 8260B

MTBE = methyl tert butyl ether analyzed by EPA Method 8260B

mg/kg = milligrams per kilogram

-- = not analyzed, not available, not applicable

ND< X = not detected, below laboratory reporting limit of X

TABLE 2. SOIL ANALYTICAL DATA - VOCs - Former Holland Oil Facility, 16301 East 14th Street, San Leandro, California

Sample ID	Date	Depth (ft bgs)	Acetone	2-Butanone	Carbon disulfide	Isopropylbenzene	n-Propylbenzene	tert-Butylbenzene	n-Butylbenzene	Naphthalene	Other VOCs
			Analytical Results (mg/kg)								
MW-9-2	10/1/2008	2.0	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND
MW-9-5	10/1/2008	5.0	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND
MW-9-10	10/1/2008	10.0	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND
SB-9-2	10/2/2008	2.0	0.340	0.070	0.0045	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND
SB-9-5	10/2/2008	5.0	0.050	0.0071	0.0029	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND
SB-9-10	10/2/2008	10.0	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND
SB-10-2	10/2/2008	2.0	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND
SB-10-5	10/2/2008	5.0	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND
SB-10-10	10/2/2008	10.0	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND
SB-11-3	10/2/2008	3.0	1.200	2.600	ND<.200	0.400	1.100	0.200	2.100	2.700	sec-Butylbenzene (1.700)
SB-11-8	10/2/2008	8.0	0.460	2.100	ND<.200	1.100	4.400	0.780	26.000	15.000	sec-Butylbenzene (10.000)
SB-11-11	10/2/2008	11.0	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND
SB-12-2	10/2/2008	2.0	1.300	2.600	ND<.200	0.990	2.300	ND<.200	1.900	4.000	1,3,5-Trimethylbenzene (7.000) 4-Isopropyltoluene (1.300) 1,2,4-Trimethylbenzene (1.600)
SB-12-5	10/2/2008	5.0	0.050	0.010	0.0069	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND
SB-12-10	10/2/2008	10.0	0.0053	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND<.002	ND

Notes and Abbreviations:

ft bgs = feet below ground surface  
 VOCs analyzed using EPA Method 8260 B  
 mg/kg = milligrams per kilogram  
 ND< X = not detected, below laboratory reporting limit of X  
 ND = not detected

**TABLE 6**  
**POST-EXCAVATION SOIL SAMPLE LABORATORY ANALYTICAL RESULTS**  
**TPH-D AND TPH-G CONFIRMATION AND STOCKPILE SAMPLE ANALYTICAL**  
**RESULTS**

Sample I.D.	Sample Collection Date	Sample Depth (ft bgs)	Analytes	
			TPH-D Analytical Results (mg/kg)	TPH-G Analytical Results (mg/kg)
Residential Land Use EST. (mg/kg)				
CONFIRMATION SAMPLES				
<b>CELL B2</b>				
Confirmatory SW B2	9/2/2009	3.0	<1.0	<1.0
Confirmatory NW B2	9/2/2009	3.0	30	<1.0
Confirmatory NE B2	9/2/2009	3.0	1.4	<1.0
Confirmatory SE B2	9/2/2009	3.0	<1.0	<1.0
Confirmatory floor B2	9/2/2009	6.0	210	1.3
Re-sample confirmatory floor B2	9/9/2009	6.0	9.1	NA
<b>CELL B1</b>				
Confirmatory SE B1	9/2/2009	3.0	51	<1.0
Confirmatory SW B1	9/2/2009	3.0	27	1.3
Confirmatory NW B1	9/2/2009	3.0	5.3	<1.0
Confirmatory NE B1	9/2/2009	3.0	3.7	<1.0
Confirmatory floor B1	9/2/2009	6.0	47	<1.0
<b>CELL A2</b>				
Confirmatory S A2	9/3/2009	5.0	<1.0	<1.0
Confirmatory W A2	9/3/2009	5.0	<1.0	<1.0
Confirmatory N A2	9/3/2009	5.0	82	2.9
Confirmatory E A2	9/3/2009	5.0	<1.0	<1.0
Confirmatory floor A2	9/3/2009	10.0	8.6	3.9
<b>CELL A1</b>				
Confirmatory S A1	9/4/2009	5.0	<1.0	<1.0
Confirmatory W A1	9/4/2009	5.0	<1.0	<1.0
Confirmatory E A1	9/4/2009	5.0	1	<1.0
Confirmatory N A1	9/4/2009	5.0	<1.0	<1.0
Confirmatory floor A1	9/4/2009	10.0	3.1	<1.0

TABLE 6  
 POST-EXCAVATION SOIL SAMPLE LABORATORY ANALYTICAL RESULTS  
 TPH-D AND TPH-G CONFIRMATION AND STOCKPILE SAMPLE ANALYTICAL  
 RESULTS

Sample I.D.	Sample Collection Date	Sample Depth (ft bgs)	Analytes	
			TPH-D Analytical Results (mg/kg)	TPH-G Analytical Results (mg/kg)
Residential Land Use ESL (mg/kg)				
			83	83

**STOCKPILE SAMPLES**

Area C Composite 1	9/2/2009	n/a	200	<1.0
Area C Composite 2	9/2/2009	n/a	85	<1.0
Area C Composite 3	9/2/2009	n/a	23	<1.0
Area C Composite 4	9/2/2009	n/a	40	<1.0
Area C Composite 5	9/2/2009	n/a	200	<1.0
Area C Composite 6	9/2/2009	n/a	220	<1.0

Area C Composite 10	9/3/2009	n/a	340	<1.0
Area C Composite 11	9/3/2009	n/a	490	<1.0
Area C Composite 12	9/3/2009	n/a	630	<1.0
Area C Composite 13	9/3/2009	n/a	510	<1.0
Area C Composite 14	9/3/2009	n/a	470	<1.0
Area C Composite 15	9/3/2009	n/a	380	<1.0

Area C preexisting stockpile	9/3/2009	n/a	1000	<1.0
Area C Composite 7	9/3/2009	n/a	970	1.9

Area B stockpile composite	9/3/2009	n/a	490	10
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Area A stockpile composite	9/3/2009	n/a	1100	460
Area A stockpile composite 2	9/3/2009	n/a	2400	290
Area A stockpile composite 3	9/3/2009	n/a	240	210
Area A stockpile composite 4	9/4/2009	n/a	1100	1400

**Notes and Abbreviations:**

TPH-D= Total Petroleum Hydrocarbons as Diesel analyzed by EPA Method 801.5B  
 TPH-G = Total Petroleum Hydrocarbons as Gasoline analyzed by EPA Method 801.5B  
 mg/kg = milligrams per kilogram  
 NA = Not Analyzed  
 Area C Composites 8 and 9 were not analyzed by the laboratory at the direction of Ninyo & Moore  
 < X = concentration not detected above laboratory reporting limits of X  
 Revised May 2008  
**Shading** indicates concentrations detected greater than laboratory reporting limits  
 ft bgs = feet below ground surface

**TABLE 8  
POST-EXCAVATION SOIL SAMPLE LABORATORY ANALYTICAL RESULTS  
CAM 17 METAL CONFIRMATION AND STOCKPILE SAMPLE ANALYTICAL RESULTS**

Sample ID	Sample Collection Date	Analyte (mg/kg)																	STLC Analysis
		Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	Mercury	
		Analytical Results (mg/kg)																	mg/L
Area C Composite 1	9/2/2009	<2.0	<1.0	77	<1.0	<1.0	11	6.3	21	21	11	13	<1.0	<1.0	<1.0	30	53	<0.1	
Area C Composite 2	9/2/2009	<2.0	<1.0	66	<1.0	<1.0	17	7.5	27	43	11	21	<1.0	<1.0	<1.0	31	66	<0.1	
Area C Composite 3	9/2/2009	<2.0	<1.0	86	<1.0	<1.0	22	5	19	35	7.9	18	<1.0	<1.0	<1.0	26	54	0.22	
Area C Composite 4	9/2/2009	<2.0	<1.0	57	<1.0	<1.0	16	4.5	20	100	7.8	13	<1.0	<1.0	<1.0	25	49	0.18	1.6
Area C Composite 5	9/2/2009	<2.0	<1.0	50	<1.0	<1.0	9.4	9.2	37	28	14	8.7	<1.0	<1.0	<1.0	55	73	0.21	
Area C Composite 6	9/2/2009	<2.0	<1.0	57	<1.0	<1.0	21	7.3	25	31	12	15	<1.0	<1.0	<1.0	38	51	<0.1	
Area C preexisting stockpile	9/3/2009	<2.0	<1.0	61	<1.0	<1.0	11	6.1	26	41	15	11	<1.0	<1.0	<1.0	21	69	<0.1	
Area C Composite 7	9/3/2009	<2.0	<1.0	76	<1.0	<1.0	17	6.1	22	42	13	21	<1.0	<1.0	<1.0	27	60	<0.1	
Area B stockpile composite	9/3/2009	<2.0	2.3	120	<1.0	<1.0	23	7.2	18	85	11	30	<1.0	<1.0	<1.0	24	53	<0.1	1.3
Area A stockpile composite	9/3/2009	<2.0	1.6	93	<1.0	<1.0	26	9	20	13	12	33	<1.0	<1.0	<1.0	28	38	<0.1	
Area A stockpile composite 2	9/3/2009	<2.0	1.3	86	<1.0	<1.0	29	8.8	20	22	11	34	<1.0	<1.0	<1.0	26	50	<0.1	
Area A stockpile composite 3	9/3/2009	<2.0	1.8	96	<1.0	<1.0	23	6.5	15	18	8.6	28	<1.0	<1.0	<1.0	20	36	<0.1	
Area A stockpile composite 4	9/4/2009	<2.0	2	110	<1.0	<1.0	31	8.7	21	13	9.9	36	<1.0	<1.0	<1.0	26	43	<0.1	

**Notes and Abbreviations:**

mg/kg = milligrams per kilogram

ESLs = San Francisco Bay RWQCB Environmental Screening Levels - Table A Residential Land Use

**Bold** indicates exceedence of laboratory detection limit

\*Chromium and Arsenic ESLs are background ranges found by City of Oakland Background Metal Concentration Study

TABLE 7  
 POST-EXCAVATION SOIL SAMPLE LABORATORY ANALYTICAL RESULTS  
 POLYCHLORNIATED BIPHENYLS CONFIRMATION AND STOCKPILE SAMPLE ANALYTICAL RESULTS

Sample ID	Sample Collection Date	Analyte								
		Aroclor 1016	Aroclor 1221	Aroclor 1232	Aroclor 1242	Aroclor 1248	Aroclor 1254	Aroclor 1260	Aroclor 1262	Aroclor 1268
Residential Land Use ESL (ug/kg)		220	220	220	220	220	220	220	220	220
		Analytical Results (ug/kg)								
Area C Composite 1	9/2/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<b>25</b>	<0.016	<0.016
Area C Composite 2	9/2/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<b>88</b>	<0.016	<0.016
Area C Composite 3	9/2/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<0.16	<0.016	<0.016
Area C Composite 4	9/2/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<0.16	<0.016	<0.016
Area C Composite 5	9/2/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<b>27</b>	<0.016	<0.016
Area C Composite 6	9/2/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<b>150</b>	<0.016	<0.016
Area C preexisting stockpile	9/3/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<b>3600</b>	<0.016	<0.016
Area C Composite 7	9/3/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<b>500</b>	<0.016	<0.016
Area C Composite 10	9/3/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<b>2000</b>	<0.016	<0.016
Area C Composite 11	9/3/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<b>950</b>	<0.016	<0.016
Area C Composite 12	9/3/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<b>2900</b>	<0.016	<0.016
Area C Composite 13	9/3/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<b>53</b>	<0.016	<0.016
Area C Composite 14	9/3/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<b>9100</b>	<0.016	<0.016
Area C Composite 15	9/3/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<b>160</b>	<b>790</b>	<0.016	<0.016
Area B stockpile composite	9/3/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<b>69</b>	<0.016	<0.016
Area A stockpile composite	9/3/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<b>37</b>	<0.016	<0.016
Area A stockpile composite 2	9/3/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<b>89</b>	<0.016	<0.016
Area A stockpile composite 3	9/3/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<b>25</b>	<0.016	<0.016
Area A stockpile composite 4	9/4/2009	<0.016	<0.033	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016

**Notes and Abbreviations:**

ug/kg = micrograms per kilogram

ESLs = San Francisco Bay RWQCB Environmental Screening Levels - Table A Residential Land Use

**Bold** indicates exceedence of laboratory detection limit

**Shading** indicates exceedence of ESL

PCBs = Polychlorinated Biphenyls



**Advanced Technology Laboratories**

**ANALYTICAL RESULTS**

Print Date: 26-Jan-11

**CLIENT:** Ninyo & Moore  
**Lab Order:** 115954  
**Project:** Holland Park, 401314006  
**Lab ID:** 115954-001A

**Client Sample ID:** Import #1  
**Collection Date:** 1/24/2011  
**Matrix:** SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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**ICP METALS**

**EPA 3050B**

**EPA 6010B**

RunID:	ICP8_110126C	QC Batch:	69984	PrepDate:	1/25/2011	Analyst:	JSD
Antimony	ND	2.0	mg/Kg	1	1/26/2011 02:48 PM		
Arsenic	ND	1.0	mg/Kg	1	1/26/2011 02:48 PM		
Barium	56	1.0	mg/Kg	1	1/26/2011 02:48 PM		
Beryllium	ND	1.0	mg/Kg	1	1/26/2011 02:48 PM		
Cadmium	ND	1.0	mg/Kg	1	1/26/2011 02:48 PM		
Chromium	14	1.0	mg/Kg	1	1/26/2011 02:48 PM		
Cobalt	4.1	1.0	mg/Kg	1	1/26/2011 02:48 PM		
Copper	9.6	2.0	mg/Kg	1	1/26/2011 02:48 PM		
Lead	3.3	1.0	mg/Kg	1	1/26/2011 02:48 PM		
Molybdenum	ND	1.0	mg/Kg	1	1/26/2011 02:48 PM		
Nickel	16	1.0	mg/Kg	1	1/26/2011 02:48 PM		
Selenium	ND	1.0	mg/Kg	1	1/26/2011 02:48 PM		
Silver	ND	1.0	mg/Kg	1	1/26/2011 02:48 PM		
Thallium	ND	1.0	mg/Kg	1	1/26/2011 02:48 PM		
Vanadium	14	1.0	mg/Kg	1	1/26/2011 02:48 PM		
Zinc	20	1.0	mg/Kg	1	1/26/2011 02:48 PM		

**DIESEL & MOTOR OIL RANGE ORGANICS BY GC/FID**

**EPA 3550B**

**EPA 8015B(M)**

RunID:	GC16_110126A	QC Batch:	69990	PrepDate:	1/25/2011	Analyst:	CBR
DRO	ND	1.0	mg/Kg	1	1/26/2011 11:04 AM		
ORO	ND	1.0	mg/Kg	1	1/26/2011 11:04 AM		
Surr: p-Terphenyl	70.0	30-128	%REC	1	1/26/2011 11:04 AM		

**ORGANOCHLORINE PESTICIDES BY GC/ECD**

**EPA 3550B**

**EPA 8081A**

RunID:	GC10_110125B	QC Batch:	70001	PrepDate:	1/25/2011	Analyst:	HL
4,4'-DDD	ND	2.0	µg/Kg	1	1/25/2011 06:40 PM		
4,4'-DDE	30	2.0	µg/Kg	1	1/25/2011 06:40 PM		
4,4'-DDT	17	2.0	µg/Kg	1	1/25/2011 06:40 PM		
Aldrin	ND	1.0	µg/Kg	1	1/25/2011 06:40 PM		
alpha-BHC	ND	1.0	µg/Kg	1	1/25/2011 06:40 PM		
alpha-Chlordane	ND	1.0	µg/Kg	1	1/25/2011 06:40 PM		
beta-BHC	ND	1.0	µg/Kg	1	1/25/2011 06:40 PM		
Chlordane	ND	8.5	µg/Kg	1	1/25/2011 06:40 PM		
delta-BHC	ND	1.0	µg/Kg	1	1/25/2011 06:40 PM		

**Qualifiers:** B Analyte detected in the associated Method Blank E Value above quantitation range  
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit  
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified  
DO Surrogate Diluted Out



*Advanced Technology  
Laboratories*

3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

**Advanced Technology Laboratories**

**ANALYTICAL RESULTS**

Print Date: 26-Jan-11

**CLIENT:** Ninyo & Moore  
**Lab Order:** 115954  
**Project:** Holland Park, 401314006  
**Lab ID:** 115954-001A

**Client Sample ID:** Import #1  
**Collection Date:** 1/24/2011  
**Matrix:** SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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**ORGANOCHLORINE PESTICIDES BY GC/ECD**

**EPA 3550B**

**EPA 8081A**

RunID:	GC10_110125B	QC Batch:	70001	PrepDate:	1/25/2011	Analyst:	HL
	Dieldrin	ND	2.0	µg/Kg	1	1/25/2011 06:40 PM	
	Endosulfan I	ND	1.0	µg/Kg	1	1/25/2011 06:40 PM	
	Endosulfan II	ND	2.0	µg/Kg	1	1/25/2011 06:40 PM	
	Endosulfan sulfate	ND	2.0	µg/Kg	1	1/25/2011 06:40 PM	
	Endrin	ND	2.0	µg/Kg	1	1/25/2011 06:40 PM	
	Endrin aldehyde	ND	2.0	µg/Kg	1	1/25/2011 06:40 PM	
	Endrin ketone	ND	2.0	µg/Kg	1	1/25/2011 06:40 PM	
	gamma-BHC	ND	1.0	µg/Kg	1	1/25/2011 06:40 PM	
	gamma-Chlordane	ND	1.0	µg/Kg	1	1/25/2011 06:40 PM	
	Heptachlor	ND	1.0	µg/Kg	1	1/25/2011 06:40 PM	
	Heptachlor epoxide	ND	1.0	µg/Kg	1	1/25/2011 06:40 PM	
	Methoxychlor	ND	5.0	µg/Kg	1	1/25/2011 06:40 PM	
	Toxaphene	ND	50	µg/Kg	1	1/25/2011 06:40 PM	
	Surr: Decachlorobiphenyl	75.4	21-132	%REC	1	1/25/2011 06:40 PM	
	Surr: Tetrachloro-m-xylene	73.8	22-110	%REC	1	1/25/2011 06:40 PM	

**PCBS BY GC/ECD**

**EPA 3550B**

**EPA 8082**

RunID:	GC4_110125B	QC Batch:	70001	PrepDate:	1/25/2011	Analyst:	BB
	Aroclor 1016	ND	16	µg/Kg	1	1/25/2011 11:08 PM	
	Aroclor 1221	ND	33	µg/Kg	1	1/25/2011 11:08 PM	
	Aroclor 1232	ND	16	µg/Kg	1	1/25/2011 11:08 PM	
	Aroclor 1242	ND	16	µg/Kg	1	1/25/2011 11:08 PM	
	Aroclor 1248	ND	16	µg/Kg	1	1/25/2011 11:08 PM	
	Aroclor 1254	ND	16	µg/Kg	1	1/25/2011 11:08 PM	
	Aroclor 1260	ND	16	µg/Kg	1	1/25/2011 11:08 PM	
	Aroclor 1262	ND	16	µg/Kg	1	1/25/2011 11:08 PM	
	Aroclor 1268	ND	16	µg/Kg	1	1/25/2011 11:08 PM	
	Surr: Decachlorobiphenyl	114	36-124	%REC	1	1/25/2011 11:08 PM	
	Surr: Tetrachloro-m-xylene	84.4	35-141	%REC	1	1/25/2011 11:08 PM	

**MERCURY BY COLD VAPOR TECHNIQUE**

**EPA 7471A**

RunID:	AA1_110125E	QC Batch:	69983	PrepDate:	1/25/2011	Analyst:	VV
	Mercury	ND	0.10	mg/Kg	1	1/25/2011 04:40 PM	

**Qualifiers:** B Analyte detected in the associated Method Blank E Value above quantitation range  
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit  
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified  
DO Surrogate Diluted Out



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**Advanced Technology Laboratories**

**ANALYTICAL RESULTS**

Print Date: 26-Jan-11

CLIENT: Ninyo & Moore  
 Lab Order: 115954  
 Project: Holland Park, 401314006  
 Lab ID: 115954-001A

Client Sample ID: Import #1  
 Collection Date: 1/24/2011  
 Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
<b>SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS-SIM</b>						
	<b>EPA 3550B</b>			<b>EPA 8270C</b>		
RunID: MS6_110126A	QC Batch: 70008				PrepDate: 1/26/2011	Analyst: DMP
Acenaphthene	ND	5.0		µg/Kg	1	1/26/2011 11:34 AM
Acenaphthylene	ND	5.0		µg/Kg	1	1/26/2011 11:34 AM
Anthracene	ND	5.0		µg/Kg	1	1/26/2011 11:34 AM
Benzo(a)anthracene	ND	5.0		µg/Kg	1	1/26/2011 11:34 AM
Benzo(a)pyrene	ND	5.0		µg/Kg	1	1/26/2011 11:34 AM
Benzo(b)fluoranthene	ND	5.0		µg/Kg	1	1/26/2011 11:34 AM
Benzo(g,h,i)perylene	ND	5.0		µg/Kg	1	1/26/2011 11:34 AM
Benzo(k)fluoranthene	ND	5.0		µg/Kg	1	1/26/2011 11:34 AM
Chrysene	ND	5.0		µg/Kg	1	1/26/2011 11:34 AM
Dibenz(a,h)anthracene	ND	5.0		µg/Kg	1	1/26/2011 11:34 AM
Fluoranthene	ND	5.0		µg/Kg	1	1/26/2011 11:34 AM
Fluorene	ND	5.0		µg/Kg	1	1/26/2011 11:34 AM
Indeno(1,2,3-cd)pyrene	ND	5.0		µg/Kg	1	1/26/2011 11:34 AM
Naphthalene	ND	5.0		µg/Kg	1	1/26/2011 11:34 AM
Phenanthrene	ND	5.0		µg/Kg	1	1/26/2011 11:34 AM
Pyrene	ND	5.0		µg/Kg	1	1/26/2011 11:34 AM
Surr: 1,2-Dichlorobenzene-d4	71.7	33-121		%REC	1	1/26/2011 11:34 AM
Surr: 2-Fluorobiphenyl	88.0	41-128		%REC	1	1/26/2011 11:34 AM
Surr: 4-Terphenyl-d14	112	54-154		%REC	1	1/26/2011 11:34 AM
Surr: Nitrobenzene-d5	65.6	39-113		%REC	1	1/26/2011 11:34 AM

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range  
 H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit  
 S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified  
 DO Surrogate Diluted Out



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**Advanced Technology Laboratories**

**ANALYTICAL RESULTS**

Print Date: 26-Jan-11

CLIENT: Ninyo & Moore  
 Lab Order: 115954  
 Project: Holland Park, 401314006  
 Lab ID: 115954-002A

Client Sample ID: Import #2  
 Collection Date: 1/24/2011  
 Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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**ICP METALS**

**EPA 3050B**

**EPA 6010B**

RunID:	ICP8_110126C	QC Batch:	69984	PrepDate:	1/25/2011	Analyst:	JSD
Antimony	ND	2.0	mg/Kg	1	1/26/2011 02:52 PM		
Arsenic	ND	1.0	mg/Kg	1	1/26/2011 02:52 PM		
Barium	47	1.0	mg/Kg	1	1/26/2011 02:52 PM		
Beryllium	ND	1.0	mg/Kg	1	1/26/2011 02:52 PM		
Cadmium	ND	1.0	mg/Kg	1	1/26/2011 02:52 PM		
Chromium	13	1.0	mg/Kg	1	1/26/2011 02:52 PM		
Cobalt	3.7	1.0	mg/Kg	1	1/26/2011 02:52 PM		
Copper	8.4	2.0	mg/Kg	1	1/26/2011 02:52 PM		
Lead	3.0	1.0	mg/Kg	1	1/26/2011 02:52 PM		
Molybdenum	ND	1.0	mg/Kg	1	1/26/2011 02:52 PM		
Nickel	14	1.0	mg/Kg	1	1/26/2011 02:52 PM		
Selenium	ND	1.0	mg/Kg	1	1/26/2011 02:52 PM		
Silver	ND	1.0	mg/Kg	1	1/26/2011 02:52 PM		
Thallium	ND	1.0	mg/Kg	1	1/26/2011 02:52 PM		
Vanadium	12	1.0	mg/Kg	1	1/26/2011 02:52 PM		
Zinc	18	1.0	mg/Kg	1	1/26/2011 02:52 PM		

**DIESEL & MOTOR OIL RANGE ORGANICS BY GC/FID**

**EPA 3550B**

**EPA 8015B(M)**

RunID:	GC16_110126A	QC Batch:	69990	PrepDate:	1/25/2011	Analyst:	CBR
DRO	ND	1.0	mg/Kg	1	1/26/2011 11:13 AM		
ORO	2.0	1.0	mg/Kg	1	1/26/2011 11:13 AM		
Sum: p-Terphenyl	86.6	30-128	%REC	1	1/26/2011 11:13 AM		

**ORGANOCHLORINE PESTICIDES BY GC/ECD**

**EPA 3550B**

**EPA 8081A**

RunID:	GC10_110125B	QC Batch:	70001	PrepDate:	1/25/2011	Analyst:	HL
4,4'-DDD	ND	2.0	µg/Kg	1	1/25/2011 06:53 PM		
4,4'-DDE	18	2.0	µg/Kg	1	1/25/2011 06:53 PM		
4,4'-DDT	9.5	2.0	µg/Kg	1	1/25/2011 06:53 PM		
Aldrin	ND	1.0	µg/Kg	1	1/25/2011 06:53 PM		
alpha-BHC	ND	1.0	µg/Kg	1	1/25/2011 06:53 PM		
alpha-Chlordane	ND	1.0	µg/Kg	1	1/25/2011 06:53 PM		
beta-BHC	ND	1.0	µg/Kg	1	1/25/2011 06:53 PM		
Chlordane	ND	8.5	µg/Kg	1	1/25/2011 06:53 PM		
delta-BHC	ND	1.0	µg/Kg	1	1/25/2011 06:53 PM		

**Qualifiers:** B Analyte detected in the associated Method Blank  
 H Holding times for preparation or analysis exceeded  
 S Spike/Surrogate outside of limits due to matrix interference  
 DO Surrogate Diluted Out  
 E Value above quantitation range  
 ND Not Detected at the Reporting Limit  
 Results are wet unless otherwise specified



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**Advanced Technology Laboratories**

**ANALYTICAL RESULTS**

Print Date: 26-Jan-11

**CLIENT:** Ninyo & Moore  
**Lab Order:** 115954  
**Project:** Holland Park, 401314006  
**Lab ID:** 115954-002A

**Client Sample ID:** Import #2  
**Collection Date:** 1/24/2011  
**Matrix:** SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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**ORGANOCHLORINE PESTICIDES BY GC/ECD**

**EPA 3550B**

**EPA 8081A**

RunID:	QC Batch:	70001	PrepDate:	1/25/2011	Analyst:	HL
Dieldrin	ND	2.0	µg/Kg	1	1/25/2011 06:53 PM	
Endosulfan I	ND	1.0	µg/Kg	1	1/25/2011 06:53 PM	
Endosulfan II	ND	2.0	µg/Kg	1	1/25/2011 06:53 PM	
Endosulfan sulfate	ND	2.0	µg/Kg	1	1/25/2011 06:53 PM	
Endrin	ND	2.0	µg/Kg	1	1/25/2011 06:53 PM	
Endrin aldehyde	ND	2.0	µg/Kg	1	1/25/2011 06:53 PM	
Endrin ketone	ND	2.0	µg/Kg	1	1/25/2011 06:53 PM	
gamma-BHC	ND	1.0	µg/Kg	1	1/25/2011 06:53 PM	
gamma-Chlordane	ND	1.0	µg/Kg	1	1/25/2011 06:53 PM	
Heptachlor	ND	1.0	µg/Kg	1	1/25/2011 06:53 PM	
Heptachlor epoxide	ND	1.0	µg/Kg	1	1/25/2011 06:53 PM	
Methoxychlor	ND	5.0	µg/Kg	1	1/25/2011 06:53 PM	
Toxaphene	ND	50	µg/Kg	1	1/25/2011 06:53 PM	
Surr: Decachlorobiphenyl	72.3	21-132	%REC	1	1/25/2011 06:53 PM	
Surr: Tetrachloro-m-xylene	65.8	22-110	%REC	1	1/25/2011 06:53 PM	

**PCBS BY GC/ECD**

**EPA 3550B**

**EPA 8082**

RunID:	QC Batch:	70001	PrepDate:	1/25/2011	Analyst:	BB
Aroclor 1016	ND	16	µg/Kg	1	1/25/2011 11:39 PM	
Aroclor 1221	ND	33	µg/Kg	1	1/25/2011 11:39 PM	
Aroclor 1232	ND	16	µg/Kg	1	1/25/2011 11:39 PM	
Aroclor 1242	ND	16	µg/Kg	1	1/25/2011 11:39 PM	
Aroclor 1248	ND	16	µg/Kg	1	1/25/2011 11:39 PM	
Aroclor 1254	ND	16	µg/Kg	1	1/25/2011 11:39 PM	
Aroclor 1260	ND	16	µg/Kg	1	1/25/2011 11:39 PM	
Aroclor 1262	ND	16	µg/Kg	1	1/25/2011 11:39 PM	
Aroclor 1268	ND	16	µg/Kg	1	1/25/2011 11:39 PM	
Surr: Decachlorobiphenyl	107	36-124	%REC	1	1/25/2011 11:39 PM	
Surr: Tetrachloro-m-xylene	71.1	35-141	%REC	1	1/25/2011 11:39 PM	

**MERCURY BY COLD VAPOR TECHNIQUE**

**EPA 7471A**

RunID:	QC Batch:	69983	PrepDate:	1/25/2011	Analyst:	VV
Mercury	ND	0.10	mg/Kg	1	1/25/2011 04:38 PM	

**Qualifiers:** B Analyte detected in the associated Method Blank E Value above quantitation range  
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit  
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified  
DO Surrogate Diluted Out



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**Advanced Technology Laboratories**

**ANALYTICAL RESULTS**

Print Date: 26-Jan-11

CLIENT: Ninyo & Moore  
 Lab Order: 115954  
 Project: Holland Park, 401314006  
 Lab ID: 115954-002A

Client Sample ID: Import #2  
 Collection Date: 1/24/2011  
 Matrix: SOIL

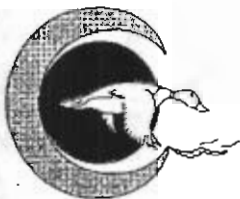
Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
<b>SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS-SIM</b>						
	<b>EPA 3550B</b>		<b>EPA 8270C</b>			
RunID: MS6_110126A	QC Batch: 70008				PrepDate: 1/26/2011	Analyst: DMP
Acenaphthene	ND	5.0		µg/Kg	1	1/26/2011 12:03 PM
Acenaphthylene	ND	5.0		µg/Kg	1	1/26/2011 12:03 PM
Anthracene	ND	5.0		µg/Kg	1	1/26/2011 12:03 PM
Benzo(a)anthracene	ND	5.0		µg/Kg	1	1/26/2011 12:03 PM
Benzo(a)pyrene	ND	5.0		µg/Kg	1	1/26/2011 12:03 PM
Benzo(b)fluoranthene	ND	5.0		µg/Kg	1	1/26/2011 12:03 PM
Benzo(g,h,i)perylene	ND	5.0		µg/Kg	1	1/26/2011 12:03 PM
Benzo(k)fluoranthene	ND	5.0		µg/Kg	1	1/26/2011 12:03 PM
Chrysene	ND	5.0		µg/Kg	1	1/26/2011 12:03 PM
Dibenz(a,h)anthracene	ND	5.0		µg/Kg	1	1/26/2011 12:03 PM
Fluoranthene	ND	5.0		µg/Kg	1	1/26/2011 12:03 PM
Fluorene	ND	5.0		µg/Kg	1	1/26/2011 12:03 PM
Indeno(1,2,3-cd)pyrene	ND	5.0		µg/Kg	1	1/26/2011 12:03 PM
Naphthalene	ND	5.0		µg/Kg	1	1/26/2011 12:03 PM
Phenanthrene	ND	5.0		µg/Kg	1	1/26/2011 12:03 PM
Pyrene	ND	5.0		µg/Kg	1	1/26/2011 12:03 PM
Surr: 1,2-Dichlorobenzene-d4	70.5	33-121		%REC	1	1/26/2011 12:03 PM
Surr: 2-Fluorobiphenyl	92.6	41-128		%REC	1	1/26/2011 12:03 PM
Surr: 4-Terphenyl-d14	116	54-154		%REC	1	1/26/2011 12:03 PM
Surr: Nitrobenzene-d5	64.7	39-113		%REC	1	1/26/2011 12:03 PM

**Qualifiers:** B Analyte detected in the associated Method Blank E Value above quantitation range  
 H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit  
 S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified  
 DO Surrogate Diluted Out



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# CROSBY & OVERTON, INC.

## Environmental Management

8430 Amelia Street  
Oakland, California 94621  
FAX (415) 633-0759  
(415) 633-0336 • (800) 821-0424

BA# 7050-S

### ANALYTICAL PARAMETERS & RESULTS

STATION	LOCATION	DIESEL	BENZENE	TOLUENE	ETHYL- BENZENE	XYLENES
S1	BH-1 5'	990	ND	0.650	0.920	6.100
S2	BH-1 10'	6800	1.100	4.000	16.000	74.000
S3	BH-1 15'	3500	ND	1.000	2.100	16.000
=====						
S4	BH-2 5'	11000	0.240	1.100	2.300	6.300
S5	BH-2 10'	3500	ND	0.350	0.580	2.300
S6	BH-2 13.5'	650	ND	0.310	0.230	1.600
=====						
S7	BH-3 5'	17000	0.360	1.000	2.200	11.000
S8	BH-3 10'	23000	0.110	0.720	0.960	4.100
=====						
S9	BH-4 5'	310	2.500	1.200	0.860	3.200
S10	BH-4 10'	450	0.015	0.053	0.059	0.350
S11	BH-4 12'	740	ND	ND	ND	0.058
=====						
S12	BH-5 5'	1100	0.300	0.400	0.880	3.200
S13	BH-5 10'	5600	ND	0.110	0.110	0.620

ND = NOT DETECTED  
ALL VALUES GIVEN IN PPM.

CHECKED BY: 

TABLE 1.

TABLE 1: RESULTS OF SOIL SAMPLE ANALYSES

Sample #	TPHg (mg/kg)	benzene (mg/kg)	toluene (mg/kg)	ethyl- benzene (mg/kg)	xylenes (mg/kg)	MTBE (mg/kg)	TPHd (mg/kg)	TPHk (mg/kg)	TPHss (mg/kg)	total Pb (mg/kg)
T1-10'	3,900	10	16	6.7	45	ND	1,100	--	--	15
T2-1-10'	3,700	7.0	6.9	9.1	40	ND	3,200	--	--	15
T2-2-10'	3,800	8.7	22	9.6	44	ND	2,600	--	--	17
T3-1-10'	1,200	3.0	5.2	3.3	12	ND	460	--	--	5.0
T3-2-10'	6,900	21	28	16	100	ND	390	--	--	7.0
T4-1-10'	--	ND	ND	69	130	--	--	--	9,600	--
T4-2-10'	--	4.0	5.7	11	36	--	--	--	4,300	--
T5.6-1-10'	1.7	0.005	ND	ND	0.018	ND	ND	--	--	11
T5.6-2-10'	4.0	ND	ND	ND	0.039	ND	80	--	--	5.0
SS1-4	--	ND	ND	ND	ND	--	--	--	ND	--
KS1-4	--	ND	ND	ND	ND	--	--	5,200	--	--

<sup>1</sup>ND: Analyte not detected above detection limit as stated on laboratory report.

<sup>2</sup>--: Sample not analyzed for this analyte.

Note: See laboratory reports for specific analyte detection limits.



TABLE 1: TPHg/BTEX/MTBE, TPHd/TPHk/TPHss, TOG, Heavy Metals, PCBs in Soil (mg/kg unless otherwise noted)

Sample #	TPHg	MTBE	Benzene	Toluene	Ethyl Benzene	Xylenes	TPHd	TPHk	TPHss	TOG	Heavy Metals Cd/Cr/Ni/Pb/Zn	PCB's (µg/kg)
SC1-2'	1.5	ND	ND	0.010	0.011	0.024	190	ND	ND	97	ND/38/30/33/80	ND
SC1-5'	ND	ND	ND	ND	ND	ND	29	ND	ND	41	ND/33/4.6/36/40	NA
SC1-12'	1.9	ND	ND	ND	ND	0.016	61	ND	ND	140	ND/36/5.6/34/35	NA
SC2-2'	12	ND	ND	ND	0.057	0.99	79	ND	ND	880	ND/41/19/40/50	ND
SC2-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND/28/4.5/33/32	NA
SC2-10'	ND	ND	ND	ND	ND	ND	ND	ND	ND	44	ND/43/5.6/46/48	NA
SC3-2'	ND	ND	ND	ND	0.014	0.18	ND	ND	ND	ND	ND/54/4.0/49/37	ND
SC3-5'	510	ND	ND	ND	4.3	57	ND	780	ND	2,100	ND/31/9.8/19/39	NA
SC3-10'	130	ND	ND	ND	ND	7.3	ND	510	ND	47	ND/40/5.2/37/42	NA
SC4-2'	430	ND	1.2	ND	2.5	11	8,200	ND	ND	14,000	ND/37/14/38/59	ND
SC4-5'	170	ND	ND	ND	ND	3.3	1,800	ND	ND	2,800	ND/40/6.0/42/46	NA
SC4-9'	20	ND	0.13	0.08	0.03	0.20	110	ND	ND	26	ND/48/3.6/37/32	NA
SC5-2'	270	ND	ND	ND	ND	ND	1,300	ND	ND	8,400	ND/45/9.6/48/56	ND
SC5-5'	820	ND	ND	ND	1.6	ND	5,700	ND	ND	12,000	ND/32/5.6/33/38	NA
SC5-10'	290	ND	ND	ND	ND	ND	1,300	ND	ND	760	ND/40/6.9/42/55	NA
SC6-2'	770	ND	ND	2.4	2.6	15	6,000	ND	ND	11,000	ND/35/6.40/46/110	ND
SC6-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND/41/6.0/45/52	NA
SC6-9'	21	ND	ND	ND	ND	ND	28	ND	ND	ND	ND/34/3.8/33/35	NA

**Subsurface Exploration and Well Installation Report**  
 Site: 16301 E. 14th Street, San Leandro, California  
 Client: Estate of J. Holland Sr.

**TABLE 1: PAGE 2 OF 8**

Sample #	TPHg	MTBE	Benzene	Toluene	Ethyl Benzene	Xylenes	TPHd	TPHk	TPHss	TOG	Heavy Metals Cd/Cr/NUPb/Zn	TPHs (µg/kg)
SC7-2'	ND	ND	ND	ND	ND	ND	33	ND <sup>1</sup>	ND <sup>1</sup>	270	ND/33/6.6/29/52	
SC7-5'	ND	ND	ND	ND	ND	ND	12	ND <sup>1</sup>	ND <sup>1</sup>	22	ND/35/5.0/40/44	NA
SC7-9.5'	230	ND	ND	ND	ND	ND	500	ND <sup>1</sup>	ND <sup>1</sup>	750	ND/29/4.7/30/39	NA
SC8-2'	110	ND	ND	0.28	0.9	2.0	390	ND <sup>1</sup>	ND <sup>1</sup>	6,200	ND/36/7.8/41/45	
SC8-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND/40/5.7/43/46	NA
SC8-10'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND/27/4.7/30/32	NA
SC9-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	260	NA	ND
SC9-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	110	NA	ND
SC9-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	4,500	NA	<del>100</del>
SC10-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	180	NA	ND
SC10-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	3,500	NA	ND
SC11-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	NA	ND
SC11-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	38	NA	ND
SC11-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	2,100	NA	<del>200</del>
SC12-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	7,300	NA	ND
SC12-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	8,900	NA	ND
SC12-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	29,000	NA	ND

TABLE 1: PAGE 3 OF 8

Sample #	TPHg	MTBE	Benzene	Toluene	Ethyl Benzene	Xylenes	TPHd	TPHk	TPHss	TOG	Heavy Metals Cd/Cr/Ni/Pb/Zn	PCB's (µg/kg)
SC13-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	44,000	NA	240
SC13-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	190	NA	ND
SC13-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	8,800	NA	ND
SC14-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	240	NA	ND
SC14-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	22,000	NA	99
SC14-8'	NA	NA	NA	NA	NA	NA	NA	NA	NA	10,000	NA	ND
SC15-2'	ND	ND	ND	ND	ND	ND	ND	ND	ND	28	ND/42/9.9/39/31	NA
SC15-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND/39/6.4/51	NA
SC15-9'	230	ND	ND	ND	ND	ND	310	ND <sup>1</sup>	ND <sup>1</sup>	380	ND/27/4.9/31/33	NA
SC16-2'	1.6	ND	ND	ND	ND	0.022	ND	ND	ND	22	ND/36/7.0/39/27	NA
SC16-5'	1.5	ND	ND	ND	ND	0.028	ND	ND	ND	55	ND/47/7.4/50/61	NA
SC16-8.5'	5,400	ND	ND	3.0	17	110	ND <sup>1</sup>	ND <sup>1</sup>	6,600	7,000	ND/26/4.8/27/28	NA
SC17-2'	1,200	ND	ND	ND	1.4	3.8	ND <sup>1</sup>	ND <sup>1</sup>	1,900	4,700	ND/41/6.3/31/32	ND
SC17-5'	18	ND	ND	ND	ND	0.03	ND <sup>1</sup>	ND <sup>1</sup>	410	430	ND/38/6.5/49/54	NA
SC17-8'	3,300	ND	ND	5.8	9.2	68	ND <sup>1</sup>	ND <sup>1</sup>	5,500	5,000	ND/37/5.9/42/45	NA
SC18-2'	3,000	ND	ND	3.6	4.7	37	ND <sup>1</sup>	ND <sup>1</sup>	3,400	6,500	ND/35/16/29/26	ND
SC18-5'	7,200	ND	ND	7.6	13	97	ND <sup>1</sup>	ND <sup>1</sup>	8,300	9,200	ND/20/4.7/31/32	NA
SC18-8'	8.1	ND	ND	ND	0.02	0.12	ND	ND	ND	ND	ND/31/3.6/34/33	NA

**Subsurface Exploration and Well Installation Report**  
 Site: 16301 E. 14th Street, San Leandro, California  
 Client: Estate of J. Holland Sr.

TABLE 1: PAGE 4 OF 8

Sample #	TPHg	MTBE	Benzene	Toluene	Ethyl Benzene	Xylenes	TPHd	TPHk	TPHss	TOG	Heavy Metals Cd/Cr/NI/Pb/Zn	PCB's (µg/kg)
SC19-2'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND/47/5.4/37/32	NA
SC19-5'	1,300	ND	ND	ND	ND	ND	ND <sup>1</sup>	2,900	ND <sup>1</sup>	2,100	ND/27/5.0/32/35	NA
SC19-8'	600	ND	ND	ND	ND	ND	ND <sup>1</sup>	1,800	ND <sup>1</sup>	1,100	ND/35/5.3/39/40	NA
SC20-2'	ND	ND	ND	ND	ND	ND	220	ND <sup>1</sup>	ND <sup>1</sup>	130	ND/38/15/45/40	ND
SC20-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	66	ND/29/6.6/36/38	NA
SC20-9'	4.3	ND	ND	ND	ND	ND	42	ND <sup>1</sup>	ND <sup>1</sup>	ND	ND/27/5.1/32/39	NA
SC21-2'	11	ND	ND	0.018	ND	0.086	28	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC21-9'	19	ND	ND	ND	ND	0.052	100	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC22-2'	1,400	ND	ND	ND	4.2	15	3,900	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC22-5'	930	ND	ND	ND	ND	ND	5,500	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC22-9'	850	ND	ND	ND	1.8	ND	2,200	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC23-2'	510	ND	ND	ND	1.0	4.9	2,400	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC23-5'	350	ND	ND	ND	ND	ND	780	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC23-9'	490	ND	ND	ND	2.4	4.6	3,400	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC24-2'	190	ND	ND	ND	ND	ND	2,400	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC24-5'	84	ND	ND	ND	ND	ND	730	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC24-9'	1,200	ND	ND	ND	ND	ND	6,800	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC25-2'	460	ND	ND	ND	ND	ND	2,200	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC25-5'	1.2	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA
SC25-9'	250	ND	ND	ND	ND	ND	770	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA

TABLE 1: PAGE 5 OF 8

Sample #	TPHg	MTBE	Benzene	Toluene	Ethyl Benzene	Xylenes	TPHd	TPHk	TPHes	TOG	Heavy Metals Cd/Cr/Ni/Pb/Zn	PCB's (µg/kg)
SC26-2'	4,590	ND	7.9	5.6	34	160	9,980	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC26-5'	2,100	ND	ND	1.5	4.9	12	4,900	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC26-9'	230	ND	ND	ND	ND	ND	610	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC27-2'	470	ND	ND	ND	ND	ND	1,900	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC27-5'	840	ND	ND	ND	1.9	3.8	1,980	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC27-9'	180	ND	ND	ND	ND	2.2	150	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC28-2'	ND	ND	ND	ND	ND	0.015	580	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC28-5'	1.2	ND	ND	ND	ND	0.015	26	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC28-8.5'	3.8	ND	ND	0.007	0.005	0.095	24	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC29-2'	600	ND	ND	ND	1.3	7.3	1,980	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC29-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA
SC29-9'	870	ND	ND	ND	1.7	11	2,980	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC30-2'	1.0	ND	ND	ND	ND	0.029	980	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC30-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA
SC30-8.5'	160	ND	ND	ND	ND	ND	200	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC31-2'	1.7	ND	ND	ND	ND	ND	7.2	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA
SC31-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA
SC31-9'	2.1	ND	ND	ND	ND	0.044	5.2	ND <sup>1</sup>	ND <sup>1</sup>	NA	NA	NA

TABLE 1: PAGE 6 OF 8

Sample #	TPHg	MTBE	Benzene	Toluene	Ethyl Benzene	Xylenes	TPHd	TPHk	TPHs	TOG	Heavy Metals Cd/Cr/Ni/Pb/Zn	PCB's (µg/kg)
SC32-2'	1,200	ND	ND	1.3	9.9	40	2,500	ND	ND	NA	NA	NA
SC32-5'	440	ND	ND	ND	ND	4.0	840	ND	ND	NA	NA	NA
SC32-9'	4,200	ND	ND	2.1	29	41	3,500	ND	ND	NA	NA	NA
SC33-2'	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA
SC33-5'	1,200	ND	ND	6	46	100	5,200	ND	ND	NA	NA	NA
SC33-9'	960	ND	ND	3	12	27	370	ND	ND	NA	NA	NA
SC34-2'	3.1	ND	0.020	0.030	0.015	0.038	270	ND	ND	NA	NA	NA
SC34-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA
SC34-9'	330	ND	ND	1.3	1.4	3.6	360	ND	ND	NA	NA	NA
SC35-2'	9.5	ND	0.094	0.045	0.62	1.2	130	ND	ND	NA	NA	NA
SC35-5'	5.0	ND	ND	ND	0.042	0.091	10	ND	ND	NA	NA	NA
SC35-8.5'	13,000	ND	ND	35	240	1,100	7,100	ND	ND	NA	NA	NA
SC36-2'	3.4	ND	0.007	0.001	0.025	0.084	110	ND	ND	NA	NA	NA
SC36-5'	11	ND	0.025	0.001	0.022	0.054	350	ND	ND	NA	NA	NA
SC36-8'	1,200	ND	ND	2.6	22	47	1,000	ND	ND	NA	NA	NA
SC37-2'	ND	ND	ND	ND	ND	ND	80	ND	ND	NA	NA	NA
SC37-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA
SC37-9'	1,900	ND	ND	3.5	4.0	11	3,400	ND	ND	NA	NA	NA

TABLE 1: PAGE 7 OF 8

Sample #	TPHg	MTBE	Benzene	Toluene	Ethyl Benzene	Xylenes	TPHd	TPHk	TPHss	TOG	Heavy Metals Cd/Cr/Ni/Pb/Zn	PCB's (µg/kg)
SC38-2'	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA
SC38-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA
SC38-9'	110	ND	ND	ND	ND	0.56	230	ND <sup>2</sup>	ND <sup>1</sup>	NA	NA	NA
SC39-2'	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA
SC39-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA
SC39-8.5'	2.8	ND	ND	ND	ND	0.029	8.4	ND <sup>2</sup>	ND <sup>1</sup>	NA	NA	NA
SC40-2'	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA
SC40-5'	ND	ND	ND	ND	ND	ND	30	ND <sup>2</sup>	ND <sup>1</sup>	NA	NA	NA
SC40-9'	450	ND	ND	1.1	1.1	3.2	620	ND <sup>2</sup>	ND <sup>1</sup>	NA	NA	NA
SC41-2'	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA
SC41-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA
SC41-8'	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA
SC42-2'	ND	ND	ND	ND	ND	ND	50	ND <sup>2</sup>	ND <sup>1</sup>	NA	NA	NA
SC42-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA
SC42-9'	400	ND	ND	ND	ND	5.2	760	ND <sup>2</sup>	ND <sup>1</sup>	NA	NA	NA
MW4-5'	300	ND	ND	ND	ND	6.6	<del>1,500</del>	ND <sup>2</sup>	ND <sup>1</sup>	<del>4,700</del>	NA	
MW4-9'	960	ND	ND	ND	1.3	14	<del>2,300</del>	ND <sup>2</sup>	ND <sup>1</sup>	<del>1,700</del>	NA	NA
MW5-5'	ND	ND	ND	ND	ND	0.019	220	ND <sup>2</sup>	ND <sup>1</sup>	350	NA	ND
MW5-9'	280	ND	ND	ND	ND	2.3	230	ND <sup>2</sup>	ND <sup>1</sup>	670	NA	NA

## TABLE 1: PAGE 8 OF 8

**NOTES:**

ND = Analyte not detected above laboratory detection limit (as stated on the corresponding certified laboratory report).

NA = Sample not analyzed for this analyte.

Shading = Denotes sample analyzed for PCBs dependant upon the results of an EPA Method 8015 screen.

ND<sup>1</sup> = Analytical Sciences made a determination based upon the chromatographic pattern whether the contamination was most like Stoddard Solvent, Kerosene or Diesel. The value reported reflects the total amount of semi-volatile hydrocarbons observed and is so reported as the determined source.

ND<sup>2</sup> = Sample not analyzed for PCBs because TPHd was not detected.

TABLE 2: HVOCs in Soil ( $\mu\text{g}/\text{kg}$  unless otherwise noted)

Sample ID	1,1-DCE	1,1-DCA	c-1,2-DCE	1,1,1-TCA	TCE	PCE	CB	CT	1,3-DCB	1,4-DCB	1,2-DCB
SC1-2"	ND	ND	11	ND	ND	ND	ND	ND	ND	ND	ND
SC1-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC1-12'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC2-2'	ND	ND	2.1	ND	5.9	ND	ND	ND	ND	ND	ND
SC2-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC2-10'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC3-2'	ND	2.1	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC3-5'	12	34	1.8	100	1.2	4.2	ND	ND	ND	31	ND
SC3-10'	ND	4.1	ND	4.8	ND	ND	ND	ND	ND	1.3	ND
SC4-2'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC4-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC4-9'	ND	ND	ND	ND	ND	ND	ND	ND	1.6	4.2	ND



TABLE 2: PAGE 2 OF 8

Sample ID	1,1-DCE	1,1-DCA	c-1,2-DCE	1,1,1-TCA	TCE	PCE	CB	CT	1,3-DCB	1,4-DCB	1,2-DCB
SC5-2'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC5-5'	ND	ND	ND	ND	ND	ND	ND	ND	2.1	3.7	ND
SC5-10'	ND	ND	ND	ND	ND	ND	1.6	ND			ND
SC6-2'	ND	ND	5.4	ND	2.6	2.1	ND	ND	ND	2.0	2.1
SC6-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC6-9'	ND	ND	ND	ND	ND	ND	ND	ND	ND	2.0	ND
SC7-2'	ND	ND	1.3	ND	ND	ND	ND	ND	ND	ND	ND
SC7-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC7-9.5'	ND	ND	ND	ND	ND	ND	ND	ND	8.0	25	ND
SC7-12'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC8-2'	ND	ND	4.5	ND	1.6	3.6	13	24	5.9	12	75
SC8-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC8-10'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC9-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC9-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC9-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC10-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC10-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

TABLE 2: PAGE 3 OF 8

Sample ID	1,1-DCE	1,1-DCA	c-1,2-DCE	1,1,1-TCA	TCE	PCE	CB	CT	1,3-DCB	1,4-DCB	1,2-DCB
SC11-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC11-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC11-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC12-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC12-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC12-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC13-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC13-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC13-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC14-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC14-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC14-8'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC15-2'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC15-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC15-9'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC16-2'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC16-5"	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC16-8.5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

TABLE 2: PAGE 4 OF 8

Sample ID	1,1-DCE	1,1-DCA	c-1,2-DCE	1,1,1-TCA	TCE	PCE	CB	CT	1,3-DCB	1,4-DCB	1,2-DCB
SC17-2'	ND	ND	ND	ND	12	ND	ND	ND	ND	ND	ND
SC17-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC17-8'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC18-2'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC18-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC18-8"	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC19-2'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC19-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC19-8'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC20-2'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC20-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC20-9'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SC21-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC21-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC22-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC22-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC22-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC23-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC23-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC23-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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Sample ID	1,1-DCE	1,1-DCA	c-1,2-DCE	1,1,1-TCA	TCE	PCE	CB	CT	1,3-DCB	1,4-DCB	1,2-DCB
SC24-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC24-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC24-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC25-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC25-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC25-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC26-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC26-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC26-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC27-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC27-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC27-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC28-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC28-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC28-8.5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC29-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC29-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC29-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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Sample ID	1,1-DCE	1,1-DCA	c-1,2-DCE	1,1,1-TCA	TCE	PCE	CB	CT	1,3-DCB	1,4-DCB	1,2-DCB
SC30-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC30-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC30-8.5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC31-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC31-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC31-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC32-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC32-5"	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC32-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC33-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC33-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC33-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC34-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC34-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC34-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC35-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC35-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC35-8.5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

TABLE 2: PAGE 7 OF 8

Sample ID	1,1-DCE	1,1-DCA	c-1,2-DCE	1,1,1-TCA	TCE	PCE	CB	CT	1,3-DCB	1,4-DCB	1,2-DCB
SC36-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC36-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC36-8"	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC37-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC37-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC37-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC38-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC38-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC38-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC39-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC39-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC39-8.5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC40-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC40-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC40-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC41-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC41-5'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC41-8'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

TABLE 2: PAGE 8 OF 8

Sample ID	1,1-DCE	1,1-DCA	c-1,2-DCE	1,1,1-TCA	TCE	PCE	CB	CT	1,3-DCB	1,4-DCB	1,2-DCB
SC42-2'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC42-6'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SC42-9'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW4-5'	ND	ND	ND	ND	ND	ND	2.0	ND	ND	ND	ND
MW4-9'	ND	ND	ND	ND	ND	ND	9.8	ND	ND	ND	1.0
MW4-15'	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW5-5'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW5-9'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

**NOTES:**

ND = Analyte not detected above laboratory detection limit (as stated on the corresponding certified laboratory report).

NA = Sample not analyzed for this analyte.

1,1-DCE = 1,1-Dichloroethylene

c-1,2-DCE = cis-1,2- Dichloroethylene

1,1,1-TCE = 1,1,1-Trichloroethylene

PCE = perchloroethylene (tetrachloroethylene)

CB = chlorobenzene

CT = chlorotoluene

1,3-DCB = 1,3-Dichlorobenzene

1,4-DCB = 1,4- Dichlorobenzene

1,2-DCB = 1,2- Dichlorobenzene

**TABLE 1. SOIL VAPOR ANALYTICAL DATA - Former Holland Oil Property, 16301 East 14th Street, San Leandro, CA**

Sample ID	Date	Depth (ft bgs)	Benzene	Toluene	Ethyl Benzene	Xylenes	MTBE	TPH-g	Other VOCs	Isopropyl Alcohol *
			← $\mu\text{g}/\text{m}^3$ →							
ESSV-1	4/20/2009	5.0-5.5	ND<6.5	ND<7.7	ND<8.8	ND<27	ND<7.3	ND<1,800	ND	ND<10
ESSV-2	4/20/2009	5.0-5.5	ND<6.5	ND<7.7	ND<8.8	ND<27	ND<7.3	ND<1,800	acetone (140)	ND<10
ESSV-3	4/20/2009	5.0-5.5	ND<6.5	ND<7.7	ND<8.8	ND<27	ND<7.3	ND<1,800	acetone (180)	ND<10

**Notes and Abbreviations:**

ft bgs = feet below ground surface

TPH-g = total petroleum hydrocarbons as gasoline

MTBE = methyl-tertiary butyl ether

VOCs = volatile organic compounds

TPH-g analyzed by EPA Method TO-3, all other compounds analyzed by EPA Method TO-15

$\mu\text{g}/\text{m}^3$  = micrograms per cubic meter

$\mu\text{g}/\text{L}$  = micrograms per liter

ND = not detected

ND< X = not detected above laboratory reporting limit of X

Isopropyl Alcohol\* = used as the leak detection agent during vapor sample collection, measured in micrograms per liter.



TABLE 5. SOIL VAPOR ANALYTICAL DATA - VOCs - Former Holland Oil Facility, 16301 East 14th Street, San Leandro, California

Analyte	Sample ID					
	SV-1	SV-2	SV-3	SV-4	SV-5	SV-6
1,1 - Dichloroethene	ND<2.0	ND<2.0	ND<40	ND<2.0	ND<2.0	ND<10
1,1,1,2-Tetrachloroethane	ND<3.4	ND<3.4	ND<34	ND<3.4	ND<3.4	ND<170
1,1,1-Trichloroethane	ND<2.7	ND<2.7	ND<41	ND<2.7	ND<2.7	ND<14
1,1,2,2-Tetrachloroethane	ND<3.4	ND<3.4	ND<52	ND<3.4	ND<3.4	ND<170
1,1,2-Trichloroethane	ND<2.7	ND<2.7	ND<52	ND<2.7	ND<2.7	ND<14
1,1-Dichloroethane	ND<2.0	ND<2.0	ND<34	ND<2.0	ND<2.0	ND<10
1,1-Difluoroethane	ND<27	ND<27	ND<1400	ND<27	ND<27	ND<140
1,2,4-Trichlorobenzene	ND<3.6	ND<3.6	ND<25	ND<3.6	ND<3.6	ND<180
1,2,4-Trimethylbenzene	ND<2.5	ND<2.5	ND<44	ND<2.5	ND<2.5	ND<120
1,2-Dibromoethane(Ethylene dibromide)	ND<3.8	ND<3.8	ND<54	ND<3.8	ND<3.8	ND<19
1,2-Dichlorobenzene	ND<3.0	ND<3.0	ND<30	ND<3.0	ND<3.0	ND<150
1,2-Dichloroethane	ND<2.0	ND<2.0	ND<32	ND<2.0	ND<2.0	ND<10
1,2-Dichloropropane	ND<2.3	ND<2.3	ND<51	ND<2.3	ND<2.3	ND<12
1,3,5-Trimethylbenzene	ND<2.5	ND<2.5	ND<34	ND<2.5	ND<2.5	ND<120
1,3-Butadiene	ND<4.4	ND<4.4	ND<30	ND<4.4	ND<4.4	ND<22
1,3-Dichlorobenzene	ND<3.0	ND<3.0	ND<18	ND<3.0	ND<3.0	ND<150
1,4-Dichlorobenzene	ND<3.0	ND<3.0	ND<33	ND<3.0	ND<3.0	ND<150
1,4-Dioxane	ND<1.8	ND<1.8	ND<25	ND<1.8	ND<1.8	ND<9
2-Butanone (MEK)	13	11	ND<22	4.3	6.2	ND<7.4
2-Hexanone	ND<2.0	ND<2.0	ND<43	ND<2.0	ND<2.0	ND<10
4-Ethyl Toluene	ND<2.5	ND<2.5	ND<37	ND<2.5	ND<2.5	ND<120
4-Methyl-2-Pentanone (MIBK)	ND<2.0	ND<2.0	ND<33	ND<2.0	ND<2.0	ND<10
Acetone	59	95	610	86	54	460
Benzene	2	ND<1.6	ND<45	ND<1.6	ND<1.6	ND<8
Bromodichloromethane	ND<3.4	ND<3.4	ND<44	ND<3.4	ND<3.4	ND<17
Bromoform	ND<5.2	ND<5.2	ND<88	ND<5.2	ND<5.2	ND<260
Bromomethane	ND<1.9	ND<1.9	ND<39	ND<1.9	ND<1.9	ND<9.7
Carbon Disulfide	ND<1.6	4.60	ND<25	ND<1.6	ND<1.6	ND<7.8
Carbon Tetrachloride	ND<3.2	ND<3.2	ND<47	ND<3.2	ND<3.2	ND<16
Chlorobenzene	ND<2.3	ND<2.3	ND<21	ND<2.3	ND<2.3	ND<120
Chloroethane	ND<1.3	ND<1.3	ND<20	ND<1.3	ND<1.3	ND<6.6
Chloroform	ND<2.4	ND<2.4	ND<98	ND<2.4	ND<2.4	ND<12
Chloromethane	ND<1.0	ND<1.0	ND<36	ND<1.0	ND<1.0	ND<5.2
cis-1,2-dichloroethene	ND<2.0	ND<2.0	ND<28	ND<2.0	ND<2.0	ND<9.9
cis-1,3-Dichloropropene	ND<2.3	ND<2.3	ND<18	ND<2.3	ND<2.3	ND<11
Dibromochloromethane	ND<4.3	ND<4.3	ND<47	ND<4.3	ND<4.3	ND<21
Dichlorodifluoromethane	ND<2.5	ND<2.5	ND<37	ND<2.5	ND<2.5	ND<12
Diisopropyl ether (DIPE)	ND<2.1	ND<2.1	ND<33	ND<2.1	ND<2.1	ND<10
Ethyl Acetate	ND<1.8	ND<1.8	ND<21	ND<1.8	ND<1.8	ND<9
Ethyl Benzene	ND<2.2	ND<2.2	ND<16	ND<2.2	ND<2.2	ND<110
Ethyl tert-butyl ether (ETBE)	ND<2.1	ND<2.1	ND<33	ND<2.1	ND<2.1	ND<10
Freon 113	ND<3.8	ND<3.8	ND<46	ND<3.8	ND<3.8	ND<19
Hexachlorobutadiene	ND<5.3	ND<5.3	ND<91	ND<5.3	ND<5.3	ND<270
Hexane	ND<14	ND<14	ND<90	ND<14	ND<14	ND<70
Isopropanol*	27	ND<16	ND<82	ND<16	ND<16	ND<82
m,p-Xylene	11	17	ND<25	<2.0	11	ND<100
Methylene Chloride	ND<3.6	ND<3.6	ND<34	ND<3.6	ND<3.6	ND<18
MTBE	ND<1.8	ND<1.8	ND<25	ND<1.8	ND<1.8	50
Naphthalene	ND<2.6	ND<2.6	ND<130	ND<2.6	ND<2.6	ND<130
o-xylene	ND<2.2	ND<2.2	ND<31	ND<2.2	ND<2.2	ND<110
Styrene	ND<2.1	ND<2.1	ND<32	ND<2.1	ND<2.1	ND<110
t-Butyl alcohol (t-Butanol)	ND<6.1	ND<6.1	ND<24	ND<6.1	ND<6.1	ND<30
tert-Amyl methyl ether (TAME)	ND<2.1	ND<2.1	ND<33	ND<2.1	ND<2.1	ND<10
Tetrachloroethene (PCE)	ND<3.4	ND<3.4	ND<64	ND<3.4	ND<3.4	ND<17
Toluene	15	16	ND<26	3.2	19	ND<9.4
trans-1,2-Dichloroethene	ND<2.0	ND<2.0	ND<28	ND<2.0	ND<2.0	ND<9.9
Trichloroethene	ND<2.7	ND<2.7	ND<26	ND<2.7	ND<2.7	ND<13
Trichlorofluoromethane	ND<2.5	ND<2.5	ND<35	ND<2.5	ND<2.5	ND<12
Vinyl Acetate	ND<1.8	ND<1.8	ND<32	ND<1.8	ND<1.8	ND<8.8
Vinyl Chloride	ND<1.3	ND<1.3	ND<12	ND<1.3	ND<1.3	ND<6.4

**Notes:**

ND< X = not detected, below laboratory reporting limit of X

$\mu\text{g}/\text{m}^3$  = micrograms per cubic meter

Soil gas samples analyzed using US EPA Method TO-15

\* indicates Isopropanol was used as a leak detection compound.

**Bold** indicates analysis above laboratory reporting limits

Ninyo & Moore

Project # 01114005

TABLE 1 MONITORING WELL GROUNDWATER ANALYTICAL DATA - TPH & VOCs - Pomar (1) Bore Oil Facility, 6530 East 14th Street, San Leandro, California

Well ID (see elev)	Sample Date	Depth to Groundwater (ft bwc)	Groundwater Elevation (ft msl)	TPH-d	Kerosene	TPH-g	Benzene	Toluene	Ethyl- benzene	Total Xylenes	MTBE	Analytical Results (pp/L)										Other VOCs
												1,4-Dichloro- benzene	Chloro- benzene	Isopropyl- benzene	n-Butyl- benzene	n-Propyl- benzene	sec-Butyl- benzene	tert-Butyl- benzene				
MW-1 36.59	7/10/2007	8.22	28.37	1,000	800	1,700	2	ND<0.5	1.2	ND<1.5	ND<0.5	0.11	0.34	51	27.0	1.30	25	1.9	ND			
	10/13/2008	8.35	27.86	650	--	440	ND<1.0	ND<1.0	ND<1.0	ND<0.5	ND<1.0	ND<1.0	ND<1.0	20	5.5	30	ND<1.0	ND<1.0	Naphthalene (2.5) Vinyl acetate (100)			
	1/22/2009	8.25	28.34	800	--	930	ND<1.0	ND<1.0	ND<1.0	ND<0.5	ND<1.0	ND<1.0	ND<1.0	20	5.0	40	7.9	ND<1.0	ND			
	4/1/2009	7.41	29.18	ND<50	--	770	ND<1.0	ND<1.0	ND<1.0	ND<0.5	ND<1.0	ND<1.0	ND<1.0	10	2.7	20	4.5	ND<1.0	ND			
	9/23/2009	8.84	27.75	2,200	--	910	0.5	ND<0.5	1	ND<1.0	0.8	ND<1.0	0.9	35	2.5	78	14	1.4	ND			
MW-2 37.33	7/10/2007	8.41	28.92	210	98	93	ND<0.5	ND<0.5	ND<0.5	ND<1.5	ND<0.5	ND<0.5	ND<0.5	0.68	ND<0.5	0.6	0.52	ND<0.5	ND			
	10/13/2008	9.64	28.29	ND<80	--	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<0.5	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND			
	1/22/2009	8.64	28.07	ND<50	--	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<0.5	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	Naphthalene (1.7)			
	4/1/2009	7.47	29.86	ND<50	--	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<0.5	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	Axetone (1.8)			
	9/23/2009																		WELL DESTROYED			
MW-3 37.36	7/10/2007	8.11	29.27	62	ND<30	ND<30	ND<0.5	ND<0.5	ND<0.5	ND<1.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND		
	10/13/2008	8.77	28.01	ND<50	--	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<0.5	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND		
	1/22/2009	8.45	28.93	ND<30	--	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<0.5	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND		
	4/1/2009	7.89	29.99	ND<50	--	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<0.5	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND		
	9/23/2009	8.97	28.41	50	--	ND<30	ND<0.5	ND<0.5	ND<0.5	ND<1.0	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND		
MW-4 36.77	7/10/2007	8.18	28.39	710	400	670	3.7	ND<0.5	ND<0.5	ND<1.5	0.5	0.51	1.2	20	7.9	42	12	1.2	1,2-Dichlorobenzene (0.11) Chloro acetone (2) Naphthalene (1.4)			
	10/13/2008	8.89	27.88	600	--	470	2.9	ND<1.0	ND<1.0	ND<1.0	1.9	ND<1.0	1.7	19	5.3	30	ND<1.0	ND<1.0	ND			
	1/22/2009	8.39	28.38	400	--	320	1.1	ND<1.0	ND<1.0	ND<1.0	1.0	ND<1.0	1.3	0.9	2.3	10	4.0	ND<1.0	ND			
	4/1/2009	7.63	29.14	500	--	390	1.0	ND<1.0	ND<1.0	ND<1.0	1.8	ND<1.0	1.3	0.7	1.7	19	ND<1.0	ND<1.0	ND			
	9/23/2009	9.01	27.70	3,800	--	640	0.5	ND<0.5	ND<0.5	ND<1.0	0.9	0.8	3	16	11	33	11	1.1	1,2-Dichlorobenzene (0.7)			
MW-5 36.24	7/10/2007	8.21	28.63	200	170	170	ND<0.5	ND<0.5	ND<0.5	ND<1.5	0.9	ND<0.5	ND<0.5	1.8	ND<0.5	2.3	0.94	0.33	ND			
	10/13/2008	8.66	27.58	ND<30	--	70	ND<1.0	ND<1.0	ND<1.0	ND<1.0	20	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	Axetone (4.0)			
	1/22/2009	7.91	28.53	200	--	ND<30	ND<1.0	ND<1.0	ND<1.0	ND<1.0	20	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND			
	4/1/2009	7.51	28.71	ND<30	--	80	ND<1.0	ND<1.0	ND<1.0	ND<1.0	20	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND			
	9/23/2009	8.74	27.80	1,800	--	ND<30	ND<0.5	ND<0.5	ND<0.5	ND<1.0	19	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND			
MW-6 37.15	7/10/2007	8.21	28.8	1,500	910	780	31	0.64	0.71	2.4	ND<0.5	0.1	2.1	26	5.4	42	7	0.37	1,2-Dichlorobenzene (0.58) 1,3-Dichlorobenzene (1.1) 2,4-Dichlorobenzene (1.6)			
	10/13/2008	8.85	28.30	600	--	470	7	ND<1.0	ND<1.0	1.3	ND<0.5	0.3	1.6	10	2.8	20	ND<1.0	ND<1.0	1,2-Dichlorobenzene (2)			
	1/22/2009	8.43	28.72	600	--	530	0.3	ND<1.0	ND<1.0	ND<1.0	ND<0.5	3.4	1.0	6.9	1.3	10	2.1	ND<1.0	1,3-Dichlorobenzene (1.1) Vinyl acetate (20)			
	4/1/2009	7.41	29.74	ND<50	--	480	20	ND<1.0	ND<1.0	ND<1.0	0.9	ND<1.0	ND<1.0	4.1	1.2	9	ND<1.0	ND<1.0	ND			
	9/23/2009																		WELL DESTROYED			
MW-7 36.82	7/10/2007	8.24	28.34	110	91	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<1.5	ND<0.5	ND<0.5	0.94	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND			
	10/13/2008	8.71	28.07	ND<50	--	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<0.5	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND			
	1/22/2009	8.22	28.60	ND<50	--	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<0.5	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND			
	4/1/2009	7.65	29.17	ND<50	--	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<0.5	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND			
	9/23/2009	8.97	27.83	1,000	--	ND<30	ND<0.5	ND<0.5	ND<0.5	ND<1.0	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND			

TABLE 1 MONITORING WELL GRUNDWATER ANALYTICAL DATA - TPH & VOCs - Former Hubland Oil Facility, 1840 East 14th Street, San Leandro, California

Well ID (see elev.)	Sample Date	Depth to Groundwater (ft brec)	Groundwater Elevation (ft msd)	TPH-d	Kerosene	TPH-g	Benzene	Toluene	Ethyl- benzene	Total Xylenes	MTBE	1,4-Dichloro- benzene	Chloro- benzene	Isopropyl- benzene	n-Butyl- benzene	o-Propyl- benzene	sec-Butyl- benzene	tert-Butyl- benzene	Other VOCs
36.81	7/4/2007	8.16	28.65	780	500	2,190	110	0.8	76	215	ND-0.5	ND-0.5	3.8	12	7.2	70	2.5	0.50	1,2,4-Trinitrobenzene (RT), 1,3,5-Trinitrobenzene (BT), 4-Nitrotoluene (2.0)
	10/14/2008	8.09	28.12	500	--	780	80	1.4	10	23.2	ND-0.5	ND-1.0	2.0	3.3	ND-1.0	8.6	ND-1.0	ND-1.0	Naphthalene (2.0)
	1/23/2009	8.16	28.65	500	--	1,200	180	3.7	40	67.4	ND-0.5	ND-1.0	1.7	4.7	ND-1.0	8.9	ND-1.0	ND-1.0	1,2,4-Trinitrobenzene (30), 1,3,5-Trinitrobenzene (6.0), Naphthalene (20), Xylenes (20)
	4/2/2009	7.43	29.38	ND-50	--	2,800	180	3.5	60	200	ND-0.5	ND-1.0	ND-1.0	4.4	ND-1.0	10	ND-1.0	ND-1.0	1,2,4-Trinitrobenzene (40), 1,3,5-Trinitrobenzene (10), Naphthalene (20)
	9/23/2009																		
37.22	10/14/2008	8.11	29.31	ND-50	--	ND-50	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-0.5	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND
	1/23/2009	7.69	29.33	ND-50	--	ND-50	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-0.5	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND
	4/2/2009	6.75	30.47	ND-50	--	ND-50	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-0.5	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND
	9/23/2009	8.12	28.90	ND-50	--	ND-50	ND-0.5	ND-0.5	ND-0.5	ND-1.0	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND-0.5
36.79	10/14/2008	8.77	28.62	ND-50	--	ND-50	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-0.5	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND
	1/23/2009	8.35	28.54	ND-50	--	ND-50	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-0.5	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND
	4/2/2009	7.25	29.54	ND-50	--	ND-50	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-0.5	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND
	9/23/2009	8.82	27.97	ND-50	--	ND-50	ND-0.5	ND-0.5	ND-0.5	ND-1.0	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND
36.2	10/14/2008	8.35	27.85	ND-50	--	ND-50	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-0.5	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	Acetone (10), Cetane (50/100) (2.4)
	1/23/2009	7.76	28.44	ND-50	--	ND-50	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-0.5	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND
	4/2/2009	6.93	29.27	ND-50	--	ND-50	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-0.5	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND
	9/23/2009	8.38	27.42	420	--	ND-50	ND-0.5	ND-0.5	ND-0.5	ND-1.0	ND-0.5	0.8	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND
36.06	10/14/2008	8.51	27.33	ND-50	--	110	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-0.5	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND
	1/23/2009	7.83	28.23	800	--	100	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-0.5	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND
	4/2/2009	7.27	28.79	ND-50	--	60	ND-1.0	ND-1.0	ND-1.0	ND-1.0	1.2	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND
	9/23/2009	8.54	27.52	850	--	90	ND-0.5	ND-0.5	ND-0.5	ND-1.0	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND-0.5	ND

Notes and Abbreviations:  
 VOCs = volatile organic compounds analyzed by EPA Method 8260B  
 see elev = top of casing elevation in feet above mean sea level  
 ft brec = feet below top of casing  
 ft msd = feet above mean sea level  
 TPH-d = total petroleum hydrocarbons as diesel analyzed by EPA Method 8015B  
 Kerosene analyzed by EPA Method 8015B  
 TPH-g = total petroleum hydrocarbons as gasoline analyzed by EPA Method 8015B  
 BTX = benzene, toluene, ethylbenzene, xylene analyzed by EPA Method 8210B  
 MTBE = methyl tert butyl ether analyzed by EPA Method 8210B  
 µg/L = micrograms per liter  
 -- = not analyzed, not available, not applicable  
 ND = N - not detected, below laboratory reporting limit = CL

TABLE 2  
GROUNDWATER ANALYSIS DATA

Well Number	Date sampled	TPHG (ppb)	Benzene (ppb)	Toluene (ppb)	Ethyl Benzene (ppb)	Total Xylenes (ppb)	TPHD (ppb)	TRPH (ppb)	MTBE (ppb)
MW-1	4/9/96	33,000	12	83	22	91	9,700	N.R.	N/A
	7/12/96	1,400	17	5.6	7.8	32	3,400	N.R.	N/A
	10/22/96	2,500	16	8.9	2.1	6.6	14,000	N.R.	N/A
	1/30/97	2,600	8.4	<0.5	<0.5	44	2,800	N.R.	N/A
	4/4/97	2,700	18.0	8	10	25	500	N.R.	N/A
	7/22/97	180	1.1	<0.5	1.3	2.6	4,400	N.R.	N/A
	10/14/97	830	14.0	<0.5	<0.5	8	100	N.R.	N/A
	1/13/98	150	5.0	<0.5	<0.5	<0.5	<50	N.R.	N/A
	4/7/98	1,400	18	2	2	7	100	N.R.	<0.5
MW-2	4/9/96	6,800	<0.5	<0.5	4.8	160	8,900	N.R.	N/A
	7/12/96	480	<0.5	<0.5	3.7	10	4,600	N.R.	N/A
	10/22/96	7,300	<0.5	<0.5	20	15	9,200	N.R.	N/A
	1/30/97	<50	<0.5	<0.5	<0.5	<0.5	2,000	N.R.	N/A
	4/4/97	63	<0.5	<0.5	2	<0.5	60	N.R.	N/A
	7/22/97	70	<0.5	<0.5	<0.5	1.5	2,700	N.R.	N/A
	10/14/97	<50	<0.5	<0.5	<0.5	<0.5	10	N.R.	N/A
	1/13/98	<50	<0.5	<0.5	<0.5	11	<50	N.R.	N/A
	4/7/98	<50	<0.5	<0.5	<0.5	<0.5	<50	N.R.	<0.5
MW-3	4/9/96	<50	<0.5	<0.5	<0.5	<0.5	1,100	41,000	N/A
	7/12/96	<50	<0.5	<0.5	<0.5	<0.5	380	N.R.	N/A
	10/22/96	<50	<0.5	<0.5	<0.5	<0.5	4,700	1,100	N/A
	1/30/97	<50	<0.5	<0.5	<0.5	<0.5	460	3	N/A
	4/4/97	<50	<0.5	<0.5	<0.5	<0.5	<50	<500	N/A
	7/22/97	<50	<0.5	<0.5	<0.5	<0.5	<50	<5,000	N/A
	10/14/97	<50	<0.5	<0.5	<0.5	<0.5	<50	<10,000	N/A
	1/13/98	<50	<0.5	<0.5	<0.5	<0.5	<50	N.R.	N/A
	4/7/98	<50	<0.5	<0.5	<0.5	<0.5	<50	<50	<0.6
BB-1	4/9/96	<50	<0.5	0.5	<0.5	0.83	N.R.	N.R.	N.R.
	7/12/96	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
	10/22/96	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
	1/30/97	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
	4/4/97	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
	7/22/97	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
	10/14/97	<50	<0.5	<0.5	<0.5	<0.5	N.R.	N.R.	N.R.
	1/13/98	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
	4/7/98	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.

TRPH Total Recoverable Petroleum Hydrocarbons  
TPHD Total Petroleum Hydrocarbons as Diesel  
TPHG Total Petroleum Hydrocarbons as Gasoline  
ppb Parts-per-billion  
< Below laboratory detection limit

Current Department of Health Services Drinking Water Standards  
Benzene  
Toluene  
Ethylbenzene  
Xylenes

Note: Subject to change as reviewed by Department of Health Services

MCL: Maximum Contaminant Level  
AL: Action Level

**TABLE 2: RESULTS OF WATER SAMPLE ANALYSES**

Sample #	TPHg (µg/L)	[REDACTED] (µg/L)	toluene (µg/L)	ethyl- benzene (µg/L)	xylene s (µg/L)	MTBE (µg/L)	TPHd (µg/L)	TPHss (µg/L)	total Pb (mg/L)
T1&T2-H <sub>2</sub> O	41,000	[REDACTED]	5,400	1,000	4,000	ND	300,000	--	ND
T3-H <sub>2</sub> O	35,000	[REDACTED]	440	1,600	6,500	ND	52,000	--	ND
T4-H <sub>2</sub> O	--	[REDACTED]	32	170	660	--	--	490,000	--
T5&T6-H <sub>2</sub> O	78,000	[REDACTED]	8,400	1,900	14,000	ND	67,000	--	ND
T7&T8-H <sub>2</sub> O	30,000	[REDACTED]	4,100	760	6,000	ND	1,600,000	--	ND

<sup>1</sup>ND- Analyte not detected above detection limit as stated on laboratory report.  
<sup>2</sup>NA- Sample not analyzed for this analyte.  
 Note- See laboratory reports for specific analyte detection limits.

**TABLE 3: SOIL PHYSICAL PARAMETERS**

Sample #	% Organic Content	Total Porosity (%)	Dry Density (pcf)	Moisture Content (%)
SC44-2'	7.2	23	123	97
SC44-4'	5.8	47	89	29
SC44-9'	1.4	42	98	27

**NOTES:**

pcf = pounds per cubic foot

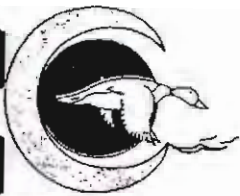
**TABLE 4: WATER SAMPLE RESULTS (expressed in µg/l unless otherwise noted)**

Sample #	TPHg	MTEB	Benzene	Toluene	Ethyl Benzene	Xylenes	TPHd	TPHk	TPHss	TOG (mg/L)	PCB's
MW1-H2O	8,200	ND	83	60	33	110	ND <sup>1</sup>	ND <sup>1</sup>	5,100	28	ND
MW2-H2O	ND	ND	ND	ND	ND	ND	ND <sup>1</sup>	ND <sup>1</sup>	ND <sup>1</sup>	ND <sup>1</sup>	ND
MW3-H2O	ND	ND	ND	ND	ND	ND	ND <sup>1</sup>	ND <sup>1</sup>	ND <sup>1</sup>	ND <sup>1</sup>	ND
MW4-H2O	1,000	ND	6.1	2.2	1.6	6.9	ND <sup>1</sup>	ND <sup>1</sup>	240	1.4	ND
MW5-H2O	270	9.2	0.70	ND	ND	2.8	ND <sup>1</sup>	ND <sup>1</sup>	ND <sup>1</sup>	ND <sup>1</sup>	ND

**NOTES:**

ND = Analyte not detected above laboratory detection limit (as stated on the corresponding certified laboratory report).

ND<sup>1</sup> = Analytical Sciences made a determination based upon the chromatographic pattern whether the contamination was most like Stoddard Solvent, Kerosene or Diesel. The value reported reflects the total amount of semi-volatile hydrocarbons observed and is so reported as the determined source.



# CROSBY & OVERTON, INC.

Environmental Management

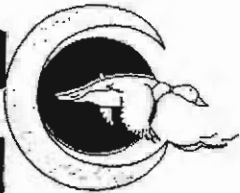
8430 Amelia Street  
 Oakland, California 94621  
 FAX (415) 633-0759  
 (415) 633-0336 • (800) 821-0424

## FIELD DRILL / LITHOLOGIC LOG

BORING/WELL NUMBER BOREHOLE - 1  
 PROJECT HOLLAND OIL PROJECT NUMBER 7050 - S  
 LOCATION 16301 E. 14TH STREET OWNER ANN MARIE HOLLAND  
 DATE DRILLED 9-18-90 TOTAL DEPTH OF HOLE 15 FEET  
 SURFACE ELEVATION 35-40 FEET DEPTH TO WATER 5 FEET  
 SCREEN: DIA. N/A SLOT SIZE N/A  
 CASING: DIA. N/A TYPE N/A  
 DRILLING COMPANY DATUM DRILL METHOD HSA  
 DRILLER MARK \_\_\_\_\_ LOG BY D. SADOFF

DEPTH (FEET)	WELL CONST.		PID (PPM)	SAMPLES			GRAPHIC LOG	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	TYPE	BLOW		
0								4 INCH CONCRETE PAD.
1								DARK GRAY TO BLACK SILTY/SANDY CLAY.
2								MEDIUM PLASTICITY, <del>WITH SOME DEBRIS.</del>
3								
4						6		
5				S1		9		PEBBLY SILTY CLAY. PEBBLES ARE SUBROUNDED AND RARE.
6						16		
7								LIGHT GREY, MEDIUM PLASTIC CLAY.
8								
9								
10				S2		4		CONTACT BETWEEN CLAYS AND A 6 INCH, COARSE TO VERY
11						6		COARSE, SUBROUNDED, QUARTZ AND LITHICS SAND LENS.
12						9		LIGHT GRAY, MEDIUM PLASTIC SILTY/SANDY CLAY.
13								
14								
15				S3		3		SATURATED ZONE.
						6		MEDIUM PLASTIC, GRAY/SILTY SANDY CLAY. BOREHOLE
						7		TERMINATED.





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Environmental Management

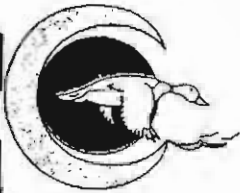
8430 Amelia Street  
 Oakland, California 94621  
 FAX (415) 633-0759  
 (415) 633-0336 • (800) 821-0424

## FIELD DRILL / LITHOLOGIC LOG

BORING/WELL NUMBER BOREHOLE - 2  
 PROJECT HOLLAND OIL PROJECT NUMBER 7050 - S  
 LOCATION 16301 E. 14TH STREET OWNER ANN MARIE HOLLAND  
 DATE DRILLED 9-18-90 TOTAL DEPTH OF HOLE 13.5 FEET  
 SURFACE ELEVATION 35-40 FEET DEPTH TO WATER NOT ENCOUNTERED  
 SCREEN: DIA. N/A SLOT SIZE N/A  
 CASING: DIA. N/A TYPE N/A  
 DRILLING COMPANY DATUM DRILL METHOD HSA  
 DRILLER MARK LOG BY D. SADOFF

DEPTH (FEET)	WELL CONST.		PID (PPM)	SAMPLES			GRAPHIC LOG	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	TYPE	BLOW		
0								
1								4 INCH CONCRETE PAD.
2								<del>STRONG D...</del>
3								
4								
5				S4		12		
6						15		GRAY, SILTY CLAY. <del>...</del>
7						14		CLAY.
8								
9								
10				S5		4		
11						6		CONTACT WITH COARSE TO VERY COARSE SAND LENS (C.F. BH-1). <del>...</del>
12						9		CLAY
13								
14				S6		3		
15						5		CAPILLARY FRINGE. CLAYEY SANDY SILT.
						8		





# CROSBY & OVERTON, INC.

Environmental Management

8430 Amelia Street  
 Oakland, California 94621  
 FAX (415) 633-0759  
 (415) 633-0336 • (800) 821-0424

## FIELD DRILL / LITHOLOGIC LOG

BORING/WELL NUMBER BOREHOLE - 4  
 PROJECT HOLLAND OIL PROJECT NUMBER 7050 - S  
 LOCATION 16301 E. 14TH STREET OWNER ANN MARIE HOLLAND  
 DATE DRILLED 9-18-90 TOTAL DEPTH OF HOLE 12 FEET  
 SURFACE ELEVATION 35 - 40 FEET DEPTH TO WATER NOT ENCOUNTERED  
 SCREEN: DIA. N/A SLOT SIZE N/A  
 CASING: DIA. N/A TYPE N/A  
 DRILLING COMPANY DATIM DRILL METHOD HSA  
 DRILLER MARK LOG BY D. SADORF

DEPTH (FEET)	WELL CONST.		PID (PPM)	SAMPLES			GRAPHIC LOG	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	TYPE	BLOW		
0								4 INCH CONCRETE PAD.
1								TURQUOISE/OLIVE-GREEN, PEBBLY, SANDY CLAY.
2								ABUNDANT PEBBLES, <del>IRREGULAR</del>
3								
4								COLOR CHANGE TO BROWN.
5				S9		4		
6						6		70% SAMPLE RECOVERY. HETEROGENEOUS BROWN/TURQUOISE/
7						8		OLIVE, SANDY/SILTY PEBBLY CLAY. <del>IRREGULAR</del>
8								CLAY BECOMES MORE HOMOGENEOUS (LESS COARSE SAND).
9								
10				S10		3		
11						4		SAME AS ABOVE.
12				S11		1		
13						6		CAPILLARY FRINGE ENCOUNTERED.
14						8		CONTACT BETWEEN HETEROGENEOUS SANDY SILTY CLAY
15						14		(STRUCTURALLY ABOVE), AND TURQUOISE, SILTY CLAY.





**Compliance  
&  
Closure, Inc.**

# EXPLORATORY BORING LOG

**Project Name:** Former Jack Holland Oil Company

**Boring No.** MW-1

**Date Drilled:** 4/1/96

**Project Number:** 12059-1

**Logged By:** GM

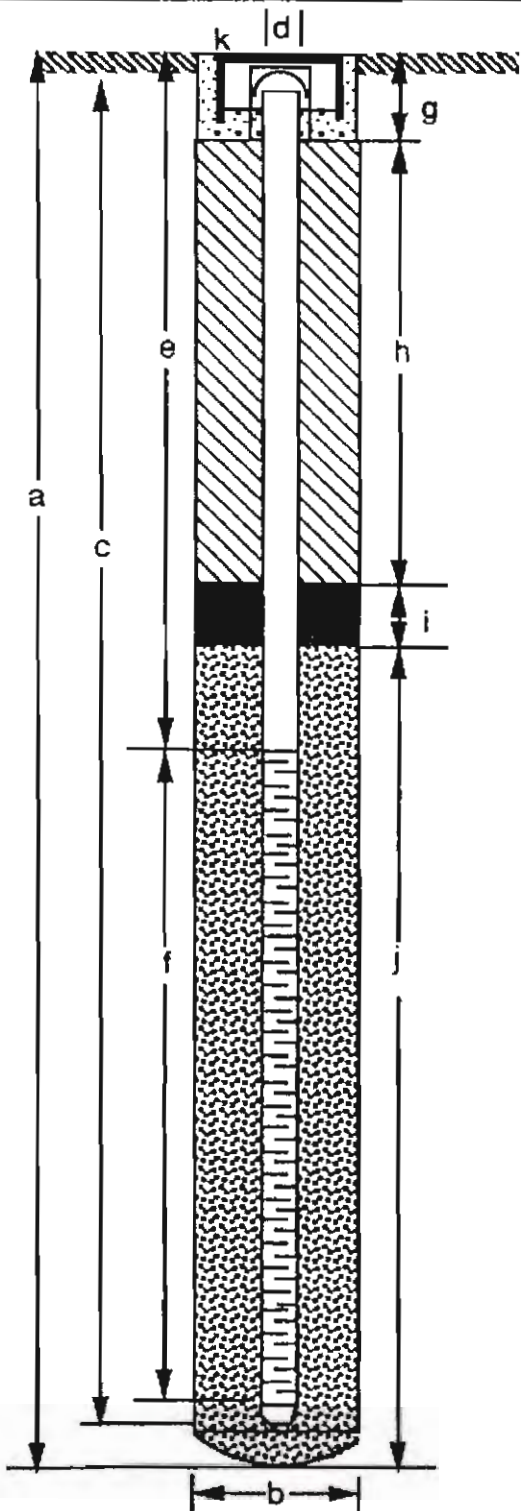
Depth (ft.)	Sample No.	Blows/Foot	Unified Soil Classification	SOIL DESCRIPTION	Water Level	OVM Reading (ppm)
1						
2						
3						
4			CL	Grey green <del>CLAY</del> CLAY, moist, stiff, 5% very fine sand, 5% open rootholes, medium plasticity, slight petroleum odor.		
5	MW-1-1	10				10
6					▼	
7						
8						
9						
10	MW-1-2	8		Dark grey <del>CLAY</del> CLAY, moist, stiff, medium plasticity, strong petroleum odor.		
11					▼	35
12						
13						
14						
15	Terzaggi	13	CL	Dark grey to black <del>CLAY</del> CLAY, moist, stiff, less than 5% open rootholes, medium to high plasticity, some caliche material, no odor.		
16						
17						
18						
19						
20	Terzaggi	15	CL	Yellow-brown <del>CLAY</del> CLAY, moist, stiff, 5% open rootholes, no petroleum odor.		
21						
22				Bottom at 21 feet		



**Compliance  
&  
Closure, Inc.**

# MONITORING WELL DETAIL

Project Number	<u>12059-1</u>	Boring/Well No.	<u>MW-1</u>
Project Name	<u>Former Jack Holland Oil Company</u>	Top of Casing Elev.	<u>36.51</u>
County	<u>Alameda</u>	Ground Surface Elev.	<u>37.30</u>
Well Permit No.	<u>96232</u>	Datum	<u>Mean Sea Level</u>



## EXPLORATORY BORING

a. Total depth 22 ft.  
 b. Diameter 8 in.  
 Drilling method Hollow Stem Auger

## WELL CONSTRUCTION

c. Casing length 22 ft.  
 Material PVC - Schedule 40  
 d. Diameter 2 in.  
 e. Depth to top perforations 7 ft.  
 f. Perforated length 15 ft.  
 Perforated interval from 22 to 7 ft.  
 Perforation type Machine Slot  
 Perforation size 0.020 in.  
 g. Surface seal 1 ft.  
 Seal material Grout  
 h. Backfill 4 ft.  
 Backfill material Portland Cement  
 i. Seal 1 ft.  
 Seal material Bentonite  
 j. Gravel pack 16 ft.  
 Pack material Lonestar # 3  
 k. Traffic rated, water tight vault  
box.



**Compliance  
&  
Closure, Inc.**

# EXPLORATORY BORING LOG

**Project Name:** Former Jack Holland Oil Company

**Boring No.** MW-2

**Date Drilled:** 4/1/96

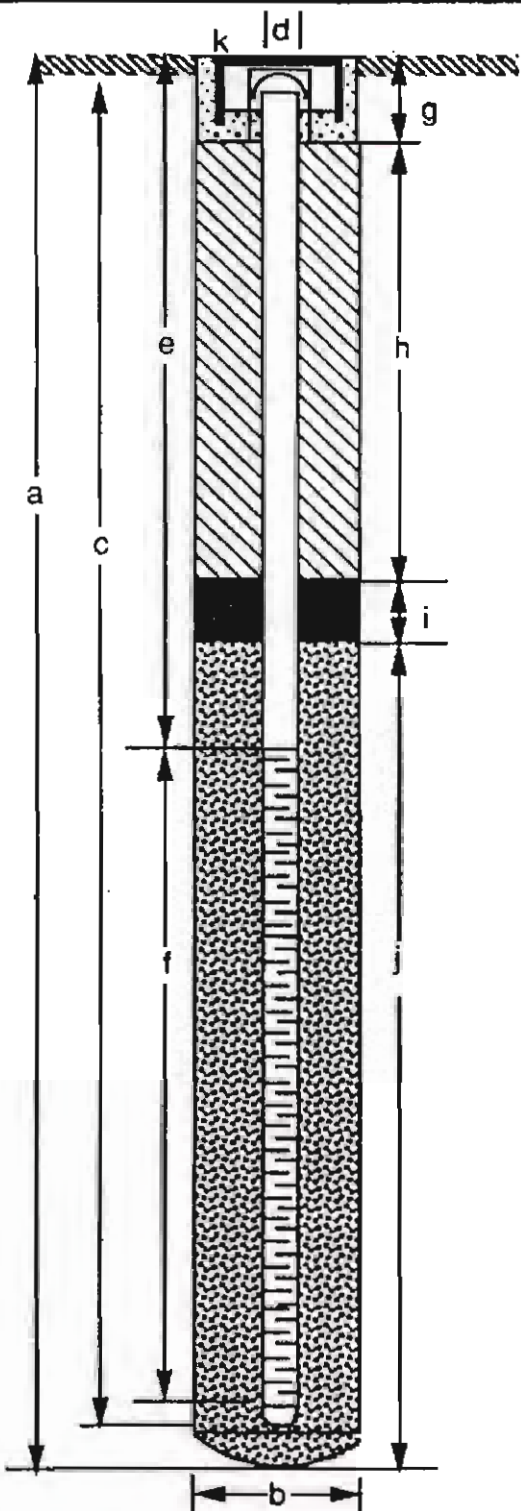
**Project Number:** 12059-1

**Logged By:** GM

Depth (ft.)	Sample No.	Blows/Foot	Unified Soil Classification	SOIL DESCRIPTION	Water Level	OVM Reading (ppm)
1				1 foot baserock		
2			SM	Grey green <del>SAND</del> SAND, moist, loose, moderate petroleum odor, sand is medium grain, poorly sorted.		
3						
4						
5	MW-2-1	7	CL	Dark grey <del>CLAY</del> CLAY, moist, stiff, slight odor, medium plasticity, less than 5% open rootholes. <i>stabilized</i>	▼	9
6						
7						
8						
9						
10	MW-2-2	14			▼	5
11						
12						
13			CL	Dark grey <del>CLAY</del> CLAY, moist, stiff, slight odor medium plasticity, less than 5% open rootholes, rare organic material, some caliche material, slight odor.		
14						
15	Terzaggi	13				
16						
17						
18			SW	Yellow-brown <del>SAND</del> SAND, wet, loose, fine to medium grain, poorly sorted, no petroleum odor.		
19						
20	Terzaggi	16	CL	Yellow-brown <del>CLAY</del> CLAY, moist, stiff, 5% open rootholes, rare organic material, no odor.		
21						
22				Bottom at 22 feet		

# MONITORING WELL DETAIL

Project Number	<u>12059-1</u>	Boring/Well No.	<u>MW-2</u>
Project Name	<u>Former Jack Holland Oil Company</u>	Top of Casing Elev.	<u>37.35</u>
County	<u>Alameda</u>	Ground Surface Elev.	<u>37.73</u>
Well Permit No.	<u>96232</u>	Datum	<u>Mean Sea Level</u>



## EXPLORATORY BORING

a.	Total depth	<u>22</u>	ft.
b.	Diameter	<u>8</u>	in.
	Drilling method	<u>Hollow Stem</u>	

## WELL CONSTRUCTION

c.	Casing length	<u>22</u>	ft.
	Material	<u>PVC Schedule 40</u>	
d.	Diameter	<u>2</u>	in.
e.	Depth to top perforations	<u>7</u>	ft.
f.	Perforated length	<u>15</u>	ft.
	Perforated interval from	<u>22</u> to <u>7</u>	ft.
	Perforation type	<u>Machine slot</u>	
	Perforation size	<u>0.020</u>	in.
g.	Surface seal	<u>1</u>	ft.
	Seal material	<u>Grout</u>	
h.	Backfill	<u>4</u>	ft.
	Backfill material	<u>Portland Cement</u>	
i.	Seal	<u>1</u>	ft.
	Seal material	<u>Bentonite</u>	
j.	Gravel pack	<u>16</u>	ft.
	Pack material	<u>Lonestar # 3</u>	
k.	<u>Traffic rated, water tight vault box.</u>		





**Compliance  
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Closure, Inc.**

# EXPLORATORY BORING LOG

**Project Name:** Former Jack Holland Oil Company

**Boring No.** MW-3

**Date Drilled:** 4/1/96

**Project Number:** 12059-1

**Logged By:** GM

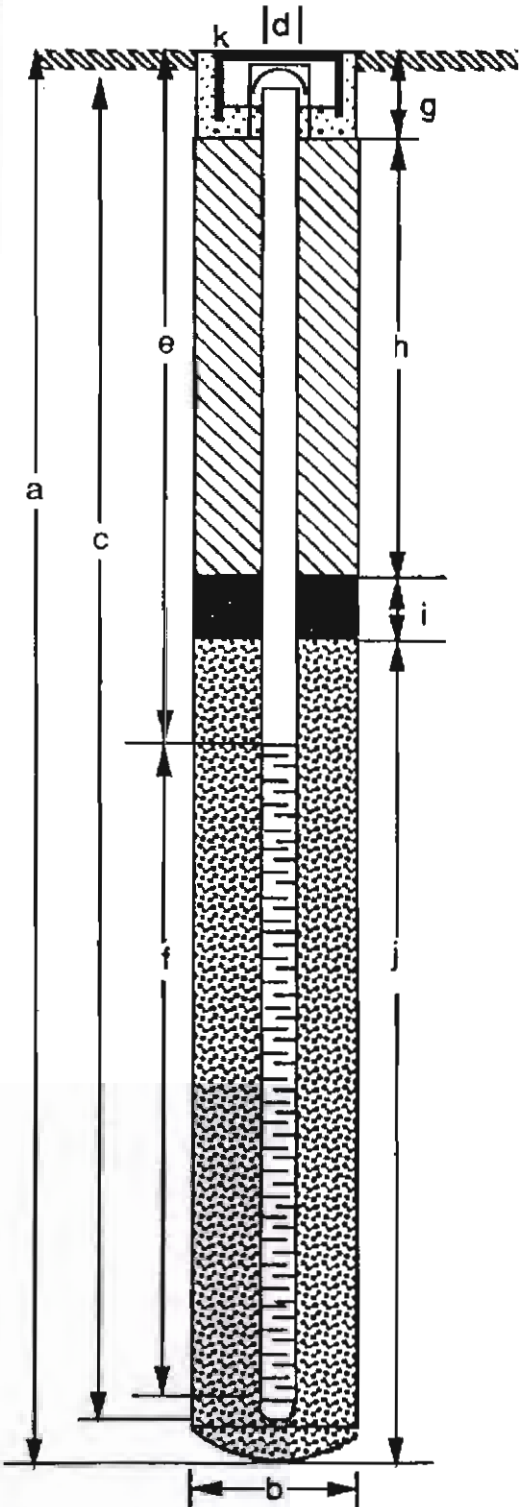
Depth (ft.)	Sample No.	Blows/Foot	Unified Soil Classification	SOIL DESCRIPTION	Water Level	OVM Reading (ppm)
1			CL	Black <del>CLAY</del> CLAY, moist, stiff, visible oil in soil, slight odor.		
2						
3						
4						
5	MW-3-1	13		Grey green <del>SILTY CLAY TO SANDY CLAY</del> SILTY CLAY TO SANDY CLAY, moist, stiff, rare open rootholes, slight odor. <i>stabilized</i>	▼	2
6						
7						
8						
9						
10	MW-3-2	18		Dark grey <del>SILTY CLAY</del> SILTY CLAY, moist, stiff, medium plasticity, slight odor, <del>some visible oil staining</del> on soil surface.	▽	5
11						
12						
13						
14						
15	Terzaggi	11		Grey <del>SILTY CLAY</del> SILTY CLAY, moist, stiff, medium plasticity, less than 5% open rootholes		
16						
17				Yellow-brown sandy clay at 17 feet		
18						
19						
20						
21	Terzaggi	16				
22				Bottom at 22 feet		



**Compliance  
&  
Closure, Inc.**

# MONITORING WELL DETAIL

Project Number	<u>12059-1</u>	Boring/Well No.	<u>MW-3</u>
Project Name	<u>Former Jack Holland Oil Company</u>	Top of Casing Elev.	<u>37.37 feet</u>
County	<u>Alameda</u>	Ground Surface Elev.	<u>37.60 feet</u>
Well Permit No.	<u>96232</u>	Datum	<u>Mean Sea Level</u>



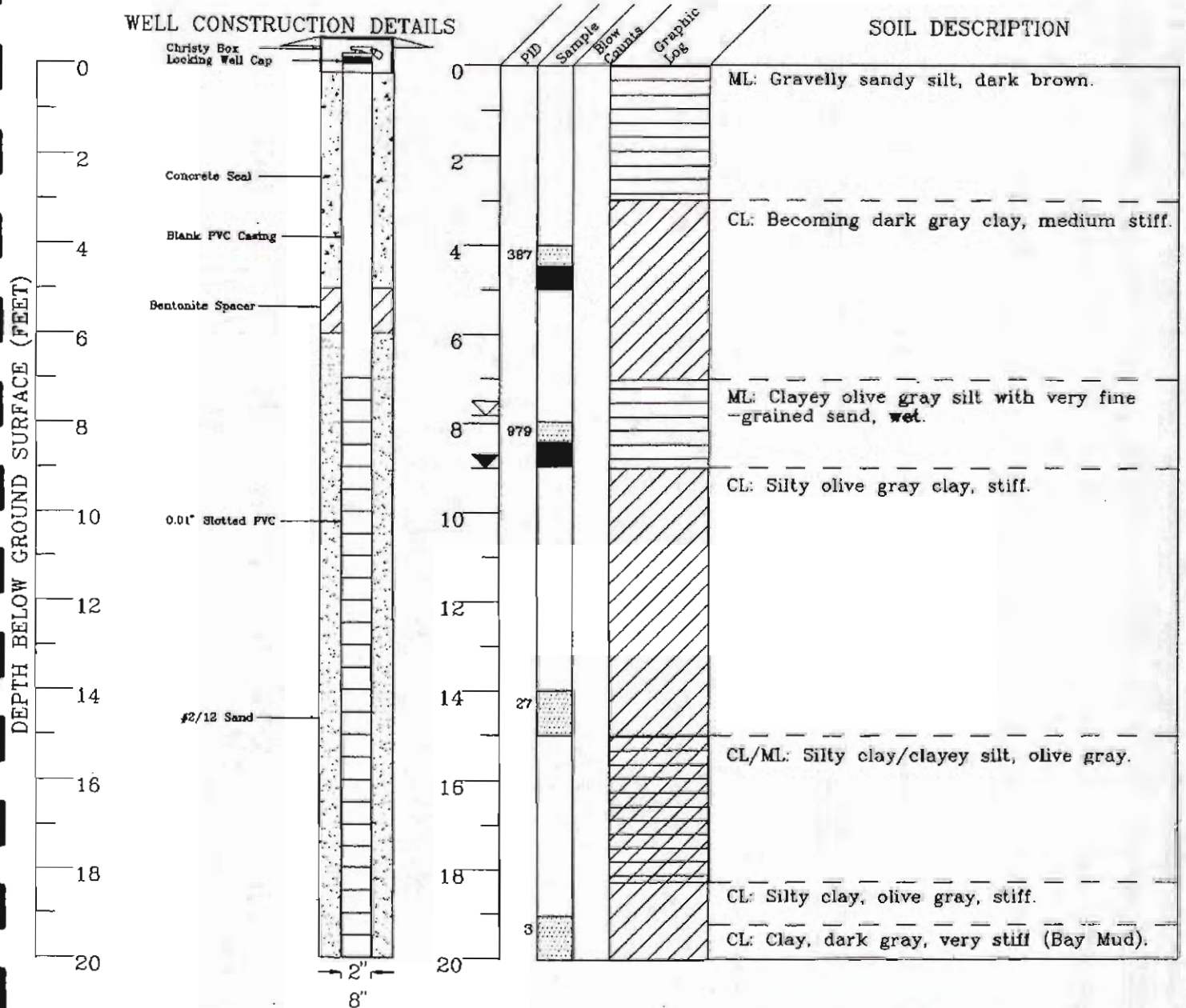
## EXPLORATORY BORING

a. Total depth 22 ft.  
 b. Diameter 8 in.  
 Drilling method Hollow Stem Auger

## WELL CONSTRUCTION

c. Casing length 22 ft.  
 Material PVC Schedule 40  
 d. Diameter 2 in.  
 e. Depth to top perforations 7 ft.  
 f. Perforated length 15 ft.  
 Perforated interval from 22 to 7 ft.  
 Perforation type Machine slot  
 Perforation size 0.020 in.  
 g. Surface seal 1 ft.  
 Seal material Grout  
 h. Backfill 4 ft.  
 Backfill material Portland Cement  
 i. Seal 1 ft.  
 Seal material Bentonite  
 j. Gravel pack 16 ft.  
 Pack material Lonestar # 3  
 k. Traffic rated, water tight vault  
box.

# LOG OF SOIL BORING MW4



Logged by: DAS  
 Inspector: N/A  
 Date: 1/12/01

Drilling Contractor: GE  
 Drilling Method: HSA  
 Driller: John, Lauren

Sanitary Seal/Backfill: Cement  
 Sampler Type: Split Spoon  
 Total Boring Depth: 20 feet



ENVIRONMENTAL  
 BIO-SYSTEMS, INC.

## EXPLANATION

- water level during drilling
  - potentiometric water level
  - drill sample
  - chemical analysis sample
  - geotech. analysis sample
  - grab sample
  - gradational
  - NR no recovery
- CONTACTS:**
- certain
  - approximate
  - uncertain

## SITE:

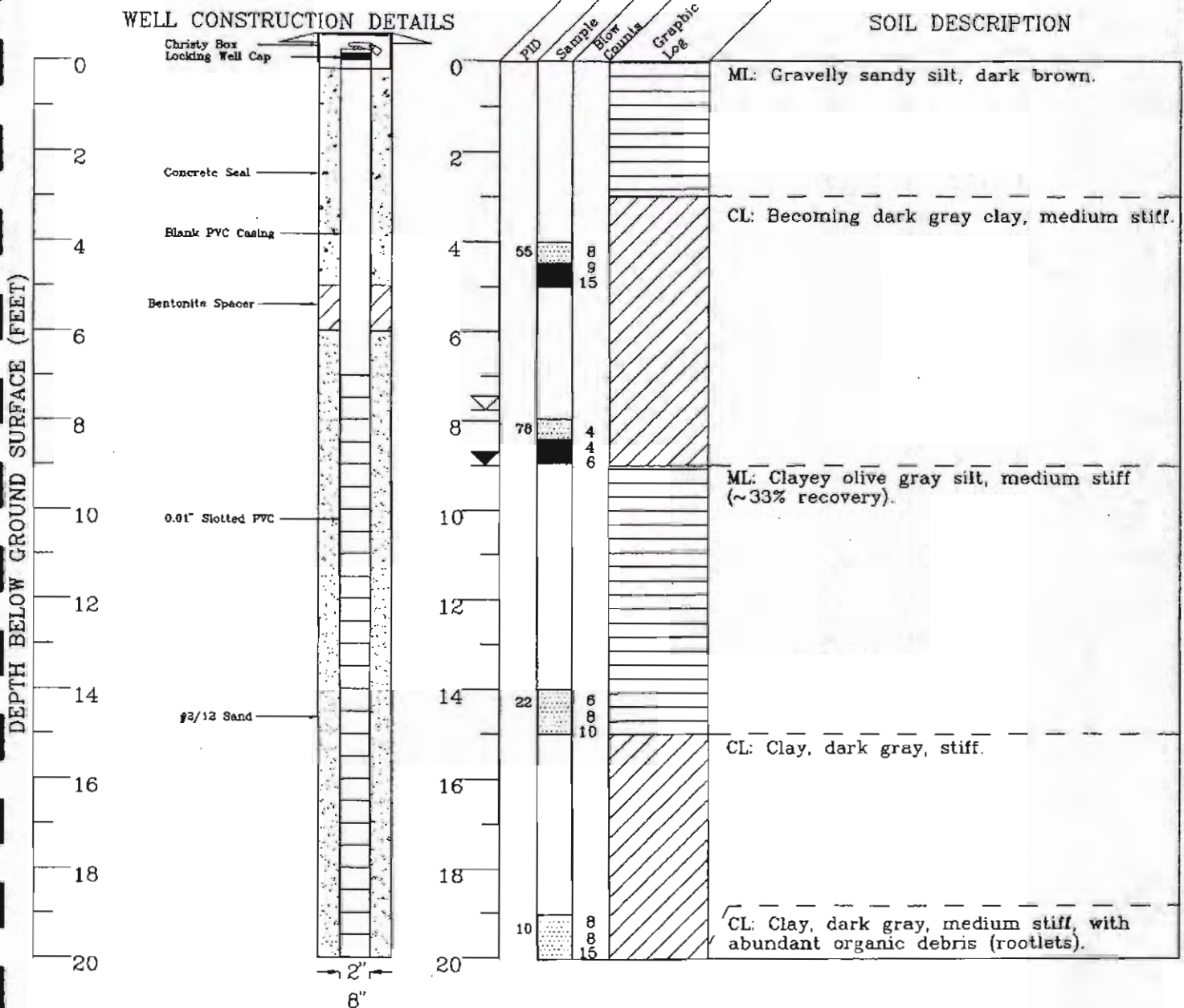
(FORMER) HOLLAND OIL CO.  
 16301 E. 14th STREET  
 SAN LEANDRO, CALIFORNIA

PROJECT #150-561B

## CLIENT:

ESTATE OF J. HOLLAND SR.  
 1498 HAMRICK LANE  
 HAYWARD, CALIFORNIA

# LOG OF SOIL BORING MW5



Logged by: DAS Inspector: N/A Date: 1/12/01	Drilling Contractor: GE Drilling Method: HSA Driller: John, Lauren	Sanitary Seal/Backfill: Cement Sampler Type: Split Spoon Total Boring Depth: 20 feet
---	--	--



**EXPLANATION**

water level during drilling	gradational
potentiometric water level	NR no recovery
drill sample	<b>CONTACTS:</b>
chemical analysis sample	— certain
geotech. analysis sample	- - - approximate
grab sample	— uncertain

**SITE:**  
 (FORMER) HOLLAND OIL CO.  
 16301 E. 14th STREET  
 SAN LEANDRO, CALIFORNIA

**PROJECT #150-561B**

**CLIENT:**  
 ESTATE OF J. HOLLAND SR.  
 1498 HAMRICK LANE  
 HAYWARD, CALIFORNIA

DEPTH (feet)	SAMPLES Bulk Driven	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	PID READING (PPM)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/1/08</u> BORING NO. <u>DB-1A</u>	
								GROUND ELEVATION <u>37.19' ABOVE MSL</u> SHEET <u>1</u> OF <u>3</u>	
								METHOD OF DRILLING <u>DIRECT PUSH</u>	
								DRIVE WEIGHT _____ DROP _____	
								SAMPLED BY _____ LOGGED BY <u>CRA</u> REVIEWED BY <u>KML</u>	
								DESCRIPTION/INTERPRETATION	
0					184	SC	<b>FILL:</b> Brown, damp, clayey gravelly SAND; dark staining.		
					57	CL	<b>ALLUVIUM:</b> Brown, moist, silty sandy CLAY; fine to medium sand. Black staining from 3 to 4.5 feet bgs.		
5					20	SW	Gray, moist, fine to medium SAND.		
					46	CL	Gray, moist, dense silty CLAY.		
					184	CL	Gray, saturated, silty sandy CLAY; fine to medium sand.		
10					29	CL	Gray, moist, dense silty CLAY.		
					14	SM	Gray, saturated, silty SAND.		
15					0	CL	Dark brown, moist, dense CLAY.		
					0				
					0	ML	Light brown, moist, clayey SILT.		
20					0				

**Ninyo & Moore**

**BORING LOG**

HOLLAND OIL - 16301 E. 14th STREET  
SAN LEANDRO, CALIFORNIA

PROJECT NO.  
401314002

DATE  
11/08

FIGURE

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	PID READING (PPM)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED	BORING NO.	
	Bulk	Driven							10/1/08	DB-1A	
									GROUND ELEVATION	SHEET	OF
									37.19' ABOVE MSL	2	3
									METHOD OF DRILLING		
									DIRECT PUSH		
									DRIVE WEIGHT	DROP	
									SAMPLED BY	LOGGED BY	REVIEWED BY
										CRA	KML
									DESCRIPTION/INTERPRETATION		
20									ALLUVIUM (continued):		
						0		CL	Light brown, moist, fine to medium sandy CLAY.		
						0		CL	Light brown, moist, medium sandy CLAY.		
25								CL	Light brown, moist, fine sandy CLAY.		
30											
								SM	Brown, saturated, silty fine to medium SAND.		
35						0					
								CL	Gray, damp, silty CLAY.		
						0					
40											

**Ninyo & Moore**

**BORING LOG**

HOLLAND OIL - 16301 E. 14th STREET  
SAN LEANDRO, CALIFORNIA

PROJECT NO.  
401314002

DATE  
11/08

FIGURE

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	PID READING (PPM)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED	BORING NO.	
	Bulk	Driven							10/1/08	DB-1A	
									GROUND ELEVATION	SHEET	OF
									37.19' ABOVE MSL	3	3
									METHOD OF DRILLING		
									DIRECT PUSH		
									DRIVE WEIGHT	DROP	
									SAMPLED BY	LOGGED BY	REVIEWED BY
										CRA	KML
									DESCRIPTION/INTERPRETATION		
40									Total depth = 40 feet bgs.		
									Groundwater encountered at approximately 8 feet bgs.		
									Boring tremie grouted with Portland cement on 10/1/08.		
45											
50											
55											
60											

**Ninyo & Moore**

**BORING LOG**

HOLLAND OIL - 16301 E. 14th STREET  
SAN LEANDRO, CALIFORNIA

PROJECT NO.  
401314002

DATE  
11/08

FIGURE





DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%) DSFFSDFDFA	DRY DENSITY (PCF)	PID READING (PPM)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED	BORING NO.	
	Bulk	Groundwater							10/1/08	DB-1B	
									GROUND ELEVATION	SHEET	OF
									37.31' ABOVE MSL	2	2
									METHOD OF DRILLING		
									DIRECT PUSH		
									DRIVE WEIGHT	DROP	
									SAMPLED BY	LOGGED BY	REVIEWED BY
										CRA	KML
									DESCRIPTION/INTERPRETATION		
20											
25											
30											
35											
								Boring DB-1B tremie grouted with Portland cement on 10/1/08.			

**Ninyo & Moore**

**BORING LOG**

HOLLAND OIL - 16301 E. 14th STREET  
SAN LEANDRO, CALIFORNIA

PROJECT NO.  
401314002

DATE  
11/08

FIGURE

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%) DSFFSFDFSA	DRY DENSITY (PCF)	PID READING (PPM)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/1/08</u>	BORING NO. <u>DB-2</u>	
	Bulk	Groundwater							GROUND ELEVATION <u>37.26' ABOVE MSL</u>	SHEET <u>1</u> OF <u>2</u>	
									METHOD OF DRILLING <u>DIRECT PUSH</u>		
									DRIVE WEIGHT _____	DROP _____	
									SAMPLED BY _____	LOGGED BY <u>CRA</u>	REVIEWED BY <u>KML</u>
									DESCRIPTION/INTERPRETATION		
0									Boring DB-2B was advanced using a hydropunch discreet groundwater sampling tool. A discreet groundwater sample was collected on 10/1/08 from the targeted zone from 34-37 feet bgs. No lithology was observed. See boring log DB-1A for a general lithologic description of site soils.		
5											
10											
15											

**Ninyo & Moore**

**BORING LOG**

HOLLAND OIL - 16301 E. 14th STREET  
SAN LEANDRO, CALIFORNIA

PROJECT NO.  
401314002

DATE  
11/08

FIGURE

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%) DSFFSDFDFA	DRY DENSITY (PCF)	PID READING (PPM)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/1/08</u> BORING NO. <u>DB-2</u>	
	Bulk	Groundwater							GROUND ELEVATION <u>37.26' ABOVE MSL</u> SHEET <u>2</u> OF <u>2</u>	METHOD OF DRILLING <u>DIRECT PUSH</u>
20									DRIVE WEIGHT _____ DROP _____	DESCRIPTION/INTERPRETATION
25									SAMPLED BY _____ LOGGED BY <u>CRA</u> REVIEWED BY <u>KML</u>	
30										
35										
Boring DB-2 tremie grouted with Portland cement on 10/1/08.										

**Ninyo & Moore**

**BORING LOG**

HOLLAND OIL - 16301 E.14th STREET  
SAN LEANDRO, CALIFORNIA

PROJECT NO.  
401314002

DATE  
11/08

FIGURE

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%) DSFFSFDFA	DRY DENSITY (PCF)	PID READING (PPM)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED	BORING NO.	
	Bulk	Groundwater							10/1/08	DB-3	
									GROUND ELEVATION	SHEET	OF
									METHOD OF DRILLING	DIRECT PUSH	
									DRIVE WEIGHT	DROP	
									SAMPLED BY	LOGGED BY	REVIEWED BY
										CRA	KML
									DESCRIPTION/INTERPRETATION		
0									Boring DB-3 was advanced using a hydropunch discreet groundwater sampling tool. A discreet groundwater sample was collected on 10/1/08 from the targeted zone from 34-37 feet bgs. No lithology was observed. See boring log DB-1A for a general lithologic description of site soils.		
5											
10											
15											

**Ninyo & Moore**

**BORING LOG**

HOLLAND OIL - 16301 E. 14th STREET  
SAN LEANDRO, CALIFORNIA

PROJECT NO.  
401314002

DATE  
11/08

FIGURE

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%) DSFFSDFSFA	DRY DENSITY (PCF)	PID READING (PPM)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED	BORING NO.	
	Bulk	Groundwater							10/1/08	DB-3	
									GROUND ELEVATION	SHEET	OF
									37.52' ABOVE MSL	2	2
									METHOD OF DRILLING		
									DIRECT PUSH		
									DRIVE WEIGHT	DROP	
									SAMPLED BY	LOGGED BY	REVIEWED BY
										CRA	KML
									DESCRIPTION/INTERPRETATION		
20									Boring DB-3 tremie grouted with Portland cement on 10/1/08.		
25									Boring DB-3 tremie grouted with Portland cement on 10/1/08.		
30									Boring DB-3 tremie grouted with Portland cement on 10/1/08.		
35									Boring DB-3 tremie grouted with Portland cement on 10/1/08.		

**Ninyo & Moore**

**BORING LOG**

HOLLAND OIL - 16301 E. 14th STREET  
SAN LEANDRO, CALIFORNIA

PROJECT NO.  
401314002

DATE  
11/08

FIGURE

DEPTH (feet)	Bulk Driven SAMPLES	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	PID READING (PPM)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/2/08</u> BORING NO. <u>SB-9</u>	
								GROUND ELEVATION <u>37.34' ABOVE MSL</u>	SHEET <u>1</u> OF <u>1</u>
METHOD OF DRILLING <u>DIRECT PUSH</u>								DRIVE WEIGHT _____ DROP _____	
SAMPLED BY <u>CRA</u> LOGGED BY <u>CRA</u> REVIEWED BY <u>KML</u>								DESCRIPTION/INTERPRETATION	
0					0		SC	FILL: Brown, damp, clayey gravelly SAND.	
					0		CL	ALLUVIUM: Black, moist, dense silty CLAY.	
5					0		CL	Gray, moist, silty sandy CLAY; fine sand.	
					0		SC	Gray, saturated, silty clayey fine to medium SAND.	
10					0		CL	Brown, moist, silty CLAY.	
					0		CL	Brown, saturated, silty, sandy CLAY; fine to medium sand.	
					0		SW	Brown, saturated, medium SAND.	
					0		CL	Brown, moist, silty, sandy CLAY; fine sand.	
15								Total depth = 15 feet bgs.	
								Groundwater encountered at approximately 8 feet bgs.	
								Boring tremie grouted with Portland cement on 10/2/08.	
20									

**Ninyo & Moore**

**BORING LOG**

HOLLAND OIL - 16301 E. 14th STREET  
SAN LEANDRO, CALIFORNIA

PROJECT NO.  
401314002

DATE  
11/08

FIGURE

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	PID READING (PPM)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/2/08</u> BORING NO. <u>SB-10</u>		
	Bulk	Driven							GROUND ELEVATION <u>37.72' ABOVE MSL</u> SHEET <u>1</u> OF <u>1</u>		
									METHOD OF DRILLING <u>DIRECT PUSH</u>		
									DRIVE WEIGHT _____ DROP _____		
									SAMPLED BY <u>CRA</u> LOGGED BY <u>CRA</u> REVIEWED BY <u>KML</u>		
									DESCRIPTION/INTERPRETATION		
0						0		SC	FILL: Light brown, dry, clayey gravelly SAND.		
						0		SM	Brown, damp, silty SAND; with organic materials.		
						0		CL	ALLUVIUM: Dark brown, moist, silty sandy CLAY; fine to medium sand.		
						0		SW	Brown, moist, fine to medium SAND.		
						0		CL	Brown, moist, silty sandy CLAY; fine sand.		
						0		SP	Brown, moist, silty gravelly medium SAND.		
						0		SM	Brown, saturated, silty, clayey medium SAND.		
						0		CL	Dark brown, moist, dense silty CLAY.		
10						0		SW	Brown, saturated, fine to medium SAND.		
						0		CL	Brown, moist, silty sandy CLAY; fine sand.		
15									Total depth = 15 feet bgs.		
									Groundwater encountered at approximately 8.25 feet bgs.		
									Boring tremie grouted with Portland cement on 10/2/08.		
20											

**Ninyo & Moore**

**BORING LOG**

HOLLAND OIL - 16301 E. 14th STREET  
SAN LEANDRO, CALIFORNIA

PROJECT NO.  
401314002

DATE  
11/08

FIGURE

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	PID READING (PPM)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/2/08</u> BORING NO. <u>SB-11</u>		
	Bulk	Driven							GROUND ELEVATION <u>38.20' ABOVE MSL</u>	SHEET <u>1</u> OF <u>1</u>	METHOD OF DRILLING <u>DIRECT PUSH</u>
									DRIVE WEIGHT _____	DROP _____	
									SAMPLED BY <u>CRA</u>	LOGGED BY <u>CRA</u>	REVIEWED BY <u>KML</u>
									DESCRIPTION/INTERPRETATION		
0						73		SC	<u>FILL:</u> Brown, damp, clayey gravelly SAND.  Black, staining from 2.5 to 4 feet bgs.		
						120		CL	<u>ALLUVIUM:</u> Black, moist, silty fine sandy CLAY.		
5						276		CL	Gray, moist, dense, silty sandy CLAY; fine sand.		
						546		SW	Gray, moist, fine to medium SAND.		
						630		CL	Gray, saturated, silty sandy CLAY.		
10						0		CL	Brown, moist, dense, silty CLAY.		
						0		CL	Brown, saturated, silty sandy CLAY; fine sand.		
						0		SW	Brown, saturated, medium SAND.		
						0		CL	Brown, saturated, silty sandy CLAY; fine sand.		
15									Total depth = 15 feet bgs.  Groundwater encountered at approximately 8 feet bgs.  Boring tremie grouted with Portland cement on 10/2/08.		
20											

**Ninyo & Moore**

**BORING LOG**

HOLLAND OIL - 16301 E. 14th STREET  
SAN LEANDRO, CALIFORNIA

PROJECT NO.

401314002

DATE

11/08

FIGURE



DEPTH (feet)	Bulk Driven SAMPLES	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	PID READING (PPM)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/2/08</u> BORING NO. <u>SB-12</u>	
								GROUND ELEVATION <u>37.55' ABOVE MSL</u> SHEET <u>1</u> OF <u>1</u>	
								METHOD OF DRILLING <u>DIRECT PUSH</u>	
								DRIVE WEIGHT _____ DROP _____	
								SAMPLED BY <u>CRA</u> LOGGED BY <u>CRA</u> REVIEWED BY <u>KML</u>	
								DESCRIPTION/INTERPRETATION	
0					76	SC		FILL: Brown, dry to damp, clayey gravelly SAND; dark staining.	
					0	CL		ALLUVIUM: Brown, moist, dense, silty sandy CLAY.	
					0	CL		Black, moist, dense silty CLAY.	
5					0	CL		Gray, moist, dense silty CLAY.	
					0	SM		Gray, moist, silty fine SAND.	
					0	CL		Gray, moist, silty sandy CLAY; fine sand.	
					0	SW		Gray, saturated, fine to medium SAND.	
10					0	CL		Dark brown, moist, dense, silty CLAY.	
					0	SM		Brown, saturated, silty fine to medium SAND.	
					0	CL		Brown, saturated, silty sandy CLAY; fine sand.	
15								Total depth = 15 feet bgs.	
								Groundwater encountered at approximately 9 feet bgs.	
								Boring tremie grouted Portland cement on 10/2/08.	
20									



BORING LOG		
HOLLAND OIL - 16301 E. 14th STREET SAN LEANDRO, CALIFORNIA		
PROJECT NO. 401314002	DATE 11/08	FIGURE

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	PID READING (PPM)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/1/08</u> BORING NO. <u>MW-9</u>	
	Bulk	Disturb							TOC ELEVATION <u>37.22' ABOVE MSL</u>	SHEET <u>1</u> OF <u>1</u>
									METHOD OF DRILLING <u>DIRECT PUSH</u>	
									DRIVE WEIGHT <u>DROP</u>	
									SAMPLED BY <u>CRA</u> LOGGED BY <u>CRA</u> REVIEWED BY <u>KML</u>	
									DESCRIPTION/INTERPRETATION	
0						0		SC	FILL: Brown, dry, clayey gravelly SAND.	
						0		CL	ALLUVIUM: Dark brown, moist, dense silty CLAY.	
						0		CL	Brown, moist, dense silty sandy CLAY; fine sand.	
5						0		SM	Brown, moist, silty fine to medium SAND.	
						0		CL	Brown, moist, dense silty CLAY.	
						0		SM	Brown, saturated, silty fine to medium SAND.	
						0		CL	Brown, moist, dense silty CLAY.	
10						0		SM	Brown, saturated, silty fine to medium SAND.	
						0		CL	Brown, moist, dense silty CLAY.	
15									Total depth = 15 feet bgs.	
									Groundwater encountered at approximately 8.5 feet bgs during drilling activities. Groundwater monitoring well installed 10/1/08. See MW-9 well construction diagram. Static groundwater measured at 8.11 feet below top of casing on 10/14/08.	
20										

**Ninyo & Moore**

**BORING LOG**

HOLLAND OIL - 16301 E. 14th STREET  
SAN LEANDRO, CALIFORNIA

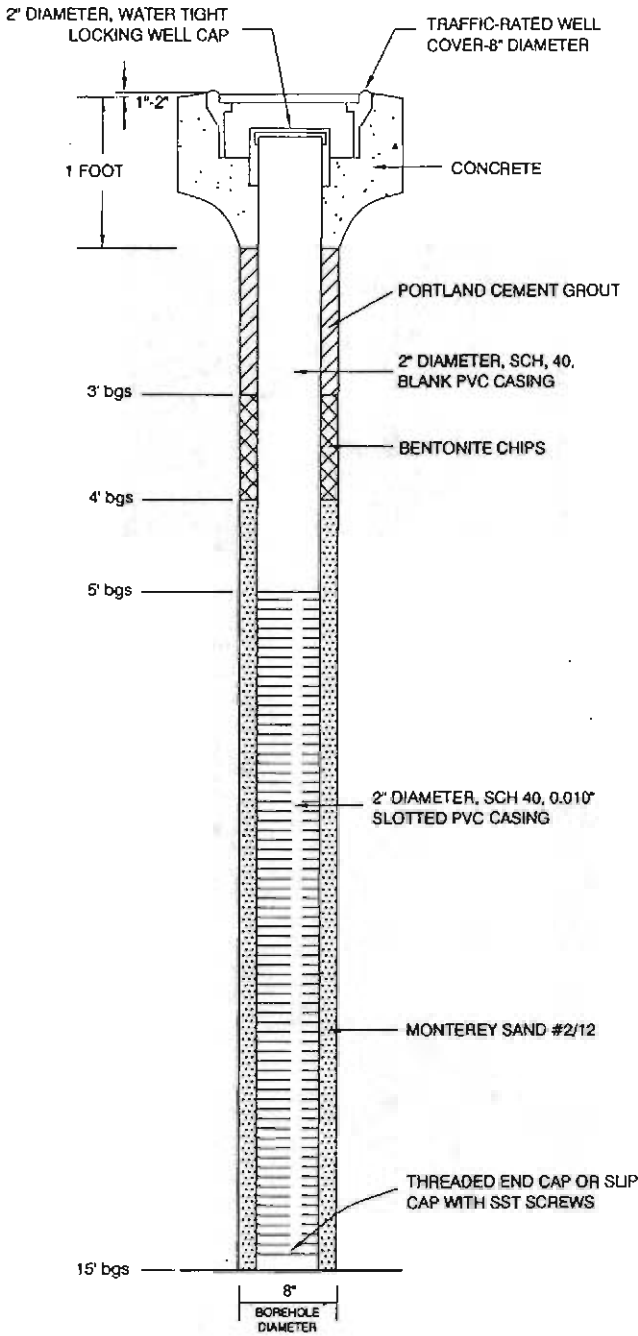
PROJECT NO.  
401314002

DATE  
11/08

FIGURE

MONITORING WELL NO: MW - 9



COMPLETION DATE: 10/1/08



NOT TO SCALE

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

<b>Ninyo &amp; Moore</b>		<b>WELL CONSTRUCTION SCHEMATIC</b>	<b>MW-9</b>
PROJECT NO.	DATE	HOLLAND - OIL 16301 E.14th STREET SAN LEANDRO, CALIFORNIA	
401314002	11/08		

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	PID READING (PPM)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>9/30/08</u> BORING NO. <u>MW-10</u>	
	Bulk	Driven							TOC ELEVATION <u>36.79' ABOVE MSL</u>	SHEET <u>1</u> OF <u>1</u>
									METHOD OF DRILLING <u>AUGER (HOLLOW STEM) - 8" OD, 4-1/4" ID</u>	
									DRIVE WEIGHT _____ DROP _____	
									SAMPLED BY _____ LOGGED BY <u>DBB</u> REVIEWED BY <u>KML</u>	
									DESCRIPTION/INTERPRETATION	
0								SC	FILL: Dark brown, moist, clayey gravelly SAND.	
								CL	ALLUVIUM: Dark brown, moist, silty CLAY.  Brown, moist, sandy CLAY; medium sand.  Brown, moist, sandy CLAY; fine sand.  Brown, moist, silty CLAY.	
5								SC	Brown, saturated, clayey fine to medium SAND.	
								CL	Grayish brown, moist, silty CLAY.	
10								SM	Grayish brown, saturated, silty clayey fine to medium SAND.	
15								Total depth = 15 feet bgs.		
								 Groundwater encountered at approximately 9 feet bgs during drilling activities. Groundwater monitoring well installed 9/30/08. See MW-10 well construction diagram.  Static groundwater measured at 8.77 feet below top of casing on 10/14/08.		
20										

**Ningo & Moore**

**BORING LOG**

HOLLAND OIL - 16301 E.14th STREET  
SAN LEANDRO, CALIFORNIA

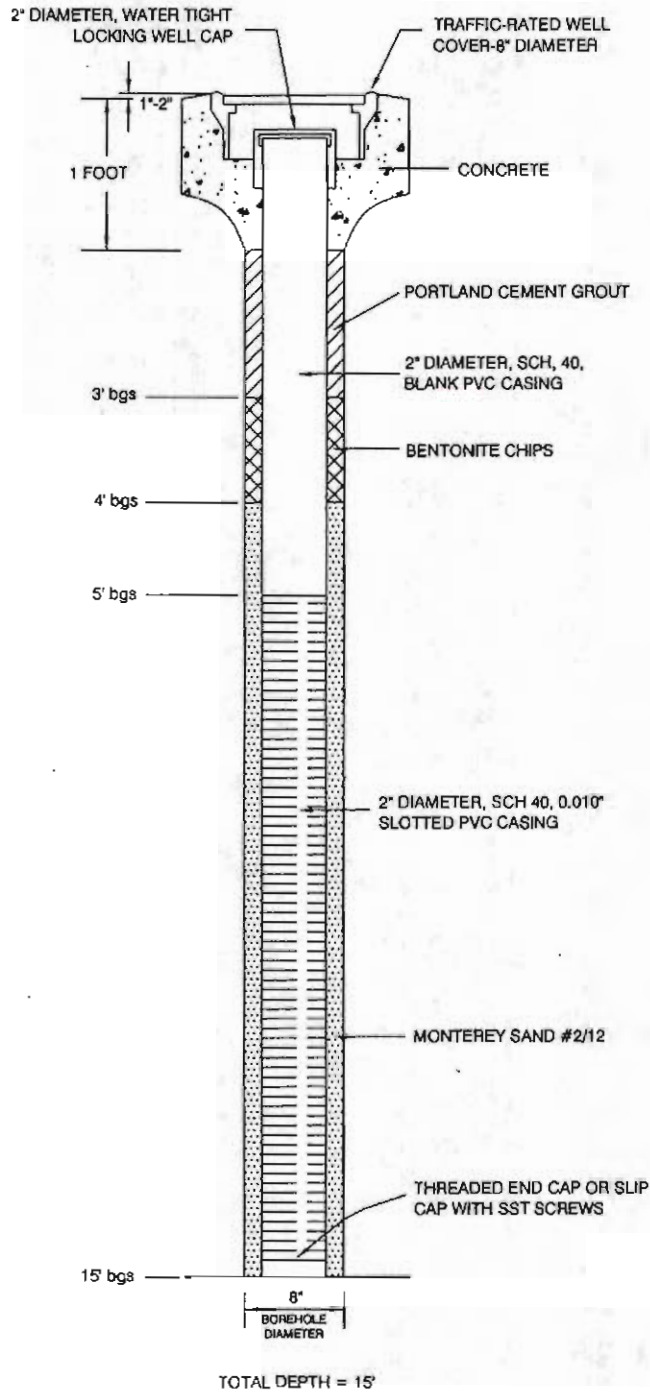
PROJECT NO.  
401314002

DATE  
11/08

FIGURE

MONITORING WELL NO: MW - 10



COMPLETION DATE: 9/30/08



NOT TO SCALE

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

<b>Ninyo &amp; Moore</b>		<b>WELL CONSTRUCTION SCHEMATIC</b>	<b>MW-10</b>
PROJECT NO.	DATE	HOLLAND - OIL 16301 E. 14th STREET SAN LEANDRO, CALIFORNIA	
401314002	11/08		

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	PID READING (PPM)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED	BORING NO.
	Bulk	Driven							9/30/08	MW-11
									TOC ELEVATION	SHEET
									36.2' ABOVE MSL	1 OF 1
									METHOD OF DRILLING	
									AUGER (HOLLOW STEM) - 8" OD, 4-1/4" ID	
									DRIVE WEIGHT	DROP
									SAMPLED BY	LOGGED BY
										DBB
										REVIEWED BY
										KML
									DESCRIPTION/INTERPRETATION	
0								SC	FILL: Dark brown, moist, clayey gravelly SAND.	
								CL	ALLUVIUM: Dark brown, moist, silty CLAY.	
								CL	Brown, moist, sandy CLAY; medium sand.	
5								CL	Brown, moist, sandy CLAY; fine sand.	
								CL	Brown, moist, silty CLAY.	
								CL	Brown, saturated, sandy CLAY; fine to medium sand.	
10								CL	Grayish brown, moist, silty CLAY.	
								CL	Grayish brown, saturated, silty CLAY.	
15								Total depth = 15 feet bgs.		
								 Groundwater encountered at approximately 9 feet bgs during drilling activities. Groundwater monitoring well installed 9/30/08. See MW-11 well construction diagram.		
								 Groundwater encountered at approximately 8.35 feet below top of casing on 10/14/08.		
20										

**Ninyo & Moore**

**BORING LOG**

HOLLAND OIL - 16301 E. 14th STREET  
SAN LEANDRO, CALIFORNIA

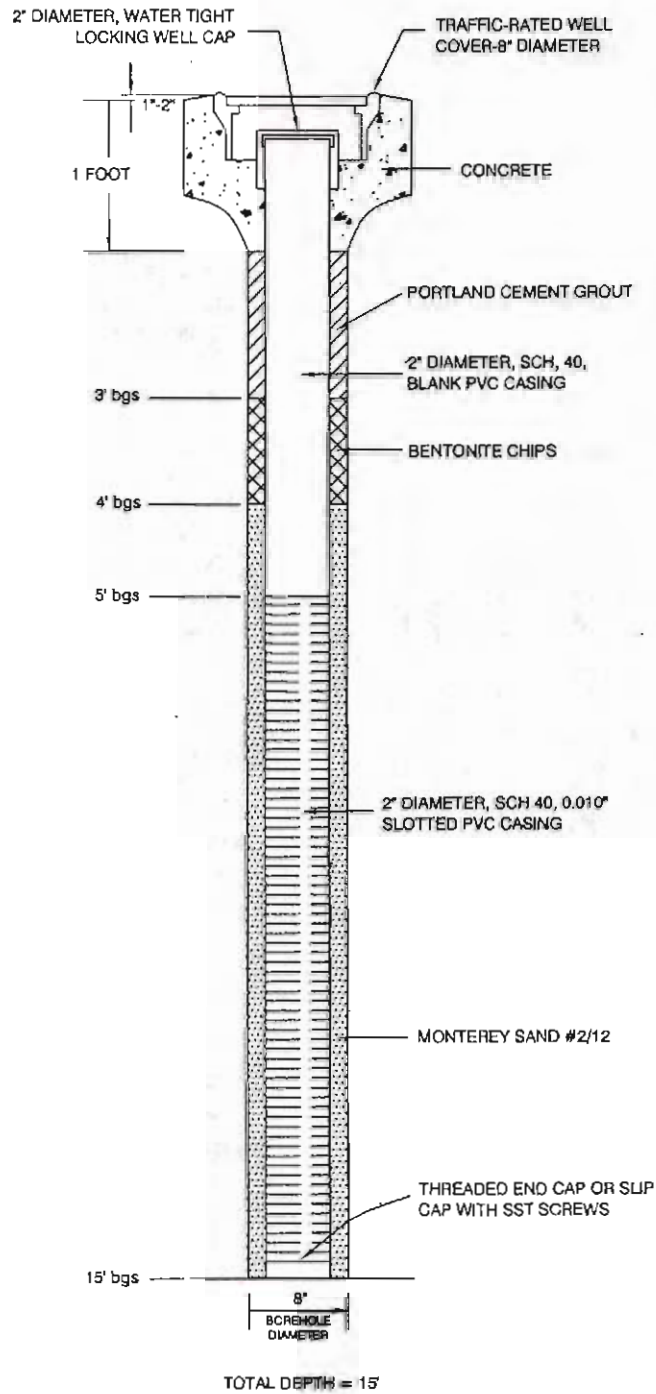
PROJECT NO.  
401314002

DATE  
11/08

FIGURE

MONITORING WELL NO: MW - 11

COMPLETION DATE: 9/30/08



NOT TO SCALE

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

**Ninyo & Moore**

**WELL CONSTRUCTION SCHEMATIC**

**MW-11**



PROJECT NO.

DATE

HOLLAND - OIL 16301 E. 14th STREET  
SAN LEANDRO, CALIFORNIA

401314002

11/08

DEPTH (feet)	Bulk Driven	SAMPLES	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	PID READING (PPM)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED	BORING NO.
									9/30/08	MW-12
									GROUND ELEVATION	SHEET
									36.06' ABOVE MSL	1 OF 1
									METHOD OF DRILLING	
									AUGER (HOLLOW STEM) - 8" OD, 4-1/4" ID	
									DRIVE WEIGHT	DROP
									SAMPLED BY	LOGGED BY
										DBB
										REVIEWED BY
										KML
									DESCRIPTION/INTERPRETATION	
0								SC	FILL: Dark brown, moist, clayey gravelly SAND.	
								CL	ALLUVIUM: Dark brown, moist, silty CLAY.	
								SC	Brown, moist, clayey coarse SAND.	
5								CL	Brown, moist, silty sandy CLAY; fine sand.	
								SM	Brown, saturated, silty fine to medium SAND.	
10								CL	Brown, moist, silty CLAY.	
								SC	Brown, saturated, clayey fine to medium SAND.	
15									Total depth = 15 feet bgs.	
									 Groundwater encountered at approximately 8.5 feet bgs during drilling activities. Groundwater monitoring well installed 9/30/08. See MW-12 well construction diagram.	
									 Groundwater encountered at approximately 8.51 feet below top of casing on 10/14/08.	
20										

**Ninyo & Moore**

**BORING LOG**

HOLLAND OIL - 16301 E. 14th STREET  
SAN LEANDRO, CALIFORNIA

PROJECT NO.  
401314002

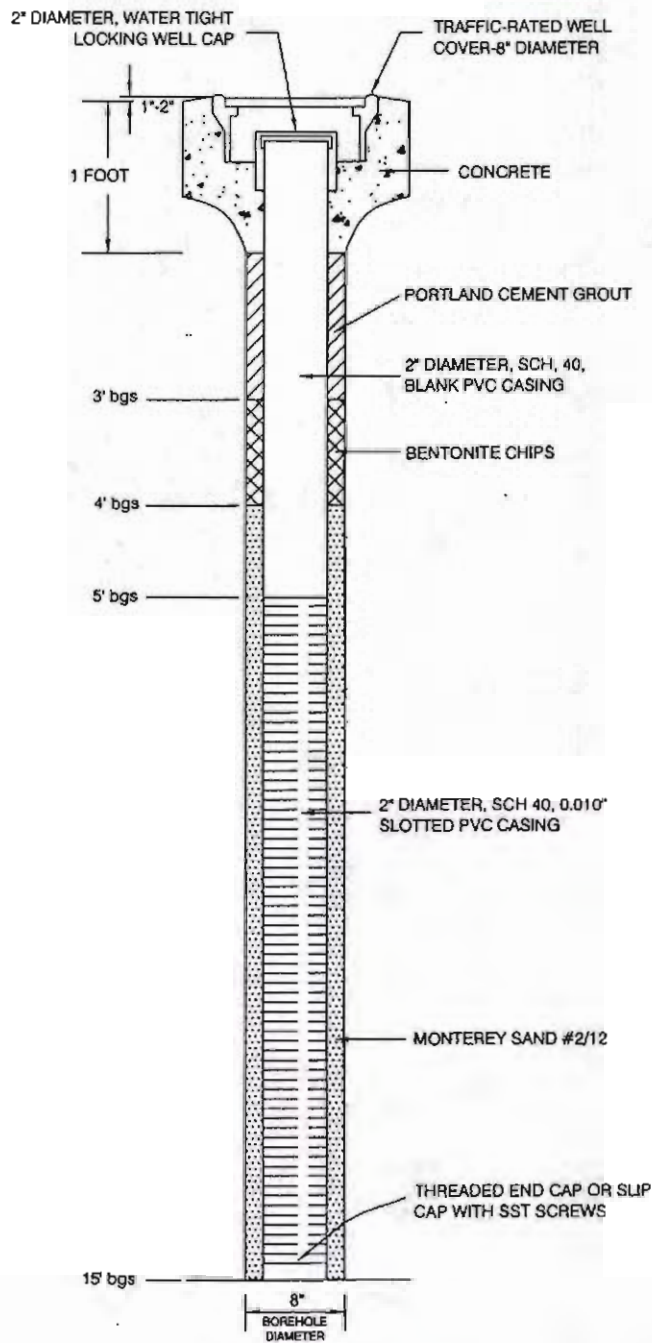
DATE  
11/08

FIGURE



MONITORING WELL NO: MW - 12

COMPLETION DATE: 9/30/08



NOT TO SCALE

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

<b>Ninyo &amp; Moore</b>		<b>WELL CONSTRUCTION SCHEMATIC</b>	<b>MW-12</b>
PROJECT NO.	DATE	HOLLAND - OIL 16301 E. 14th STREET SAN LEANDRO, CALIFORNIA	
401314002	11/08		

No fee per  
Governmental Code  
27383



2012003306

01/04/2012 02:50 PM

OFFICIAL RECORDS OF ALAMEDA COUNTY  
PATRICK O'CONNELL  
RECORDING FEE: 0.00

**Recording Requested By:**



Hayward Area Recreation and Park District, an independent special district of the State of California

**COPY** of Document Recorded

**When Recorded, Mail To:**

Ariu Levi, Director  
Alameda County Environmental Health Services  
1131 Harbor Bay Parkway  
Alameda, California 94502

**COVENANT AND ENVIRONMENTAL RESTRICTION  
ON PROPERTY**

Jack Holland Sr. Park, 16301 East 14th Street, San Leandro, California

This Covenant and Environmental Restriction on Property (this "Covenant") is made as of the 4<sup>th</sup> day of January, 2012 by Hayward Area Recreation and Park District, an independent special district of the State of California (HARD) ("Covenantor") who is the Owner of record of that certain property situated at 16301 East 14th Street, in the City of San Leandro, County of Alameda, State of California, which is more particularly described in Exhibit A attached hereto and incorporated herein by this reference (such portion hereinafter referred to as the "Burdened Property"), for the benefit of the Alameda County Environmental Health Services (the "County"), with reference to the following facts:

A. The Burdened Property and groundwater underlying the property contains hazardous materials.

B. Contamination of the Burdened Property. Soil at the Burdened Property was contaminated by a bulk fuel storage and distribution facility formerly owned by Holland Properties. These operations resulted in contamination of soil and groundwater with organic chemicals including fuel related petroleum hydrocarbon compounds (total petroleum hydrocarbons as gasoline and diesel), which constitute hazardous materials as that term is defined in Health & Safety Code Section 25260. Targeted removal was conducted as recommended in the Corrective Action Plan for remediation of source areas of total petroleum hydrocarbons as gasoline and diesel impacted soil on site. Groundwater remediation was not conducted.

C. Exposure Pathways. The contaminants addressed in this Covenant are present in soil and groundwater on the Burdened Property. Without the mitigation measures which have been performed on the Burdened Property, exposure to these contaminants could take place via in

place contact, surface water-runoff, and wind dispersal, resulting in dermal contact, inhalation or ingestion by humans, etc. The risk of public exposure to the contaminants has been substantially lessened by the remediation and controls described herein.

D. Adjacent Land Uses and Population Potentially Affected. The Burdened Property is used for recreation purposes and is adjacent to commercial and residential land uses.

E. Full and voluntary disclosure to the County of the presence of hazardous materials on the Burdened Property has been made and extensive sampling of the Burdened Property has been conducted.

F. Covenantor desires and intends that in order to benefit the County, and to protect the present and future public health and safety, the Burdened Property shall be used in such a manner as to avoid potential harm to persons or property that may result from hazardous materials that may have been deposited on portions of the Burdened Property.

## ARTICLE I GENERAL PROVISIONS

1.1 Provisions to Run with the Land. This Covenant sets forth protective provisions, covenants, conditions and restrictions (collectively referred to as "Restrictions") upon and subject to which the Burdened Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. The restrictions set forth in Article III are reasonably necessary to protect present and future human health and safety or the environment as a result of the presence on the land of hazardous materials. Each and all of the Restrictions shall run with the land, and pass with each and every portion of the Burdened Property, and shall apply to, inure to the benefit of, and bind the respective successors in interest thereof, for the benefit of the County and all Owners and Occupants. Each and all of the Restrictions are imposed upon the entire Burdened Property unless expressly stated as applicable to a specific portion of the Burdened Property. Each and all of the Restrictions run with the land pursuant to section 1471 of the Civil Code. Each and all of the Restrictions are enforceable by the County.

1.2 Concurrence of Owners and Lessees Presumed. All purchasers, lessees, or possessors of any portion of the Burdened Property shall be deemed by their purchase, leasing, or possession of such Burdened Property, to be in accord with the foregoing and to agree for and among themselves, their heirs, successors, and assignees, and the agents, employees, and lessees of such owners, heirs, successors, and assignees, that the Restrictions as herein established must be adhered to for the benefit of the County and the Owners and Occupants of the Burdened Property and that the interest of the Owners and Occupants of the Burdened Property shall be subject to the Restrictions contained herein.

1.3 Incorporation into Deeds and Leases. Covenantor desires and covenants that the Restrictions set out herein shall be incorporated in and attached to each and all deeds and leases of any portion of the Burdened Property. Recordation of this Covenant shall be deemed binding on all successors, assigns, and lessees, regardless of whether a copy of this Covenant and

Agreement has been attached to or incorporated into any given deed or lease.

1.4 Purpose. It is the purpose of this instrument to convey to the County real property rights, which will run with the land, to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

## ARTICLE II DEFINITIONS

2.1 County. "County" shall mean the Alameda County Environmental Health Services and shall include its successor agencies, if any.

2.2 Improvements. "Improvements" shall mean all buildings, roads, driveways, regradings, and paved parking areas, constructed or placed upon any portion of the Burdened Property.

2.3 Occupants. "Occupants" shall mean Owners and those persons entitled by ownership, leasehold, or other legal relationship to the exclusive right to use and/or occupy all or any portion of the Burdened Property.

2.4 Owner or Owners. "Owner" or "Owners" shall mean the Covenantor and/or its successors in interest, who hold title to all or any portion of the Burdened Property.

## ARTICLE III DEVELOPMENT, USE AND CONVEYANCE OF THE BURDENED PROPERTY

3.1 Restrictions on Development and Use. Covenantor promises to restrict the use of the Burdened Property as follows:

- a. Development of the Burdened Property shall be restricted to a public park;
- b. No residence for human habitation shall be permitted on the Burdened Property;
- c. No hospitals shall be permitted on the Burdened Property;
- d. No schools for persons **under 21 years of age shall be permitted on the Burdened Property**;
- e. No day care centers for children or day care centers for Senior Citizens shall be permitted on the Burdened Property;
- f. No Owners or **Occupants of the Property** or any portion thereof shall conduct any excavation work on the **Property, unless expressly** permitted in writing **by the County**. Any

contaminated soils brought to the surface by grading, excavation, trenching, or backfilling shall be managed by Covenantor or his agent in accordance with all applicable provisions of local, state and federal law;

g. All uses and development of the Burdened Property shall be consistent with any applicable County Cleanup Order or Soil Management Plan, each of which is hereby incorporated by reference including future amendments thereto. All uses and development shall preserve the integrity of any cap, any remedial measures taken or remedial equipment installed, and any groundwater monitoring system installed on the Burdened Property pursuant to the requirements of the County, unless otherwise expressly permitted in writing by the County.

h. No Owners or Occupants of the Property or any portion thereof shall drill, bore, otherwise construct, or use a well for the purpose of extracting water for any use, including but not limited to, domestic, potable, or industrial uses, unless expressly permitted in writing by the County.

i. The Owner shall notify the County of each of the following: (1) The type, cause, location and date of any disturbance to any cap, any remedial measures taken or remedial equipment installed, and of the groundwater monitoring system installed on the Burdened Property pursuant to the requirements of the County, which could affect the ability of such cap or remedial measures, remedial equipment, or monitoring system to perform their respective functions and (2) the type and date of repair of such disturbance. Notification to the County shall be made by registered mail within ten (10) working days of both the discovery of such disturbance and the completion of repairs;

j. The Covenantor agrees that the County, and/or any persons acting pursuant to County cleanup orders, shall have reasonable access to the Burdened Property for the purposes of inspection, surveillance, maintenance, or monitoring, as provided for in Division 7 of the Water Code.

k. No Owner or Occupant of the Burdened Property shall act in any manner that will aggravate or contribute to the existing environmental conditions of the Burdened Property. All use and development of the Burdened Property shall preserve the integrity of any capped areas.

l. No Owner or User of the Burdened Property shall grow fruits or vegetables for consumption using site soils. Gardening on the Burdened Property shall only be permitted using imported soil within raised beds that do not allow direct contact between plant roots and the underlying site soil.

3.2 Enforcement. Failure of an Owner or Occupant to comply with any of the restrictions, as set forth in paragraph 3.1, shall be grounds for the County, by reason of this Covenant, to have the authority to require that the Owner modify or remove any Improvements constructed in violation of that paragraph. Violation of the Covenant shall be grounds for the County to file civil actions against the Owner as provided by law.

3.3 Notice in Agreements. After the date of recordation hereof, all Owners and Occupants

shall execute a written instrument which shall accompany all purchase agreements or leases relating to the property. Any such instrument shall contain the following statement:

The land described herein contains hazardous materials in soils and in the ground water under the property, and is subject to a deed restriction dated as of \_\_\_\_\_, 199\_, and recorded on \_\_\_\_\_, 199\_, in the Official Records of \_\_\_\_\_ County, California, as Document No. \_\_\_\_\_, which Covenant and Restriction imposes certain covenants, conditions, and restrictions on usage of the property described herein. This statement is not a declaration that a hazard exists.

#### ARTICLE IV VARIANCE AND TERMINATION

4.1 Variance. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or any portion thereof may apply to the County for a written variance from the provisions of this Covenant.

4.2 Termination. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or a portion thereof may apply to the County for a termination of the Restrictions as they apply to all or any portion of the Burdened Property.

4.3 Term. Unless terminated in accordance with paragraph 4.2 above, by law or otherwise, this Covenant shall continue in effect in perpetuity.

#### ARTICLE V MISCELLANEOUS

5.1 No Dedication Intended. Nothing set forth herein shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Burdened Property or any portion thereof to the general public.

5.2 Notices. Whenever any person gives or serves any notice, demand, or other communication with respect to this Covenant, each such notice, demand, or other communication shall be in writing and shall be deemed effective (1) when delivered, if personally delivered to the person being served or official of a government agency being served, or (2) three (3) business days after deposit in the mail if mailed by United States mail, postage paid certified, return receipt requested:

*If To: "Covenantor"*

Hayward Area Recreation and Park District, and independent special district of the State of California, 1099 E Street, Hayward, California, 94541

If To: "County"  
Alameda County Environmental Health Services  
Attention: Director  
1131 Harbor Bay Parkway  
Alameda, California 94502

5.3 Partial Invalidity. If any portion of the Restrictions or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such portion had not been included herein.

5.4 Article Headings. Headings at the beginning of each numbered article of this Covenant are solely for the convenience of the parties and are not a part of the Covenant.

5.5 Recordation. This instrument shall be executed by the Covenantor and by the Director of Environmental Health Services. This instrument shall be recorded by the Covenantor in the County of Alameda within ten (10) days of the date of execution.

5.6 References. All references to Code sections include successor provisions.

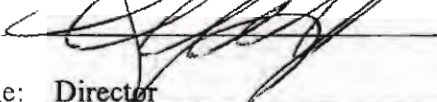
5.7 Construction. Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the Covenant to effect the purpose of this instrument and the policy and purpose of the Water Code. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

IN WITNESS WHEREOF, the parties execute this Covenant as of the date set forth above.

Covenantor: HAYWARD AREA RECREATION AND PARK DISTRICT

By: Lawrence R. Lepore  
Title: PARK SUPERINTENDENT  
Date: 1/4/12

Agency: Alameda County  
Environmental Health Services

By:   
Title: Director  
Date: 1/4/2012

STATE OF CALIFORNIA, COUNTY OF ALAMEDA

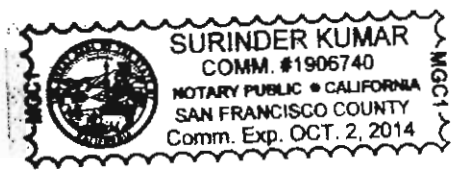
On 1-4-2012, before me SURINDER KUMAR, Notary Public, Notary Public, personally appeared

LAWRENCE RAYMOND LEBRE  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is /are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Surinder Kumar  
Notary Public in and for said  
County and State



STATE OF CALIFORNIA, COUNTY OF ALAMEDA

On 1-4-2012, before me SURINDER KUMAR, Notary Public, Notary Public, personally appeared

ARUN BENJAMIN LEVI  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is /are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Surinder Kumar  
Notary Public in and for said  
County and State





EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

NEW PARCEL B

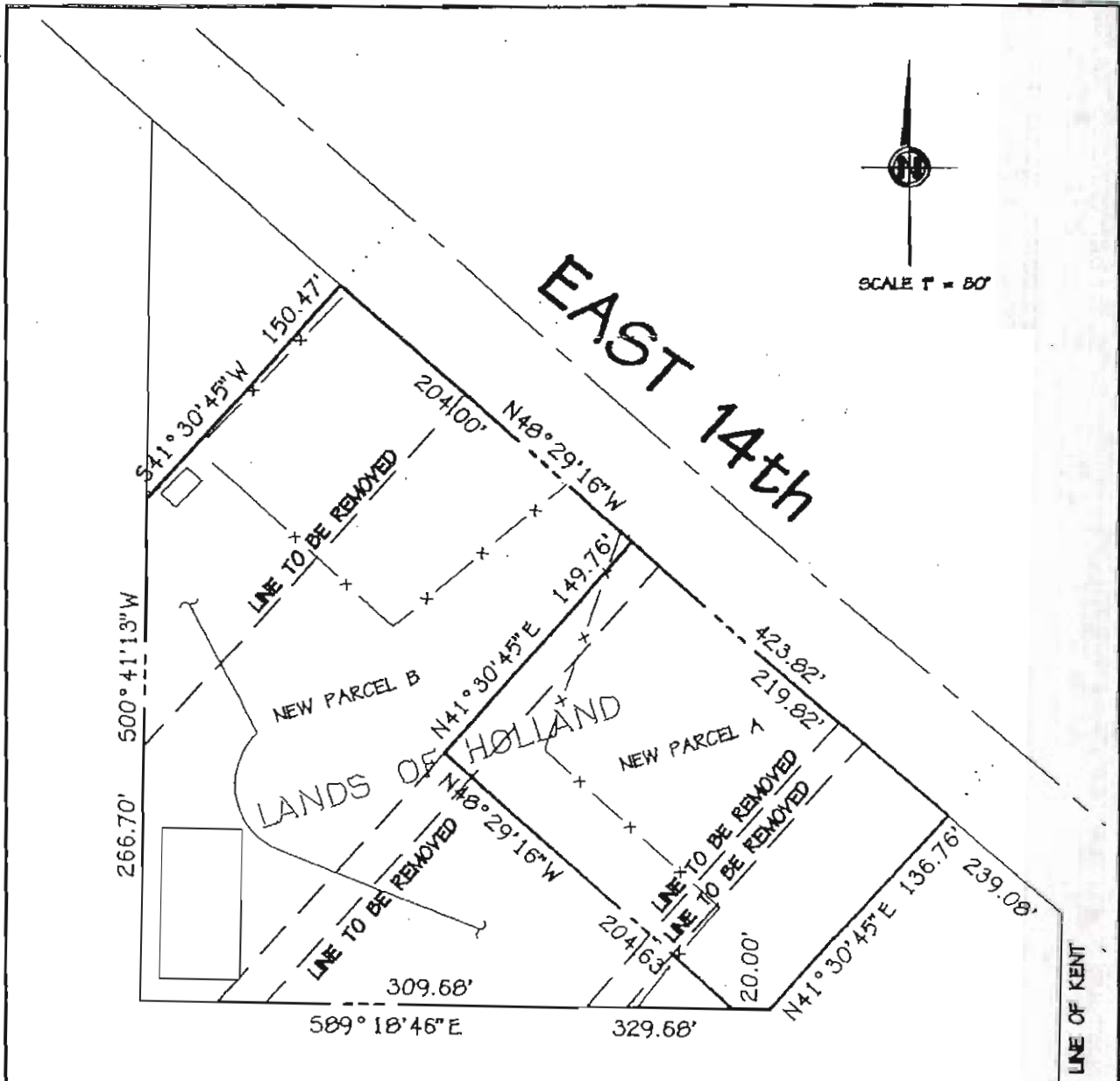
REAL PROPERTY IN THE UNINCORPORATED PORTION OF SAN LEANDRO,  
COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS  
FOLLOWS:

A PORTION OF THE 3.542 ACRE TRACT DESCRIBED IN THE DEED FROM  
MARIA ISABEL DUTRA, A WIDOW TO HANS JACOBSEN DATED DECEMBER  
23, 1890 IN BOOK 421 OF DEEDS, AT PAGE 198, IN THE OFFICE OF THE  
RECORDER OF THE COUNTY OF ALAMEDA, DESCRIBED FURTHER AS  
FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST  
FOURTEENTH STREET, AS SAID SOUTHWESTERN LINE IS DEFINED IN  
THE GRANT OF RIGHT OF WAY FROM EMILIE H. JACOBSEN TO THE  
COUNTY OF ALAMEDA, DATED APRIL 12, 1928 AND RECORDED JULY 20,  
1928 IN BOOK 1932 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT  
PAGE 83, DISTANT THEREON NORTH 48° 29' 16" WEST 458.90 FEET FROM  
THE INTERSECTION THEREOF WITH THE WESTERN LINE OF COUNTY  
ROAD NO 2845, KNOWN AS KENT AVENUE, (THE BEARING OF THE  
SOUTHWESTERN LINE OF EAST FOURTEENTH STREET BEING TAKEN AS  
NORTH 48° 29' 16" WEST FOR THE PURPOSE OF MAKING THIS  
DESCRIPTION); THENCE CONTINUING ALONG SAID LINE OF EAST  
FOURTEENTH STREET NORTH 48° 29' 16" WEST 204.00 FEET TO THE  
SOUTHEASTERN LINE OF THE PARCEL OF LAND DESCRIBED IN THE  
DEED TO GEORGE ATAIDE, ET UX, DATED APRIL 11, 1952, RECORDED  
APRIL 25, 1952 IN BOOK 6715 OF OFFICIAL RECORDS OF ALAMEDA  
COUNTY, PAGE 348 (AG-34373); THENCE ALONG THE LAST NAMED LINE,  
THENCE SOUTH 41° 30' 45" WEST 150.47 FEET TO THE WESTERN LINE OF  
SAID 3.542 ACRE TRACT; THENCE ALONG THE WESTERN AND  
SOUTHERN LINES OF THE LAST NAMED LINE, SOUTH 00° 41' 13" WEST  
266.70; SOUTH 89° 18' 46" EAST 309.68 FEET; THENCE NORTH 48° 29' 16"  
WEST 204.63 FEET TO THE INTERSECTION THEREOF WITH A LINE  
DRAWN SOUTH 41° 30' 45" WEST FROM THE POINT OF BEGINNING;  
THENCE NORTH 41° 30' 45" EAST 149.76 FEET TO THE POINT OF  
BEGINNING.

CONTAINING 71,991.8 SQUARE FEET MORE OR LESS

END DESCRIPTION



PLAT OF PROPOSED BOUNDARY ADJUSTMENT -  
 4 LINES TO BE REMOVED -  
 ONE LINE TO BE ADJUSTED -  
 SIX ORIGINAL PARCELS TO BE MERGED INTO 2 DISTINCT  
 PARCELS

BEARINGS ARE BASED ON A RECORD OF SURVEY UNDER  
 REVIEW BY THE ALAMEDA COUNTY SURVEYOR'S OFFICE

NEW PARCEL A AREA  $\pm 32,822.4$  SQ. FT. 0.75 $\pm$  ACRES  
 NEW PARCEL B AREA  $\pm 71,991.8$  SQ. FT. 1.65 $\pm$  ACRES

ACCURATE LAND SOLUTIONS  
 1271 WASHINGTON AVE, #533  
 SAN LEANDRO, CA 94577  
 (510) 553-9700 - FAX 866-231-6537

**RECEIVED**

10:07 am, Jun 16, 2011  
Alameda County  
Environmental Health

**SITE 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

May 24, 2011  
Project No. 401314007

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### Figures

Figure 1 – Site Location Map

Figure 2 – Current Holland Park Configuration

Figure 3 – Residual Concentrations of TPHd at 2 Feet Below Ground Surface

Figure 4 – Residual Concentrations of TPHd at 5 Feet Below Ground Surface

Figure 5 – Residual Concentrations of TPHg at 2 Feet Below Ground Surface

Figure 6 – Residual Concentrations of TPHg at 5 Feet Below Ground Surface

### Appendices

Appendix A – Alameda County Department of Environmental Health Directive

Appendix B – 2010 Soil Management Plan

Appendix C – Covenant and Environmental Restriction on Property

Appendix D – Annual Inspection Checklist

## 1. INTRODUCTION

This Site Management Plan (SMP) has been prepared to provide procedures and requirements for long-term site management in order to prevent or minimize exposure of park users/workers to shallow residual contamination during and following any future activities that may disturb the protective surface cap at Holland Park, located at 16301 East 14th Street in San Leandro, California (Figure 1).

This SMP summarizes potential human health risks associated with the residual contaminants; describes the surface cap and the requirements necessary prior to conducting work that will disturb the cap; provides protocols for excavation or grading and management of excavated materials; provides instructions for inspection and maintenance of the cap; summarizes institutional controls put in place by a deed restriction on the property; and provides a contingency plan for discovery of unknown features of environmental concern. This SMP incorporates comments issued by Alameda County Environmental Health (ACEH) in a directive dated April 13, 2011. A copy of this document is included as Appendix A. A series of figures showing potential concentrations of residual contamination left in place below the cap are provided as Figures 3 through 6. The figures are based on laboratory data from soil borings and stockpile samples and are only an estimate of concentrations of contaminants remaining beneath the cap.

The site is now known as Holland Park and includes a skate park in the northern section, a dog park and picnic area in the western section, an outdoor theatre in the southern section and asphalt parking lots in the northwestern, southern, and southeastern sections of the site. A youth center is proposed for the eastern section of the site. A copy of the current Holland Park configuration is presented as Figure 2.

## 2. SITE 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 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 total petroleum hydrocarbons as gasoline (TPHg), total petroleum hydrocarbons as diesel (TPHd), and kerosene-range petroleum hydrocarbons [constituents of concern (COCs)], primarily in areas where the former USTs were located.

A total of 12 groundwater monitoring wells were installed on the property and in the immediate vicinity. Three of the wells were properly destroyed prior to excavation activities. The remaining six monitoring wells were sampled for one quarter after excavation activities and have since been destroyed per Alameda County Public Works Agency guidelines. The most recent groundwater monitoring data, from the third quarter of 2009, showed maximum concentrations of TPHd at 3,800 µg/L in MW-4 and TPHg at 910 µg/L in MW-1. A brief discussion of groundwater contamination and associated soil vapors can be found in Section 4.

In 2009, a Correction Action Plan (CAP) was prepared which described proposed site remediation activities. The preferred remediation alternative proposed in the CAP was source removal of COC-impacted soils through cellular excavation. A Soil Management Plan (SMP) was prepared in 2010 to provide procedures for grading and cellular excavation activities during the removal of COC-impacted soils. The 2010 SMP is included as Attachment B. A summary of remedial actions to date is provided in the next section.

### 3. SUMMARY OF REMEDIAL ACTIONS

#### 3.1. Drum and Tank Removal – August/September 1998

In August and September 1998, Environmental Bio-Systems, Inc. (EBS) directed site mitigation activities which were divided into two tasks. During the first task, the contents of 143 55-gallon steel drums and approximately 60 smaller containers were inventoried and

removed from the site via vacuum truck. Approximately 4,636 gallons of oily water were taken to a recycling facility and 650 gallons of oily water contaminated with halogenated constituents were taken away for disposal. All empty drums and containers were removed for recycling and/or disposal.

The second task of site mitigation was tank removal. A total of approximately 7,890 gallons of liquid/sludge were removed from the above ground storage tanks (ASTs) and underground storage tanks (USTs) and transported off site via vacuum truck. Twenty ASTs were dismantled and eight USTs were excavated, demolished and hauled off for recycling.

Three of the USTs were observed to have severe pitting and large holes. Soil samples collected from the five tank pits at depths of approximately 10 feet below ground surface (ft bgs) contained up to 6,900 mg/kg TPHg; up to 21, 28, 69 and 130 mg/kg benzene, toluene, ethylbenzene and xylene (BTEX), respectively; up to 3,200 mg/kg TPHd; up to 9,600 mg/kg to total petroleum hydrocarbons as stoddard solvent (TPHss); and up to 11 mg/kg Pb. Water samples collected from the tank pits contained up to 78,000 µg/L TPHg; up to 1,500, 8,400, 1,900 and 14,000 µg/L BTEX, respectively; up to 1,600,00 TPHd; and 490,000 µg/L TPHss.

Soil overburden was placed back into the tank pits with the concurrence of ACHCSA. No soil compaction was performed, per the property owner's request.

### **3.2. Source-Area Excavation – September 2009**

In May 2009, a Corrective Action Plan (CAP) was prepared by Amicus Strategic Environmental Consulting. The CAP's preferred remediation alternative was source removal through cellular excavation of COC-impacted soils. The ACEH approved the CAP and set a cleanup goal (CG) of 83 mg/kg for both TPHg and TPHd-impacted soils. Excavation was to take place in four specific areas (cells) where elevated concentrations of TPHg and TPHd were found in soils during previous site investigations. These cells were designated A1, A2, B1 and B2. A larger area, outside the boundaries of the other cells, was known to contain elevated levels of COCs in shallow soils; this area was designated Area C (Figures 3 – 5).



From September 2 through September 25, 2009, Ninyo & Moore oversaw the excavation of approximately 4,352 tons of COC-impacted soil from cells A1, A2, B1, B2 and Area C. Cells A1 and A2 were excavated to a depth of 10 ft bgs, and cells B1 and B2 were excavated to a depth of 6 ft bgs. Area C was excavated with a scraper to a depth of 1 ft bgs. The COC-impacted soils were hauled off site to a Class II Landfill and the non-impacted soils were stockpiled on site and reused as backfill for the excavations, along with soil excavated from the northern corner of the site.

After backfilling activities were complete, geotechnical compaction testing was performed. Although the soils did not meet 95 percent relative compaction, further compaction was not conducted, as it was not deemed critical to future site development by HARD personnel.

### **3.3. Excavation, Grading and Surface Cap Construction**

In February 2010 a Soil Management Plan (SMP) was prepared by Ninyo & Moore to address residual COCs that remained on site and proposed monitoring of excavation and grading activities during park construction. The SMP was approved by the ACEH, provided that the thickness of the fill and surface cover (the "cap soils") were verified and documented, and excavation and grading activities were overseen by the consultant.

Park construction activities occurred between March 2010 and February 2011. Previously excavated cells A1 and A2 were re-excavated and compacted to appropriate geotechnical standards. The excavations were backfilled with on site soils. Construction of the asphalt and concrete portions of the site, as well as the unpaved landscaped portions, took place during this time. Excess soils created from on site grading activities, along with imported organic soil amendments, were used to construct the landscaped areas of the site. Because the cap soils used to construct the landscaped areas of the site were not from a documented clean fill source, confirmation samples were collected from this area. After evaluation of the analytical results, the ACEH determined that the concentrations of COCs made the soil unsuitable as cap material, as they exceeded the ACEH's approved cleanup goals.

In January 2011, approximately 580 cubic yards of soil deemed unsuitable as cap material were excavated and removed from the site. Ninyo & Moore personnel were on site and verified soils were excavated to the appropriate depth. A source of clean fill material was located and sampled. ACEH evaluated the sample results and determined the soil was suitable for use as cap material. Backfilling with the clean fill material took place between January 28 and March 1, 2011. A total of 500 cubic yards of clean fill and 60 cubic yards of compost materials were used to backfill and reconstruct the landscaped areas of the site. Sod and planters were then added to the landscaped areas, completing the ACEH requirement of a one-foot cap over soil containing residual levels of COCs.

#### 4. SUMMARY OF HUMAN HEALTH RISKS

A full-scale Risk Assessment has not been performed for the site. However, general human health risks can be estimated for recreational park users, based on the potential for exposure to residual concentrations of COCs that remain in site soils. The pathways for exposure to these soils are direct contact/absorption and inhalation of dust/soil particles. Because COC-impacted soils on site are now covered with a cap composed of either one foot of clean fill or hardscape materials, the potential for recreational park users to be exposed to COC-impacted soil is unlikely. Additionally, residual soil contamination is mostly heavier phase TPH compounds which are likely to degrade and naturally attenuate, and aren't volatile in nature.

Potential exposure is more likely to happen to park maintenance/construction workers who may be required to conduct work that disturbs the surface cap. When this occurs, exposure via absorption and/or inhalation is possible. To estimate the health risks to park maintenance/construction workers, the RWQCB's Direct Exposure Environmental Screening Levels (ESLs) for Commercial, Residential and Trench Worker exposure rates to petroleum hydrocarbon constituents (Tables K1-K3) were used. The ESLs and the maximum residual concentrations of COCs are provided in the table below.

Chemicals	Maximum Concentrations Remaining in Site Soils (mg/kg)		Final Screening Level for Residential ESLs (mg/kg)	Final Screening Level for Commercial ESLs (mg/kg)	Final Screening Level for Construction/Trench Worker ESLs (mg/kg)
	2 ftg	5 ftg			
TPHd	1,000	8,200	110	450	4,200
TPHg	770	4,400	110	450	4,200

As noted in the table, maximum concentrations of COCs in soils at 5 ft bgs are above ESLs. Because of this, extra measures to protect park maintenance/construction workers should be conducted during any work which may disturb the surface cap. Extra measures include, but are not limited to:

- Preparation of a Health and Safety Plan
- Monitoring of the air in the breathing zone of the workers
- Utilizing appropriate BMPs (dust suppression, covering stockpiles)
- Following soil management procedures discussed in the 2010 Soil Management Plan

A copy of the 2010 SMP is presented in Appendix B, and Soil Management Plan information is included specifically in Section 8 and throughout this SMP.

Although less likely, there is also the potential for exposure to volatile organic compounds (VOCs) in the form of soil vapors. Groundwater monitoring data from September 2009 showed slight concentrations of benzene, toluene, ethylbenzene and xylene (BTEX). The concentrations are all below the RWQCB's Groundwater Screening Levels for Evaluation of Potential Vapor Intrusion Concerns (Table E-1). The ESLs and the maximum concentrations of BTEX compounds from the most recent groundwater data are provided in the table below.

Chemicals	Maximum Concentrations in Groundwater in micrograms per liter (µg/L), as of September 2009	Groundwater Screening Levels for Residential Use (µg/L)	Groundwater Screening Levels for Commercial Use (µg/L)
Benzene	0.6 (MW-1)	540	1,800
Toluene	<1.0	380,000	530,000
Ethylbenzene	1.0 (MW-1)	170,000	170,000
Xylene	<1.0	160,000	160,000

As noted in the table above, maximum concentrations of BTEX in groundwater beneath the site are below ESLs for both commercial and residential property use. Therefore, the potential for vapor intrusion into indoor structures on site (two bathrooms and a maintenance shed) is unlikely.

## 5. DESCRIPTION OF THE SURFACE CAP

Construction of the surface cap was completed in March 2011 and its emplacement was verified and documented by Ninyo & Moore personnel. The cap is designed to prevent park users and workers from coming into direct contact with soils that contain residual COCs. The cap covering the north, the northwest and the south areas of the site consists of an asphalt cover atop 12 inches of aggregate base, and is now used as a parking lot. The cap covering the north/northeast and a small portion of the center of the site consists of a concrete cover atop 8 inches of aggregate base. These areas are now used as a skate park, circular entry and end plazas and a sidewalk. The cap covering the east side and the center areas of the site consists of at least 2 inches of grass/sod atop 10 inches of clean soil and at least 3 inches of landscape cover atop 9 inches of clean soil.

The minimum thickness of the cap is one foot. A figure showing the current configuration of the surface cap is included as Figure 2.

## **6. INSTITUTIONAL CONTROLS**

In addition to engineering controls (source removal and a one-foot thick surface cap) enacted to prevent park users/workers from coming in contact with residual COCs in on site soils, institutional controls have also been implemented, by way of a deed restriction. Essentially, the property can only be used as a public park. Other restrictions include:

- No homes, hospitals, schools or day care centers may be developed on the property
- Excavating, boring, drilling, equipment installation and any activity that may disturb the integrity of the cap cannot be conducted without written permission from the County
- Groundwater beneath the property cannot be extracted for any use unless written permission is obtained from the County
- The property cannot be used to grow fruits or vegetables for consumption

A copy of the deed restriction, titled "Covenant and Environmental Restriction on Property" is included as Appendix C.

## **7. REQUIREMENTS FOR FUTURE EXCAVATIONS**

As mentioned above, written permission must be obtained from the County prior to conducting any work which may disturb the integrity of the cap. Per Provision i of Article III of the deed restriction:

"The Owner shall notify the County of each of the following: (1) The type, cause, location and date of any disturbance to any cap, any remedial measures taken or remedial equipment installed, and of the groundwater monitoring system installed on the Burdened Property pursuant to the requirements of the County, which could affect the ability of such cap or remedial measures, remedial equipment, or monitoring system to perform their respective functions and (2) the type and date of repair of such disturbance. Notification to the County shall be made by registered

mail within (10) working days of both the discovery of such disturbance and the completion of repairs;”

Additionally, a site specific Health and Safety Plan (HSP) must be prepared by a Certified Industrial Hygienist (CIH) for all subsurface work conducted on the property in order to protect workers from residual COCs that may be encountered. The HSP shall include action levels for COCs, and engineering controls shall be established to mitigate site workers exposure to the COCs if the action levels are exceeded.

## **8. PROTOCOLS FOR EXCAVATION/GRADING AND MANAGEMENT OF EXCAVATED MATERIALS**

If it is necessary to perform excavation and/or grading activities on the property, and after the County has approved the work and granted written permission to the property owner to conduct subsurface work, protocols will be followed as outlined in the 2010 Soil Management Plan presented in Appendix B. A summary of specific protocols includes the following:

- **Dust and Odor Control**

The general contractor performing the work will monitor excavation and/or 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.

- **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 storm-water 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 any subsurface work on the property, (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 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.

- **Stockpile Sampling for Soil Disposal**

If COC-impacted soil is encountered during excavation and grading activities and cannot be reused on site, it will be placed on, and covered with, visqueen plastic and sampled for disposal purposes. Stockpiles left overnight will also be covered with visqueen plastic. If excavated soil is to be transported off site for disposal, waste profiling for 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 TPHd/TPHg, and 8082 for polychlorinated biphenyls (PCBs), and additional Methods if requested by the disposal facility.

- **Laboratory Analysis**

A California state-certified laboratory shall be used to perform chemical analyses on soil samples collected during excavation and/or grading activities and for soil disposal profiling purposes.

- **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.



## 9. INSPECTION AND MAINTENANCE OF THE CAP

To ensure the integrity of the cap is maintained over the long term, the cap will be inspected on a regular basis by HARD personnel and/or park personnel/caretakers during routine maintenance activities such as weeding, mowing and pruning. Maintenance activities that may disturb the surface cap include the repair of utilities and replacement of dead/damaged trees. These activities are considered non-routine, but would still require notification of the property owner and the ACEH.

On an annual basis the cap will be visually inspected for evidence of exposed cap soils, settlement, subsidence, and erosion. The surface will be inspected for evidence of cracks, localized depressions or low-lying areas, and water ponding. Should cap soils become exposed through excessive erosion or if surficial slumping or ponded water are noted, the property owner and the ACEH will be notified and measures such as adding ACEH-approved cap material will be implemented to correct the problem.

HARD personnel will address preventative and corrective repairs as promptly after identification as possible. It is anticipated that corrective measures will be implemented within 30 days of identification of the needed repair. Repaired areas will be documented in the annual site inspection report. A checklist to be used during the Annual Inspection is presented in Appendix D.

Additionally, the deed restriction mandates that the County and/or anyone representing the County shall have reasonable access to the property for purposes of inspection, surveillance, maintenance or monitoring.

## 10. CONTINGENCY PLAN FOR DISCOVERY OF UNKNOWN FEATURES OF ENVIRONMENTAL CONCERN

If the general contractor performing any subsurface work observes previously unknown **envi**ronmental features including but not limited to stained and/or odorous soil, or **subsurface** features, **they** are to contact the property owner or owner's representative. The owner or owner's representative will in turn contact the ACEH. Following notifications and discussions, appropriate actions will be taken to **assess** the magnitude and extent of impact. Additional information regarding unknown environmental features is included in Section 8.3.2 of the Soil Management Plan presented in Appendix B.

## 11. 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.

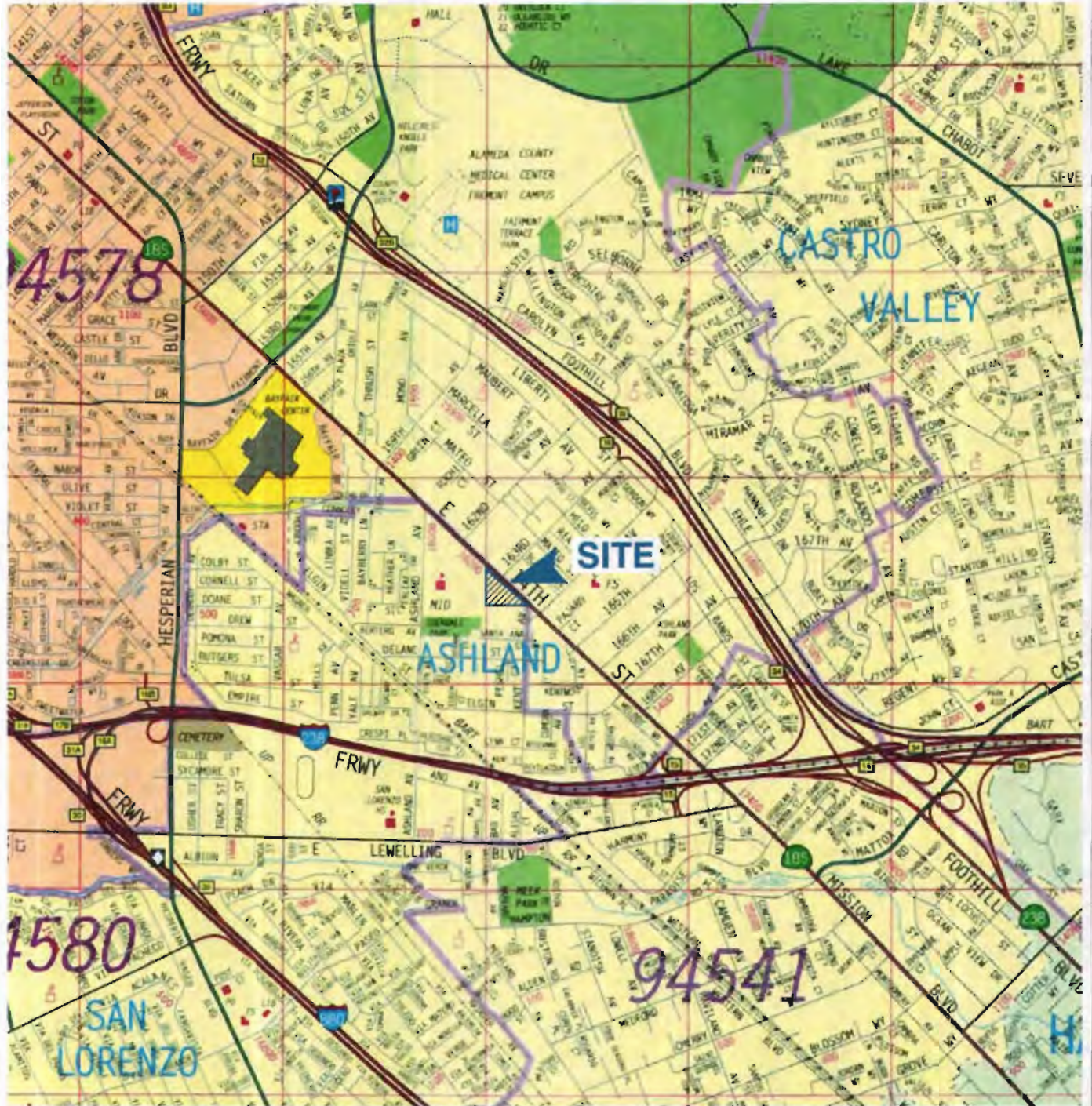
Our **recommendations** and opinions are based on an analysis of **the observed** site conditions and the **referenced** literature. If conditions different from those **described** in this report are encountered, **our office** should be notified and additional recommendations, if warranted, will be 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.

## 12. REFERENCES

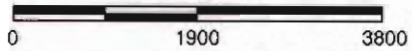
- Amicus - Strategic Environmental Consulting, 2009 Corrective Action Plan, HARD-RDA Holland Park Property, 16301 E. 14th Street, San Leandro (Ashland District), California, dated May 28.
- Environmental Bio-Systems, Inc. - 2001 Subsurface Exploration and Monitoring Well Installation, Estate of J. Holland Sr., 16301 East 14th Street, San Leandro, California, dated May 4.
- Ninyo & Moore - 2010 Soil Management Plan, HARD-RDA Holland Park Property, 16301 E. 14th Street, San Leandro (Ashland District), California, dated June 22.
- Ninyo & Moore - 2011 Excavation, Grading and Surface Cap Construction Report, HARD-RDA Holland Park Property, 16301 E. 14th Street, San Leandro (Ashland District), California, dated May 2.
- 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.



SCALE IN FEET



NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

**Ninyo & Moore**

**SITE LOCATION**

FIGURE

PROJECT NO.	DATE
401314007	5/11

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

**1**



ALAMEDA COUNTY  
REDEVELOPMENT AGENCY  
FUTURE YOUTH CENTER

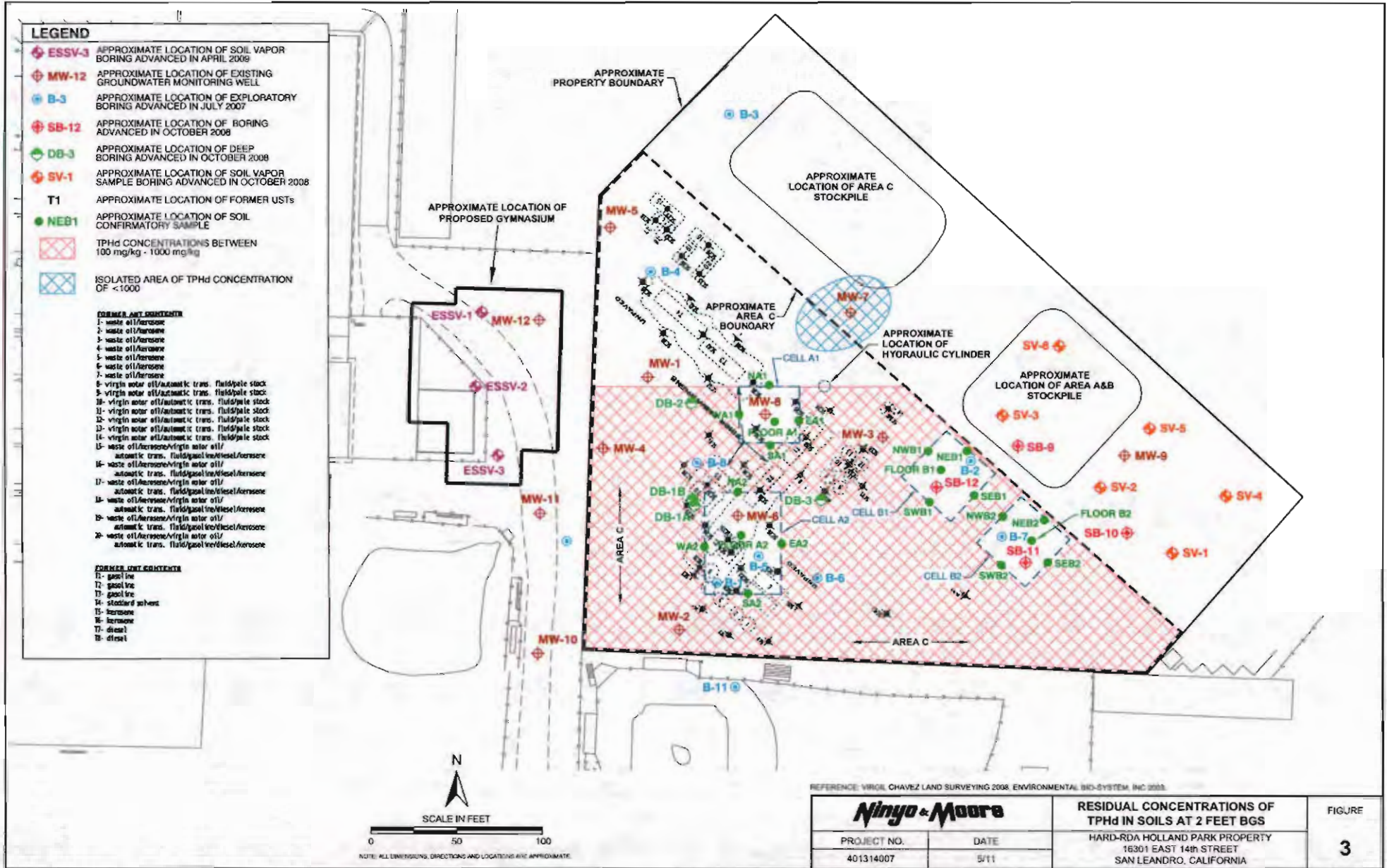
REFERENCE: SITE PLAN PROVIDED BY AEDIS ARCHITECTURE & PLANNING, COVER SHEET, NOVEMBER 2009.



NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

LEGEND	
	SOIL SAMPLE LOCATIONS
	CONCRETE COVER, 8 INCHES OF AGGREGATE BASE
	ASPHALT COVER, 12 INCHES OF AGGREGATE BASE
	*GRASS & LANDSCAPE COVER OVER 10 & 9 INCHES OF CLEAN SOIL
	NO RE-EXCAVATION IN TREE & DRIP LINE AREA
*	AREA OF RE-EXCAVATION

<b>Ninyo &amp; Moore</b>		<b>CURRENT HOLLAND PARK CONFIGURATION</b>	FIGURE <b>2</b>
PROJECT NO. 401314007	DATE 5/11		



**LEGEND**

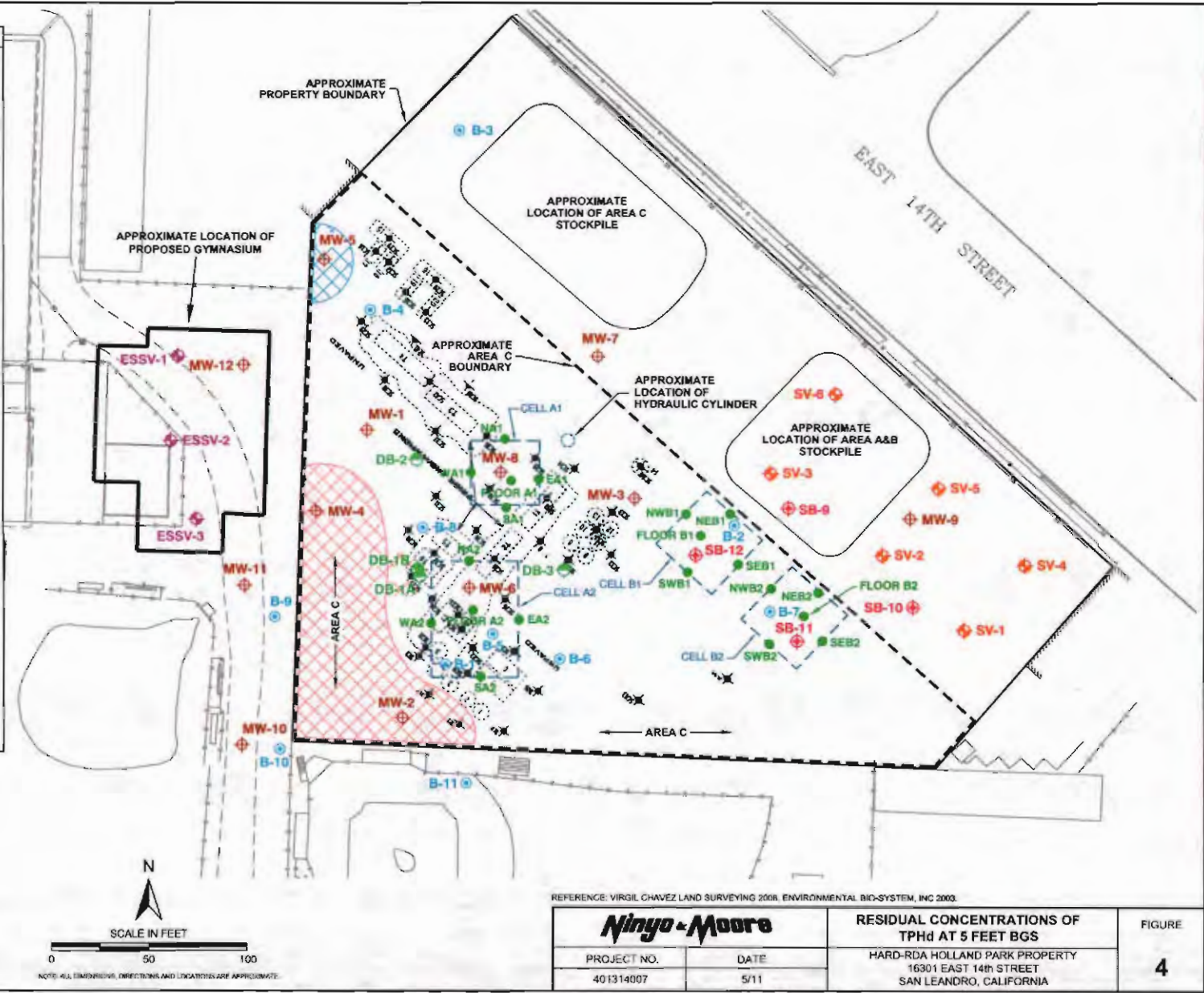
- ESSV-3 APPROXIMATE LOCATION OF SOIL VAPOR BORING ADVANCED IN APRIL 2009
- MW-12 APPROXIMATE LOCATION OF EXISTING GROUNDWATER MONITORING WELL
- B-3 APPROXIMATE LOCATION OF EXPLORATORY BORING ADVANCED IN JULY 2007
- SB-12 APPROXIMATE LOCATION OF BORING ADVANCED IN OCTOBER 2008
- DB-3 APPROXIMATE LOCATION 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
- TPHd CONCENTRATIONS >500 mg/kg
- TPHd CONCENTRATIONS OF 1000 - 8200 mg/kg

**FORMER UST IDENTIFIER**

- 1- waste oil/ferrous
- 2- waste oil/ferrous
- 3- waste oil/ferrous
- 4- waste oil/ferrous
- 5- waste oil/ferrous
- 6- waste oil/ferrous
- 7- waste oil/ferrous
- 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/ferrous/virgin motor oil/automatic trans. fluid/gasoline/diesel/ferrous
- 16- waste oil/ferrous/virgin motor oil/automatic trans. fluid/gasoline/diesel/ferrous
- 17- waste oil/ferrous/virgin motor oil/automatic trans. fluid/gasoline/diesel/ferrous
- 18- waste oil/ferrous/virgin motor oil/automatic trans. fluid/gasoline/diesel/ferrous
- 19- waste oil/ferrous/virgin motor oil/automatic trans. fluid/gasoline/diesel/ferrous
- 20- waste oil/ferrous/virgin motor oil/automatic trans. fluid/gasoline/diesel/ferrous

**FORMER UST CONTENTS**

- T1- gasoline
- T1- gasoline
- T1- gasoline
- T4- standard solvent
- T5- kerosene
- T6- kerosene
- T7- diesel
- T8- diesel



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

<b>Ninyo &amp; Moore</b>		<b>RESIDUAL CONCENTRATIONS OF TPHd AT 5 FEET BGS</b>		FIGURE <b>4</b>
		HARD-RDA HOLLAND PARK PROPERTY 16301 EAST 14TH STREET SAN LEANDRO, CALIFORNIA		
PROJECT NO. 401314007	DATE 5/11			

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.



**LEGEND**

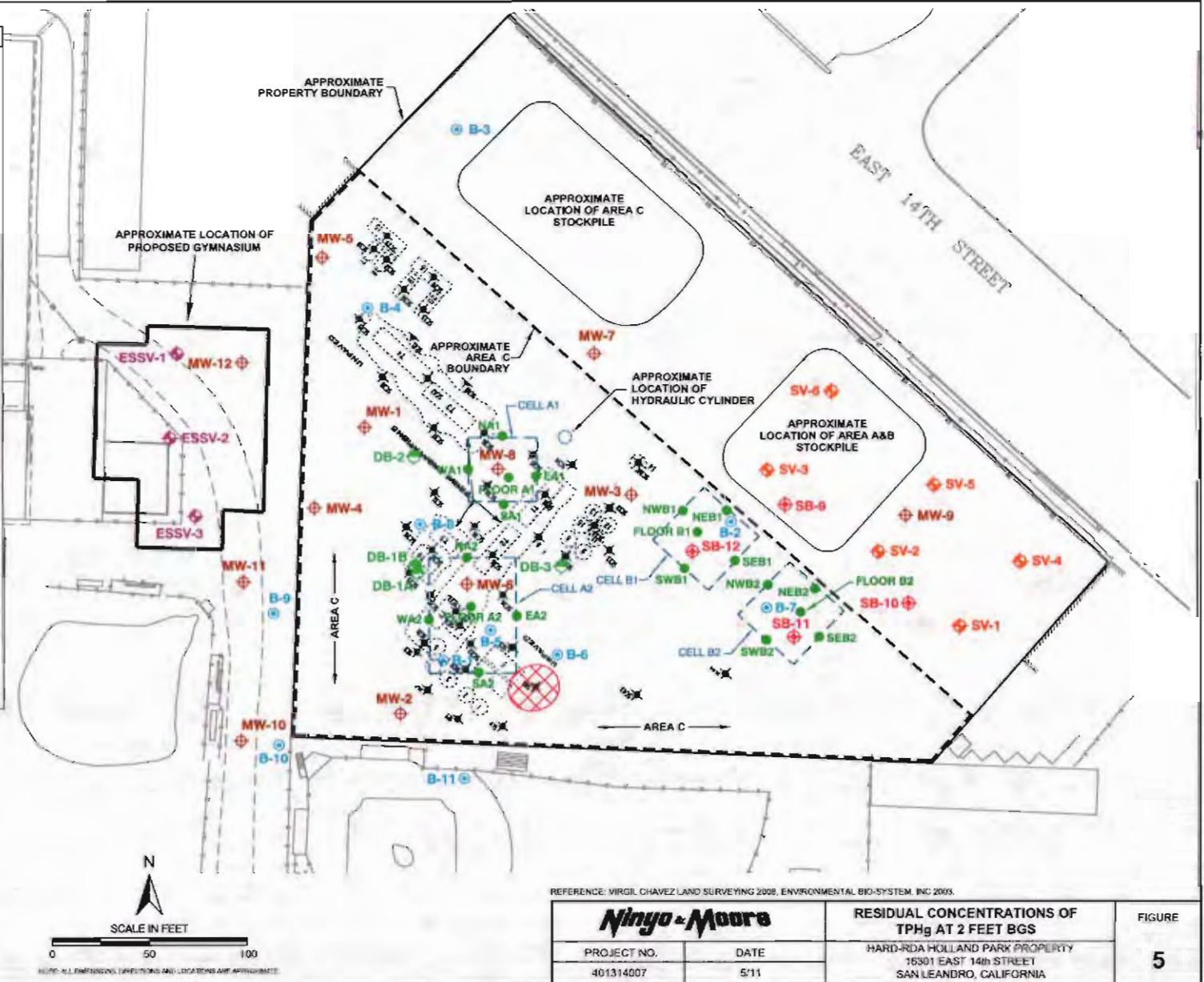
- ESSV-3 APPROXIMATE LOCATION OF SOIL VAPOR BORING ADVANCED IN APRIL 2009
- MW-12 APPROXIMATE LOCATION OF EXISTING GROUNDWATER MONITORING WELL
- B-3 APPROXIMATE LOCATION OF EXPLORATORY BORING ADVANCED IN JULY 2007
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- DB-3 APPROXIMATE LOCATION OF DEEP BORING ADVANCED IN OCTOBER 2008
- SV-1 APPROXIMATE LOCATION OF SOIL VAPOR SAMPLE BORING ADVANCED IN OCTOBER 2009
- T1 APPROXIMATE LOCATION OF FORMER USTs
- NEB1 APPROXIMATE LOCATION OF SOIL CONFIRMATORY SAMPLE
- TPHg CONCENTRATION > 1000 mg/kg

**FORMER UNIT CONTENTS**

- 1- waste oil/hexane
- 2- waste oil/hexane
- 3- waste oil/hexane
- 4- waste oil/hexane
- 5- waste oil/hexane
- 6- waste oil/hexane
- 7- waste oil/hexane
- 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/hexane/virgin motor oil/automatic trans. fluid/gasoline/diesel/hexane
- 16- waste oil/hexane/virgin motor oil/automatic trans. fluid/gasoline/diesel/hexane
- 17- waste oil/hexane/virgin motor oil/automatic trans. fluid/gasoline/diesel/hexane
- 18- waste oil/hexane/virgin motor oil/automatic trans. fluid/gasoline/diesel/hexane
- 19- waste oil/hexane/virgin motor oil/automatic trans. fluid/gasoline/diesel/hexane
- 20- waste oil/hexane/virgin motor oil/automatic trans. fluid/pale stock

**FORMER UNIT CONTENTS**

- 11- gasoline
- 12- gasoline
- 13- standard solvent
- 14- hexane
- 15- hexane
- 16- diesel
- 17- diesel
- 18- diesel



**LEGEND**

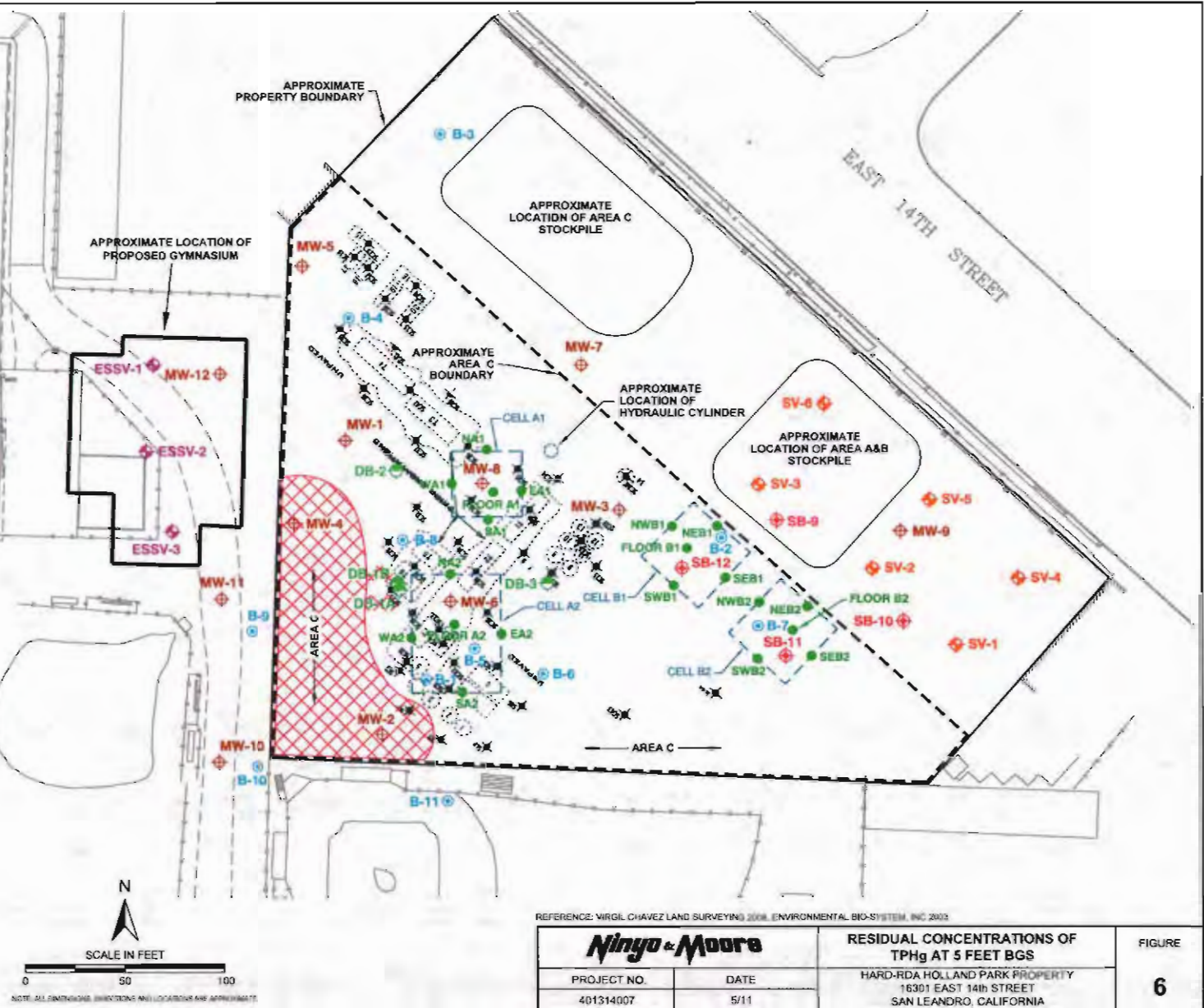
- ◆ **ESSV-3** APPROXIMATE LOCATION OF SOIL VAPOR BORING ADVANCED IN APRIL 2009
- ◆ **MW-12** APPROXIMATE LOCATION OF EXISTING GROUNDWATER MONITORING WELL
- **B-3** APPROXIMATE LOCATION OF EXPLORATORY BORING ADVANCED IN JULY 2007
- ◆ **SB-12** APPROXIMATE LOCATION OF BORING ADVANCED IN OCTOBER 2008
- **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
- ▣ **TPHg CONCENTRATIONS OF 300 - 4400 mg/kg**

**FORMER APT CONTAINERS**

- 1- waste oil/Aerosol
- 2- waste oil/Aerosol
- 3- waste oil/Aerosol
- 4- waste oil/Aerosol
- 5- waste oil/Aerosol
- 6- waste oil/Aerosol
- 7- waste oil/Aerosol
- 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/Aerosol/virgin motor oil/Automatic trans. fluid/pale stock
- 16- waste oil/Aerosol/virgin motor oil/Automatic trans. fluid/pale stock
- 17- waste oil/Aerosol/virgin motor oil/Automatic trans. fluid/pale stock
- 18- waste oil/Aerosol/virgin motor oil/Automatic trans. fluid/pale stock
- 19- waste oil/Aerosol/virgin motor oil/Automatic trans. fluid/pale stock
- 20- waste oil/Aerosol/virgin motor oil/Automatic trans. fluid/pale stock
- 21- waste oil/Aerosol/virgin motor oil/Automatic trans. fluid/pale stock
- 22- waste oil/Aerosol/virgin motor oil/Automatic trans. fluid/pale stock

**FORMER UST IDENTIFIERS**

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



REFERENCE: VIRGIL CHAVEZ LAND SURVEYING 2004, ENVIRONMENTAL BIO-SYSTEM, INC 2003

<b>Ningo &amp; Moore</b>		<b>RESIDUAL CONCENTRATIONS OF TPHg AT 5 FEET BGS</b>	HARD-RDA HOLLAND PARK PROPERTY 16301 EAST 14th STREET SAN LEANDRO, CALIFORNIA	FIGURE <b>6</b>
PROJECT NO. 4D1314007	DATE 5/11			

NOTE: ALL DIMENSIONS, DIMENSIONS AND LOCATIONS ARE APPROXIMATE

16301 East 14<sup>th</sup> Street  
San Leandro, California

May 24, 2011  
Project No. 401314007

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**APPENDIX A**

**ALAMEDA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH LETTER**



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

April 13, 2011

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](mailto:lepl@haywardrec.org)*)  
Hayward Area Recreation and Park District  
1099 E Street  
Hayward, CA 94541

Ms. Linda Gardner (*Sent via E-mail to: [linda.gardner@acgov.org](mailto:linda.gardner@acgov.org)*)  
Alameda County HCD  
224 West Winton Avenue, Room 108  
Hayward, CA 94544

Subject: Fuel Leak Case No. RO0000212 and GeoTracker Global ID T0600100709, Holland Oil, 16301 East 14<sup>th</sup> Street, San Leandro, CA 94580

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

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the subject site including the most recent document entitled, "Excavation, Grading, and Surface Cap Construction Report, HARD-RDA Holland Park Property, 16301 East 14<sup>th</sup> Street, San Leandro, California," dated March 2, 2011 and received by ACEH on March 18, 2011. Remedial activities have been completed and the case is under review for possible case closure. The site currently consists of two property parcels, Parcel 80C-479-6-21, which is owned by the Hayward Area Recreation and Park District (HARD) and Parcel 80C-479-6-20, which is owned by the County of Alameda. A bulk fuel storage and distribution facility that formerly occupied the site was the source of contamination over a wide area of the site. The former bulk fuel storage facility included eight underground storage tanks and numerous aboveground tanks. Although the bulk fuel storage and distribution facility was primarily located on the larger parcel owned by HARD (80C-479-6-21), the northwestern and southwestern portions of Parcel 80C-479-6-21 extend into the area formerly used as a bulk fuel storage and distribution facility. Remedial excavation has been conducted in these areas. In addition, a cap has been constructed as part of park construction to prevent exposure to residual contamination left in place.

In order to prevent potential future exposure to residual contamination and move the site towards case closure, a Covenant and Environmental Restriction on Property (Deed Restriction) along with an updated Site Management Plan (SMP) is needed for both parcels. The specific requirements are described in the technical comments below. We request that you address the technical comments below, perform the proposed work, and submit the documents requested below.

## TECHNICAL COMMENTS

1. **Site Management Plan.** In order to prevent future site users and workers from potential exposure to residual contamination, a site-specific Site Management Plan (SMP) is required. A "Soil Management Plan," dated February 5, 2010 was submitted on behalf of HARD by Ninyo & Moore. The February 5, 2010 Soil Management Plan was a draft document provided for contractor use during the excavation, grading, and development of the park site. We request that you prepare an updated SMP that describes long-term site management requirements for the park site that will prevent or minimize exposure to shallow residual contamination during and following any future activities that may disturb the protective surface cover at the site. The SMP is to include but not be limited to the following:

- Site Background.
- Summary of Remedial Actions and Current Environmental Conditions. This section is to include a series of site figures that clearly illustrate the expected concentrations of residual contamination left in place below the cap at depths of approximately 2 feet below current ground surface and 4 feet below current ground surface. The isoconcentration maps and analytical results for TPHg and TPHd in the report entitled, "Subsurface Exploration and Monitoring Well Installation," dated May 4, 2001 should be utilized and supplemented with more recent soil data. The locations of the remedial excavation cells, former USTs and ASTs, and former buildings are to be overlain on the base maps for each figure.
- Summary of Human Health Risks.
- Description of the Surface Cap.
- Institutional Controls (primarily from the Covenant and Environmental Restrictions on Property).
- Requirement for ACEH notification and approval of proposed activities that will disturb the cap.
- Requirements for a health and safety plan for all subsurface work.
- Protocols for Excavation or Grading and Management of Excavated Materials (to include odor and dust control). This section should also describe common procedures for repairing buried utilities that require trenching below the base of the cap.
- Inspection and Maintenance of the Cap.
- Contingency Plan for Discovery of Unknown Features of Environmental Concern.

The SMP is to address requirements for both parcels 80C-479-6-20 and 80C-479-6-21. Alternately, you may submit a separate SMP for each parcel.

2. **Finalization of Covenant and Environmental Restriction for Property for Parcel 80C-479-6-21.** HARD previously submitted a Draft Covenant and Environmental Restriction on Property. We request that Article III, Section 3.1.1 be modified to the following: "No Owner or User of the Burdened Property shall grow fruits or vegetables for consumption using site soils. Gardening on the Burdened Property shall only be permitted using imported soil within raised beds that do not allow direct contact between plant roots and the underlying site soil." Following submittal of an updated SMP as requested in technical comment 1, incorporation of a legal description of the property, and approval of the Covenant and Environmental Restriction on Property and SMP by ACEH management, the Covenant

and Environmental Restriction on Property will need to be signed and notarized by ACEH and HARD and then recorded with the Alameda County Recorder.

3. **Covenant and Environmental Restriction for Property for Parcel 80C-479-6-20.** Due to the residual contamination remaining in portions of Parcel 80C-470-6-20, a Covenant and Environmental Restriction on Property is required. We request that you use the Alameda County template to prepare a draft Covenant and Environmental Restriction on Property for ACEH review. You may request an electronic copy of the Alameda County Covenant and Environmental Restriction on Property template by sending an email with your request to [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org).

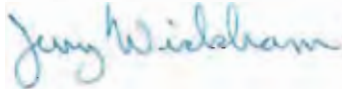
### TECHNICAL REPORT REQUEST

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

- **June 13, 2011** – Site Management Plan and Covenant and Environmental Restrictions on Property

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org).

Sincerely,



Digitally signed by Jerry Wickham  
DN: cn=Jerry Wickham, o=Alameda County  
Environmental Health, ou,  
email=jerry.wickham@acgov.org, c=US  
Date: 2011.04.13 18:27:46 -07'00

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

Attachment: Responsible Party(ies) Legal Requirements/Obligations  
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](mailto:markus@amicusenv.com))

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

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

GeoTracker, File

## Attachment 1

### Responsible Party(ies) Legal Requirements / Obligations

#### REPORT REQUESTS

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 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.waterboards.ca.gov/water\\_issues/programs/ust/electronic\\_submittal/](http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/)).

#### 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.

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>REVISION DATE:</b> July 20, 2010
	<b>ISSUE DATE:</b> July 5, 2005
	<b>PREVIOUS REVISIONS:</b> October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> 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

- Please **do not** submit reports as attachments to electronic mail.
- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection**.
- 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)

#### 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 [deh.loptoxic@acgov.org](mailto:deh.loptoxic@acgov.org)
  - 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, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
  - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
  - 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 [deh.loptoxic@acgov.org](mailto:deh.loptoxic@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**  
**2010 SOIL MANAGEMENT PLAN**

**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

June 22, 2010  
Project No. 401314005

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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- Figure 2 – Site Plan
- Figure 3 – Excavation Map

**Appendices**

- Appendix A – Alameda County Department of Environmental Health Comments
- Appendix B - Proposed Redevelopment Plan

## 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 (yds<sup>3</sup>) 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 yds<sup>3</sup> 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 yds<sup>3</sup> 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 yds<sup>3</sup> 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 yds<sup>3</sup> 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 field 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

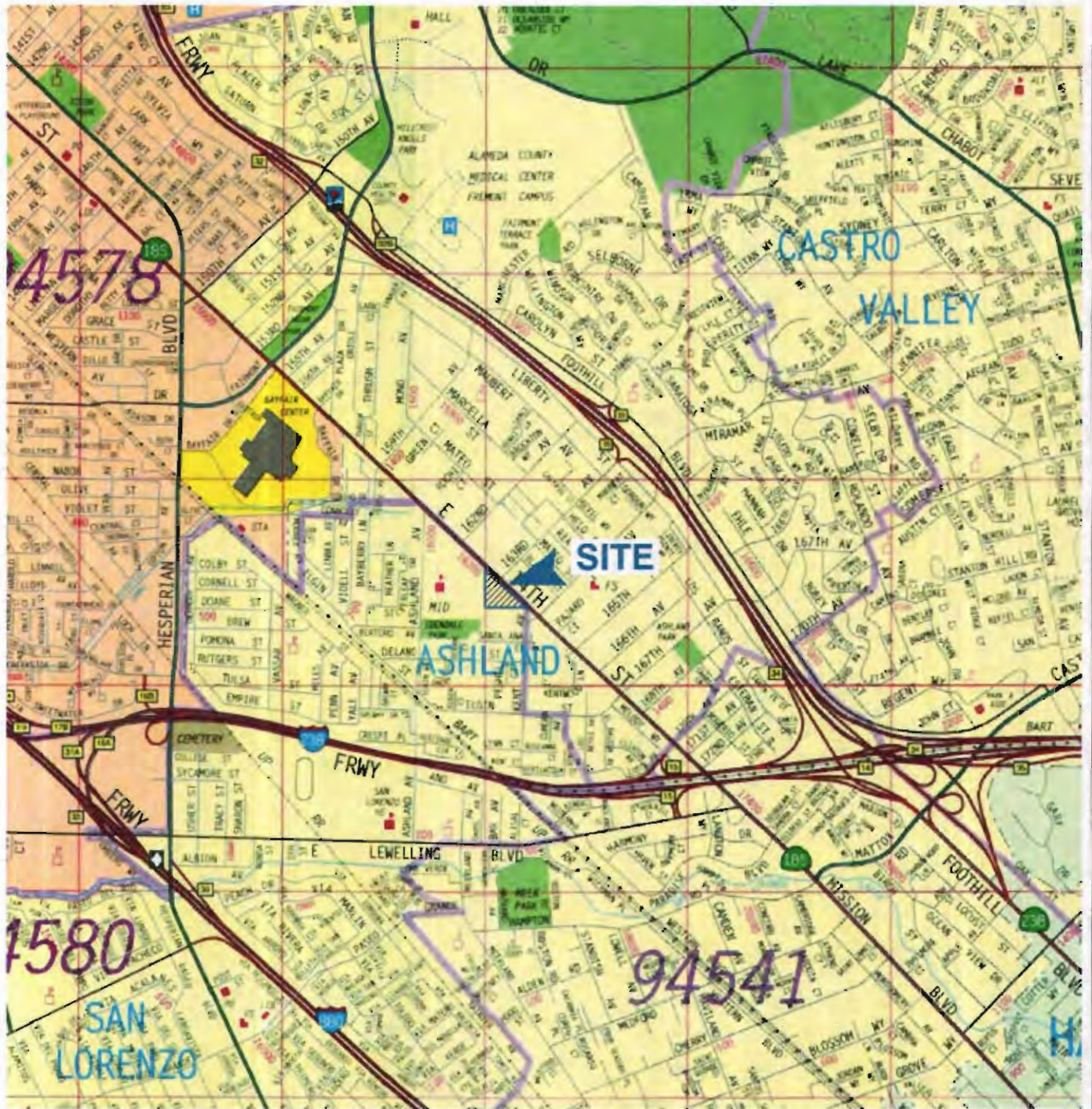
time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, 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.

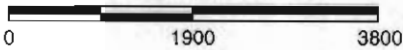
San Francisco Bay Regional Water Quality Control Board, May 2008 Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater.



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.

<b>Ninyo &amp; Moore</b>		<b>SITE LOCATION MAP</b>	FIGURE
PROJECT NO.	DATE		
401314005	2/10	HARD-RDA HOLLAND PARK PROPERTY 16301 EAST 14th STREET SAN LEANDRO, CALIFORNIA	<b>1</b>

**LEGEND**

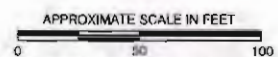
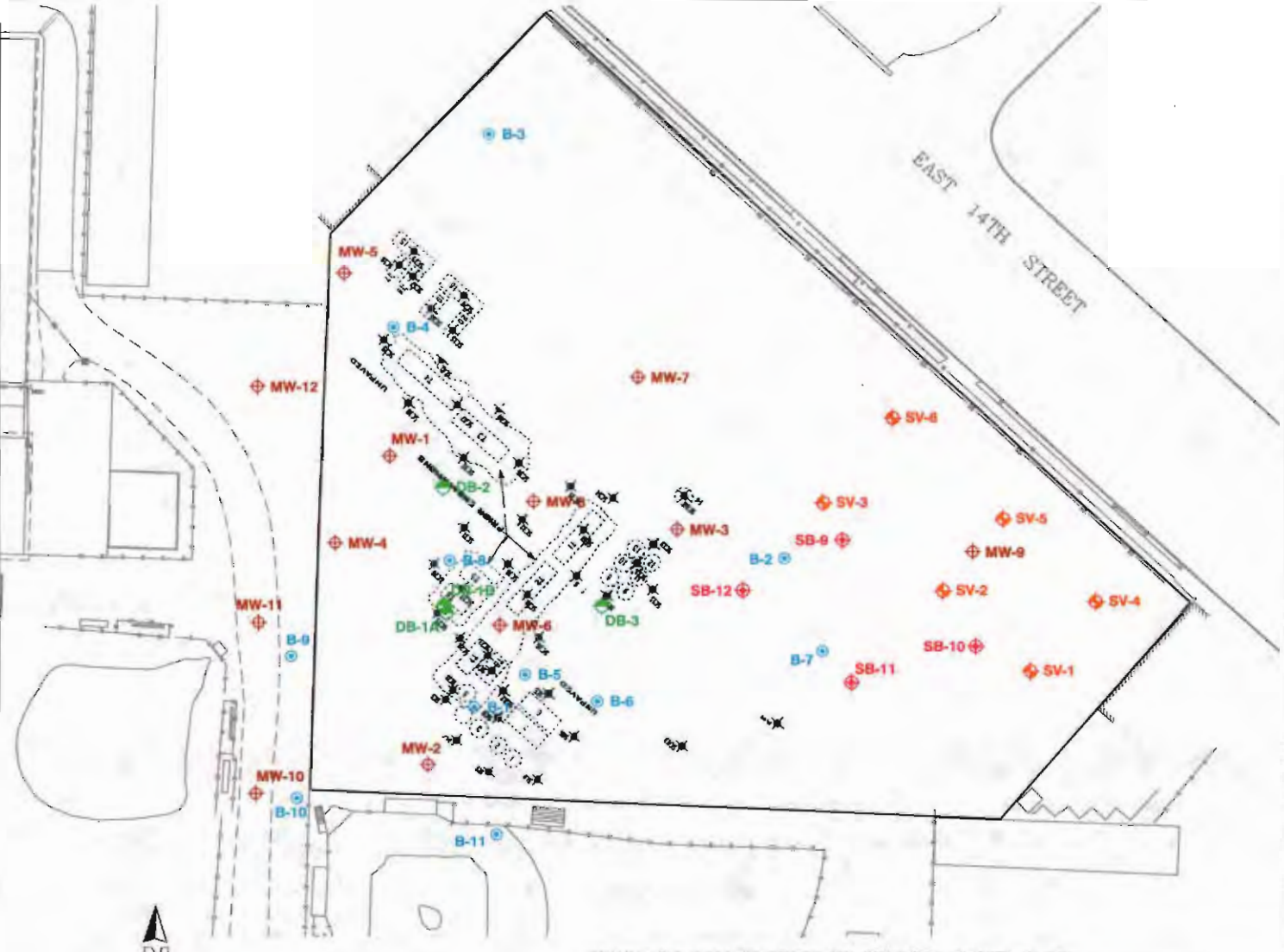
- ⊕ MW-12 APPROXIMATE LOCATION OF EXISTING GROUNDWATER MONITORING WELL
- ⊕ B-3 APPROXIMATE LOCATION OF EXPLORATORY BORING ADVANCED IN JULY 2007
- ⊕ SB-12 APPROXIMATE LOCATION OF BORING ADVANCED IN OCTOBER, 2008
- ⊕ DB-3 APPROXIMATE LOCATION OF DEEP BORING ADVANCED IN OCTOBER, 2008
- ⊕ SV-1 APPROXIMATE 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 UST CONTENTS**

- 1- waste oil/hexane
- 2- waste oil/hexane
- 3- waste oil/hexane
- 4- waste oil/hexane
- 5- waste oil/hexane
- 6- waste oil/hexane
- 7- waste oil/hexane
- 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/hexane/virgin motor oil/automatic trans. fluid/gasoline/diesel/hexane
- 16- waste oil/hexane/virgin motor oil/automatic trans. fluid/gasoline/diesel/hexane
- 17- waste oil/hexane/virgin motor oil/automatic trans. fluid/gasoline/diesel/hexane
- 18- waste oil/hexane/virgin motor oil/automatic trans. fluid/gasoline/diesel/hexane
- 19- waste oil/hexane/virgin motor oil/automatic trans. fluid/gasoline/diesel/hexane
- 20- waste oil/hexane/virgin motor oil/automatic trans. fluid/gasoline/diesel/hexane

**FORMER UST CONTENTS**

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

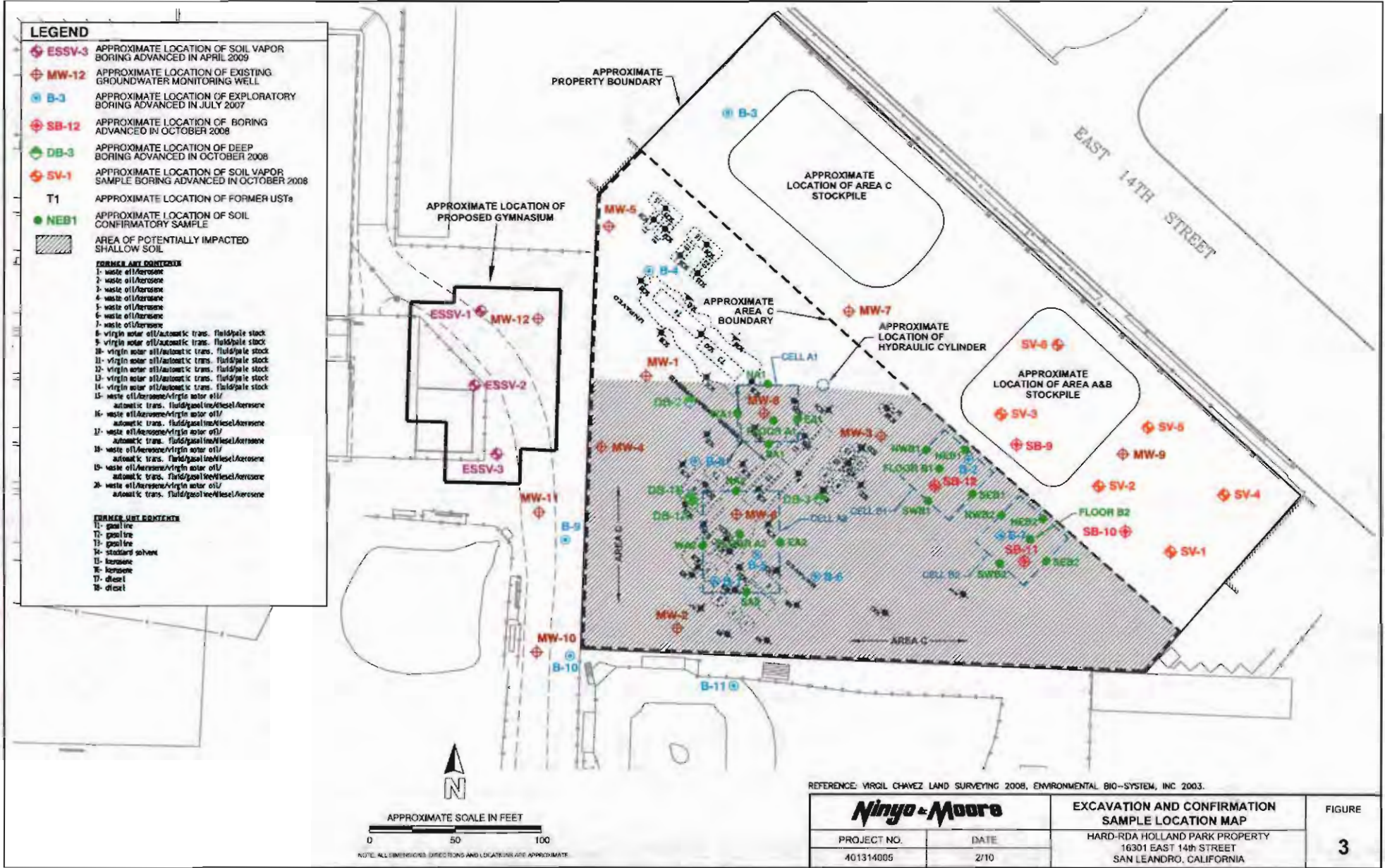


NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

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

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





**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](mailto: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 14<sup>th</sup> 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 14<sup>th</sup> 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  
RO0000212  
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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@acqgov.org](mailto:jerry.wickham@acqgov.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](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](mailto: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](mailto:markus@amicusenv.com))

Kris Larson, Ninyo & Moore, 1956 Webster Street, Suite 400, Oakland, CA 94612 (Sent via E-mail to: [klarson@ninyoandmoore.com](mailto: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](mailto:JREID@waterboards.ca.gov))

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

Geotracker, File

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>ISSUE DATE:</b> July 5, 2005
	<b>REVISION DATE:</b> March 27, 2009
	<b>PREVIOUS REVISIONS:</b> December 16, 2005, October 31, 2005
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> 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.

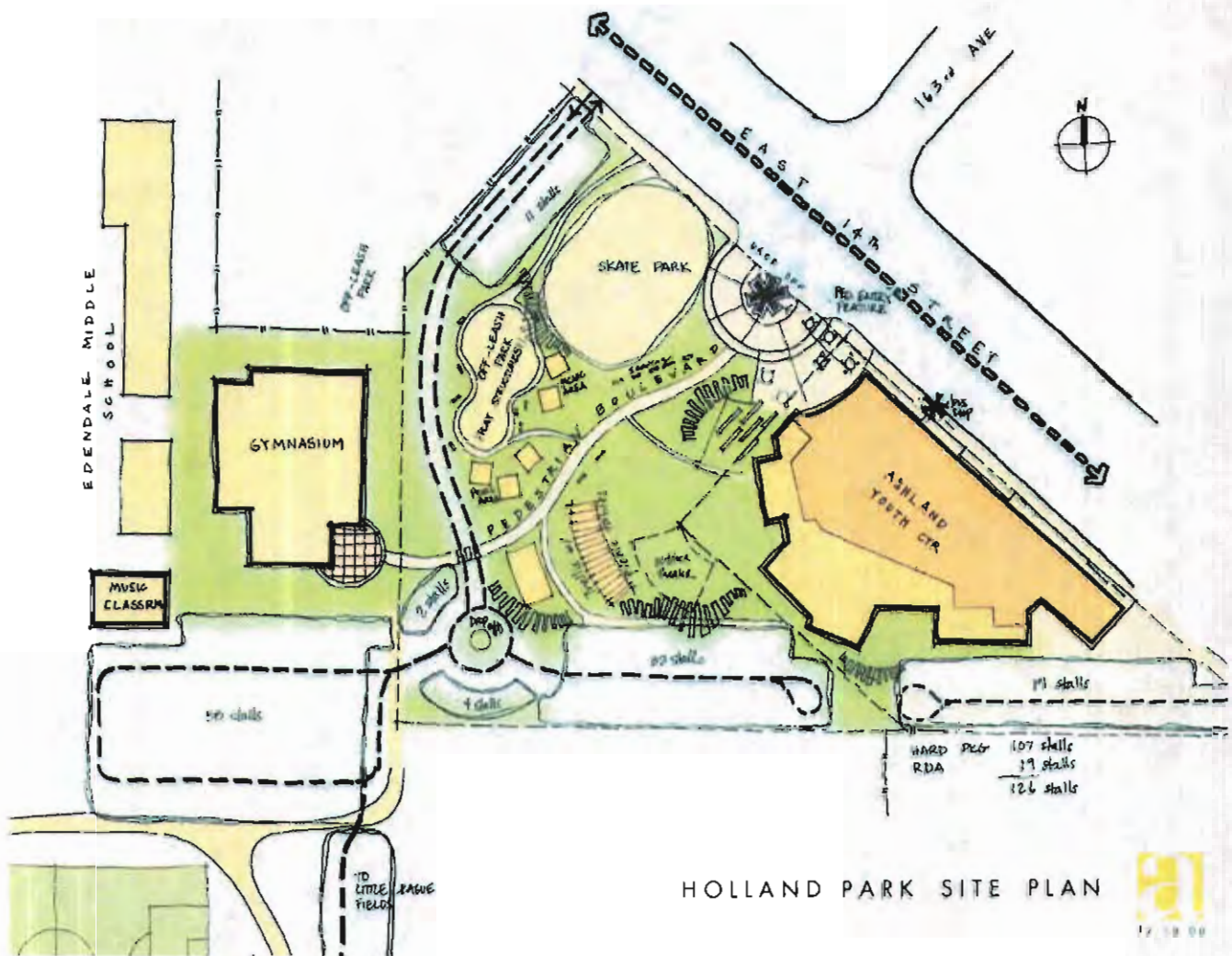
#### Submission Instructions

- 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](mailto: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](mailto: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**





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

**APPENDIX C**

**COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY**

**Recording Requested By:**

Hayward Area Recreation and Park District, and independent special district of the State of California

**When Recorded, Mail To:**

Ariu Levi, Director  
Alameda County Environmental Health Services  
1131 Harbor Bay Parkway  
Alameda, California 94502

**COVENANT AND ENVIRONMENTAL RESTRICTION  
ON PROPERTY**

Jack Holland Sr. Park, 16301 East 14th Street, San Leandro, California

This Covenant and Environmental Restriction on Property (this "Covenant") is made as of the \_\_\_ day of \_\_\_\_\_, 20\_\_ by Hayward Area Recreation and Park District, and independent special district of the State of California (HARD) ("Covenantor") who is the Owner of record of that certain property situated at 16301 East 14th Street, in the City of San Leandro, County of Alameda, State of California, which is more particularly described in Exhibit A attached hereto and incorporated herein by this reference (such portion hereinafter referred to as the "Burdened Property"), for the benefit of the Alameda County Environmental Health Services (the "County"), with reference to the following facts:

A. The Burdened Property and groundwater underlying the property contains hazardous materials.

B. Contamination of the Burdened Property. Soil at the Burdened Property was contaminated by a bulk fuel storage and distribution facility formerly owned by Holland Properties. These operations resulted in contamination of soil and groundwater with organic chemicals including fuel related petroleum hydrocarbon compounds (total petroleum hydrocarbons as gasoline and diesel), which constitute hazardous materials as that term is defined in Health & Safety Code Section 25260. Targeted removal was conducted as recommended in the Corrective Action Plan for remediation of source areas of total petroleum hydrocarbons as gasoline and diesel impacted soil on site. Groundwater remediation was not conducted.

C. Exposure Pathways. The contaminants addressed in this Covenant are present in soil and groundwater on the Burdened Property. Without the mitigation measures which have been performed on the Burdened Property, exposure to these contaminants could take place via in

place contact, surface water-runoff, and wind dispersal, resulting in dermal contact, inhalation or ingestion by humans, etc. The risk of public exposure to the contaminants has been substantially lessened by the remediation and controls described herein.

D. Adjacent Land Uses and Population Potentially Affected. The Burdened Property is used for recreation purposes and is adjacent to commercial and residential land uses.

E. Full and voluntary disclosure to the County of the presence of hazardous materials on the Burdened Property has been made and extensive sampling of the Burdened Property has been conducted.

F. Covenantor desires and intends that in order to benefit the County, and to protect the present and future public health and safety, the Burdened Property shall **be used** in such a manner as to avoid potential harm to persons or property that may result **from hazardous materials** that may have been deposited on portions **of the Burdened Property**.

## ARTICLE I GENERAL PROVISIONS

1.1 Provisions to Run with the Land. This Covenant sets forth protective provisions, covenants, conditions and restrictions (collectively referred to as "Restrictions") upon and subject to which the Burdened Property and every **portion thereof** shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, **and/or conveyed**. The restrictions set forth in Article III are reasonably necessary to protect present and future human health and safety or the environment as a result of the presence on the land of hazardous materials. Each and all of the Restrictions shall run with the land, and pass with each and every portion of the Burdened Property, and shall apply to, inure to the benefit of, and bind the respective successors in interest thereof, for the benefit of the **County and all Owners and Occupants**. Each and all of the Restrictions are imposed upon the **entire Burdened Property** unless expressly **stated** as applicable to a specific portion of the Burdened Property. Each and all of the Restrictions **run** with the land pursuant to section 1471 of the Civil Code. Each and all of the Restrictions **are enforceable** by the County.

1.2 Concurrence of Owners and Lessees Presumed. All purchasers, **lessees**, or possessors of any portion of the Burdened Property shall be deemed by their purchase, leasing, or possession of such **Burdened Property**, to be in accord with the foregoing and to agree for and among themselves, their heirs, successors, and **assignees**, and the agents, employees, and lessees of such owners, heirs, successors, and assignees, **that** the Restrictions as herein **established** must be adhered **to** for the benefit of the **County and the Owners and Occupants of the Burdened Property** and that the interest of the Owners and Occupants of the Burdened Property shall be subject to the Restrictions contained herein.

1.3 Incorporation into Deeds and Leases. Covenantor desires and covenants that the Restrictions set out herein shall be incorporated in and attached to each and all deeds and leases of any portion of the Burdened Property. Recordation of this Covenant shall be deemed binding on all successors, assigns, and lessees, regardless of whether a copy of this Covenant and Agreement has been attached to or incorporated into any given deed or lease.

1.4 Purpose. It is the purpose of this instrument to convey to the County real property rights, which will run with the land, to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

## ARTICLE II DEFINITIONS

2.1 County. "County" shall mean the Alameda County Environmental Health Services and shall include its successor agencies, if any.

2.2 Improvements. "Improvements" shall mean all buildings, roads, driveways, regradings, and paved parking areas, constructed or placed upon any portion of the Burdened Property.

2.3 Occupants. "Occupants" shall mean Owners and those persons entitled by ownership, leasehold, or other legal relationship to the exclusive right to use and/or occupy all or any portion of the Burdened Property.

2.4 Owner or Owners. "Owner" or "Owners" shall mean the Covenantor and/or its successors in interest, who hold title to all or any portion of the Burdened Property.

## ARTICLE III DEVELOPMENT, USE AND CONVEYANCE OF THE BURDENED PROPERTY

3.1 Restrictions on Development and Use. Covenantor promises to restrict the use of the Burdened Property as follows:

**[INCLUDE THE FOLLOWING PROVISIONS, A-I, IF APPROPRIATE]:**

- a. Development of the Burdened Property shall be restricted to a public park;
- b. No residence for human habitation shall be permitted on the Burdened Property;
- c. No hospitals shall be permitted on the Burdened Property;
- d. No schools for persons under 21 years of age shall be permitted on the Burdened Property;
- e. No day care centers for children or day care centers for Senior Citizens shall be permitted on the Burdened Property;
- f. No Owners or Occupants of the Property or any portion thereof shall conduct any

excavation work on the Property, unless expressly permitted in writing by the County. Any contaminated soils brought to the surface by grading, excavation, trenching, or backfilling shall be managed by Covenantor or his agent in accordance with all applicable provisions of local, state and federal law;

g. All uses and development of the Burdened Property shall be consistent with any applicable County Cleanup Order or Soil Management Plan, each of which is hereby incorporated by reference including future amendments thereto. All uses and development shall preserve the integrity of any cap, any remedial measures taken or remedial equipment installed, and any groundwater monitoring system installed on the Burdened Property pursuant to the requirements of the County, unless otherwise expressly permitted in writing by the County.

h. No Owners or Occupants of the Property or any portion thereof shall drill, bore, otherwise construct, or use a well for the purpose of extracting water for any use, including but not limited to, domestic, potable, or industrial uses, unless expressly permitted in writing by the County.

i. The Owner shall notify the County of each of the following: (1) The type, cause, location and date of any disturbance to any cap, any remedial measures taken or remedial equipment installed, and of the groundwater monitoring system installed on the Burdened Property pursuant to the requirements of the County, which could affect the ability of such cap or remedial measures, remedial equipment, or monitoring system to perform their respective functions and (2) the type and date of repair of such disturbance. Notification to the County shall be made by registered mail within ten (10) working days of both the discovery of such disturbance and the completion of repairs;

j. The Covenantor agrees that the County, and/or any persons acting pursuant to County cleanup orders, shall have reasonable access to the Burdened Property for the purposes of inspection, surveillance, maintenance, or monitoring, as provided for in Division 7 of the Water Code.

k. No Owner or Occupant of the Burdened Property shall act in any manner that will aggravate or contribute to the existing environmental conditions of the Burdened Property. All use and development of the Burdened Property shall preserve the integrity of any capped areas.

1. No Owner or Occupant of the Burdened Property shall use the Burdened Property to grow fruits or vegetables for consumption.

3.2 Enforcement. Failure of an Owner or Occupant to comply with any of the restrictions, as set forth in paragraph 3.1, shall be grounds for the County, by reason of this Covenant, to have the authority to require that the Owner modify or remove any Improvements constructed in violation of that paragraph. Violation of the Covenant shall be grounds for the County to file civil actions against the Owner as provided by law.

3.3 Notice in Agreements. After the date of recordation hereof, all Owners and Occupants shall execute a written instrument which shall accompany all purchase agreements or leases

relating to the property. Any such instrument shall contain the following statement:

The land described herein contains hazardous materials in soils and in the ground water under the property, and is subject to a deed restriction dated as of \_\_\_\_\_, 199\_, and recorded on \_\_\_\_\_, 199\_, in the Official Records of \_\_\_\_\_ County, California, as Document No. \_\_\_\_\_, which **Covenant and Restriction** imposes certain covenants, conditions, and restrictions on usage of the property described herein. This statement is not a declaration that a hazard exists.

#### ARTICLE IV VARIANCE AND TERMINATION

4.1 Variance. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or any portion thereof may apply to the County for a written variance from the provisions of **this Covenant**.

4.2 Termination. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or a portion thereof may apply to the County for a termination of the Restrictions as they apply to all or any portion of the Burdened Property.

4.3 Term. Unless terminated in accordance with paragraph 4.2 above, by law or otherwise, this Covenant shall continue in effect in perpetuity.

#### ARTICLE V MISCELLANEOUS

5.1 No Dedication Intended. Nothing set forth **herein shall** be construed to be a gift or dedication, or offer of a gift or dedication, of the Burdened Property or any portion thereof to the general **public**.

5.2 Notices. Whenever any person gives or serves any notice, demand, or other communication with respect to this Covenant, each such notice, demand, or other communication shall be in writing and shall be deemed effective (1) when delivered, if personally delivered to the person being served or **official** of a government agency being served, or (2) three (3) **business days after deposit in the mail if mailed by United States mail**, postage paid certified, return receipt requested:

*If To: "Covenantor"*

Hayward Area Recreation and Park District, and independent special district of the State of California, 1099 E Street, Hayward, California, 94541

If To: "County"  
Alameda County Environmental Health Services  
Attention: Director  
1131 Harbor Bay Parkway  
Alameda, California 94502

5.3 Partial Invalidity. If any portion of the Restrictions or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such portion had not been included herein.

5.4 Article Headings. Headings at the beginning of each numbered article of this Covenant are solely for the convenience of the parties and are not a part of the Covenant.

5.5 Recordation. This instrument shall be executed by the Covenantor and by the Director of Environmental Health Services. This instrument shall be recorded by the Covenantor in the County of Alameda within ten (10) days of the date of execution.

5.6 References. All references to Code sections include successor provisions.

5.7 Construction. Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the Covenant to effect the purpose of this instrument and the policy and purpose of the Water Code. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

IN WITNESS WHEREOF, the parties execute this Covenant as of the date set forth above.  
Covenantor: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Agency: Alameda County  
Environmental Health Services

By: \_\_\_\_\_  
Title: Director  
Date: \_\_\_\_\_





EXHIBIT A  
LEGAL DESCRIPTION OF PROPERTY



16301 East 14<sup>th</sup> Street  
San Leandro, California

May 24, 2011  
Project No. 401314007

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**APPENDIX D**  
**ANNUAL INSPECTION CHECKLIST**

Date: \_\_\_\_\_  
 Time: \_\_\_\_\_  
 Inspectors: \_\_\_\_\_  
 Equipment: \_\_\_\_\_

monthly  
 quarterly \_\_\_\_\_  
 other \_\_\_\_\_  
 annually \_\_\_\_\_

Site Security/Fencing				
	A	U	NA	Comments/Repair Date and Signature
Damage				
Breaks				
Wear/Corrosion				
Movement of Gate				
Gate Locks				
Piping/Undermining				

Cover Fill				
	A	U	NA	Comments/Repair Date and Signature
Exposed Wastes				
Settlement				
Subsidence				
Erosion				
Cracks				
Localized Settlement				
Water Ponding				
Surficial Slumping				

Drainage and Erosion Control (Western Slope)				
	A	U	NA	Comments/Repair Date and Signature
Excessive Erosion				
Stumping/Sliding				
Exposed Waste				
Ponded Water				

Irrigation/Water Lines				
	A	U	NA	Comments/Repair Date and Signature
Flexible Connectors				
Secondary Containment				
Moisture Sensors				
Rain Sensors				
Automatic Shut off Valve				

A=Acceptable      U=Unacceptable      NA=Not Applicable

O & M Professional: \_\_\_\_\_  
 O & M Coordinator: \_\_\_\_\_

Date: \_\_\_\_\_  
 Date: \_\_\_\_\_

May 24, 2011  
Project No. 401314007

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

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

Dear Mr. Lepore:

Ninyo & Moore has prepared the enclosed Site Management Plan, as directed by the Alameda County Environmental Health, in order to move the site towards case closure and to prevent potential future exposure of park users/workers to residual contamination 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.

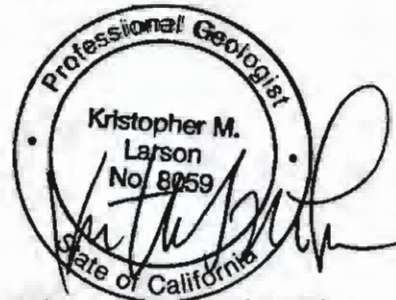
Sincerely,  
**NINYO & MOORE**

*M. Terry*

Melissa Terry  
Senior Staff Scientist

MAT/KML/csj

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



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



## HAYWARD AREA RECREATION AND PARK DISTRICT

1099 'E' Street, Hayward, California 94541-5299 • Telephone (510) 881-6700 FAX (510) 888-5758

June 3, 2011

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

### PERJURY STATEMENT BY RESPONSIBLE PARTY

I declare under penalty of perjury, that the information and recommendations contained in the attached report are true and correct to the best of my knowledge.

Mr. Lawrence R. Lepore  
Park Superintendent  
Hayward Area Recreation and Park District

#### BOARD OF DIRECTORS

Louis M. Andrade  
Paul W. Hodges Jr.  
Minane Jameson  
Carol A. Pereira  
Dennis M. Waespi

#### GENERAL MANAGER

Rita Bedoya Shue