# 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

February 5, 2010
Project No. 401314005

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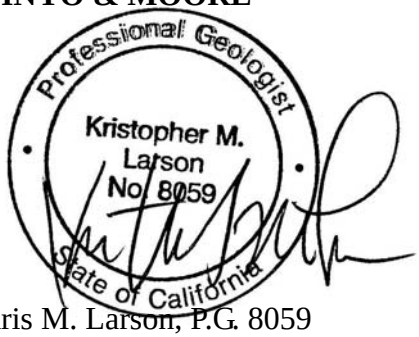
Mr. Lawrence R. Lepore
Park Superintendent
Hayward Area Recreation and Park District
1099 E Street
Hayward, California 94541

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

Dear Mr. Lepore:

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

Sincerely,
**NINYO & MOORE**




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

GDR/KML/csj

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

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## 1. INTRODUCTION

This Soil Management Plan (SMP) has been prepared to provide procedures and criteria to guide grading operations at the Former Holland Oil Site property located at 16301 East 14th Street in San Leandro, California (site, Figure 1). This SMP outlines the steps needed for excavation in areas where contaminated soil and/or groundwater potentially exist on site. This SMP is a preliminary draft document, and is for contractor use only. A final SMP will be prepared after the Draft Correctional Action Plan Implementation Report and this Draft SMP is reviewed by the Alameda County Department of Environmental Health (ACDEH). Comments issued by the ACDEH will be responded to and incorporated into each of the documents, which will then be finalized.

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 A.

## 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 where 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 ($yds^3$) 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 $yds^3$ 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 $yds^3$ 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 $yds^3$ 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 $yds^3$ 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 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.

#### 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 critereia 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

TPH-d impacted soil was encountered in several areas within the southern section of Area C. Moderate concentrations of PCBs were also reported in soil stockpile samples from southern Area C soil. The General Contractor is required to contact the SMP Program Manager and the owner's representative if physical signs (including stained and/or odorous soil) of impacted soil are observed during excavation and grading activities. It is likely that impacted soil will be encountered in shallow soil in the southern section of Area C. If impacted soil is encountered during excavation activities, the soils will be stockpiled and sampled for waste classification as 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, wastewater 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 Bored (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 Manger 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 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 petroleum hydrocarbon impacted soil remaining on site. Additionally, as required in the Covenant and Environmental Restrictions (Covenant) for the site, the ACDEH must be notified prior to activities relating to excavation, drilling, remediation, groundwater use, or disturbance of a surface cap. A copy of the Covenant is presented in Appendix B.

## 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.

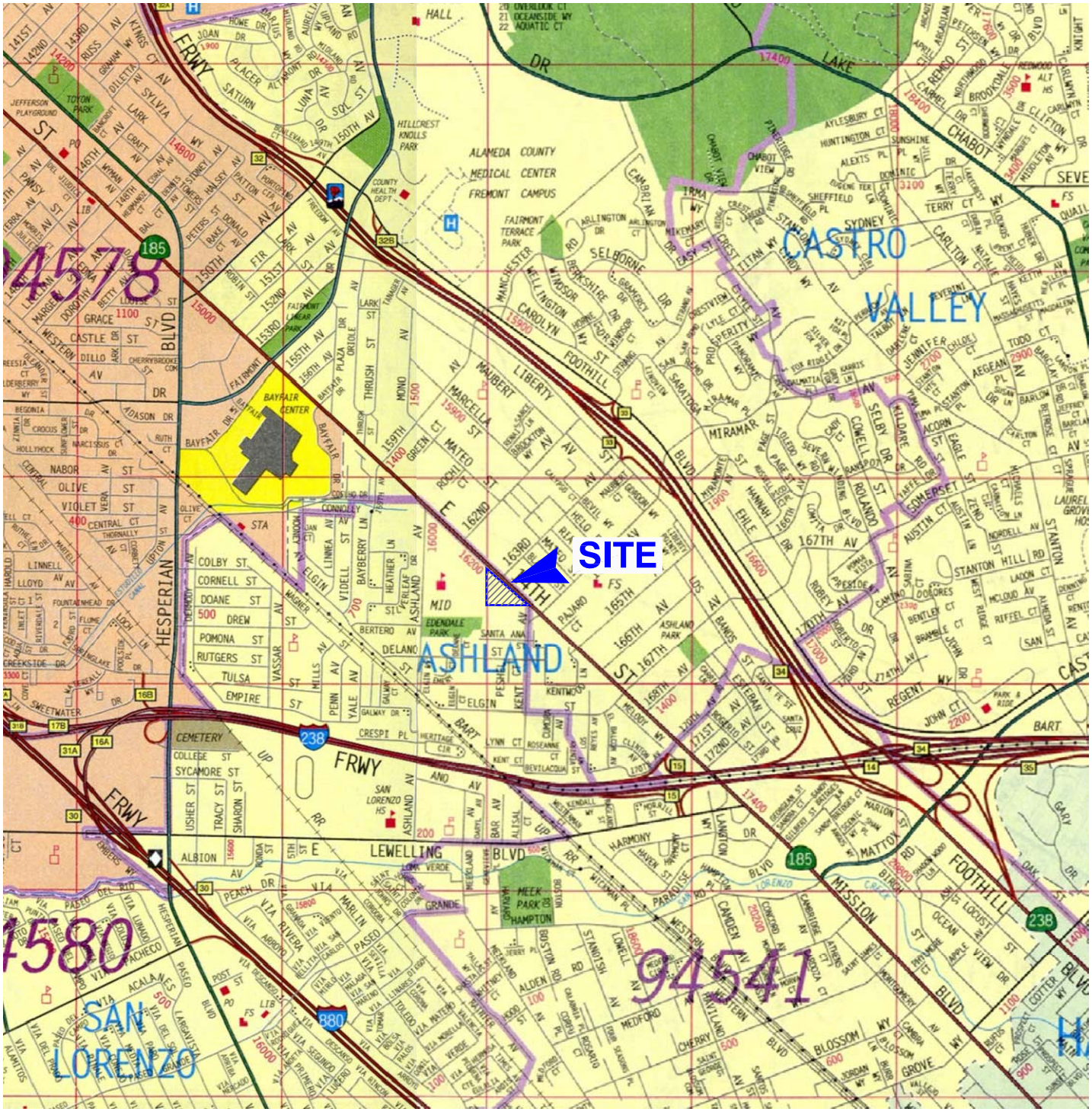
This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information or has questions regarding the content, 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.

N

APPROXIMATE SCALE IN FEET

0 1900 3800

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

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

## LEGEND

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

**FORMER ABT CONTENTS**

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

**FORMER UST CONTENTS**

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

EAST 14TH STREET

B-3 MW-5 B-4 MW-12 MW-7 SV-6 MW-1 DB-2 MW-8 SV-3 SV-5 MW-3 SB-9 MW-4 B-2 MW-9 B-8 DB-1B SB-12 SV-2 SV-4 MW-11 DB-1A MW-6 DB-3 B-9 SB-10 B-7 SB-11 B-5 SV-1 B-6 B-1 MW-2 MW-10 B-10 B-11

UNPAVED

PRIVATE EXCLUSIVE EASEMENT

N

APPROXIMATE SCALE IN FEET

0 50 100

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

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

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

## LEGEND

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

**FORMER ABT CONTENTS**

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

**FORMER UST CONTENTS**

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

APPROXIMATE PROPERTY BOUNDARY
APPROXIMATE LOCATION OF PROPOSED GYMNASIUM
APPROXIMATE LOCATION OF AREA C STOCKPILE
APPROXIMATE AREA C BOUNDARY
APPROXIMATE LOCATION OF HYDRAULIC CYLINDER
APPROXIMATE LOCATION OF AREA A&B STOCKPILE
EAST 14TH STREET
AREA C
CELL A1
CELL A2
CELL B1
CELL B2
FLOOR A1
FLOOR A2
FLOOR B1
FLOOR B2
UNPAVED
ENGINEERED WETLAND
GRAVEL
B-3
B-4
B-8
B-1B
B-9
B-5
B-1
B-6
B-10
B-11
B-2
B-7
MW-5
MW-1
MW-4
MW-11
MW-2
MW-10
MW-8
MW-3
MW-6
MW-7
MW-9
ESSV-1
ESSV-2
ESSV-3
DB-2
DB-1B
DB-1A
DB-3
SB-9
SB-12
SB-10
SB-11
SV-1
SV-2
SV-3
SV-4
SV-5
SV-6
NA1
WA1
EA1
SA1
NA2
WA2
EA2
SA2
NWB1
NEB1
SEB1
SWB1
NWB2
NEB2
SEB2
SWB2

N

APPROXIMATE SCALE IN FEET
0 50 100

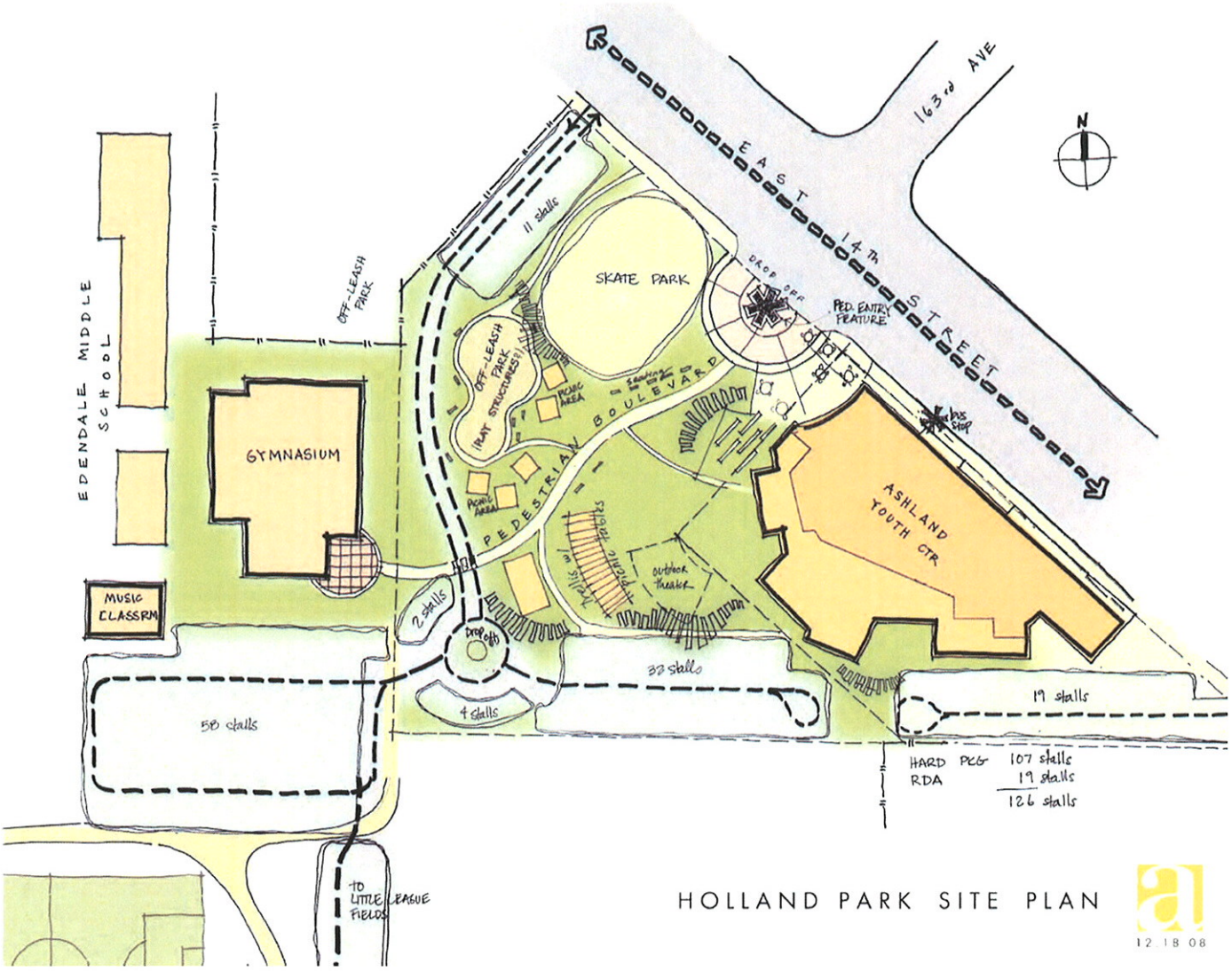
NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

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

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

# APPENDIX A

# 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

amicus - STRATEGIC ENVIRONMENTAL CONSULTING

# APPENDIX B

# COVENANT AND ENVIRONMENTAL RESTRICTIONS ON THE PROPERTY