

720 Koll Center Parkway, Suite 134, Pleasanton, CA 94566 (510) 426-5395 FAX (510) 426-5391



FACSIMILE TRANSMISSION COVER PAGE

Date: 11/20/95

To: MR. Scott Seery w/ Alameda County Health Dept.

Fax Number: 337-9335

Number of Pages To Follow: 9

From: Gary Mulkey

Telephone: (510) 426-5395

Message: Scott: Fax copy of work plan for Hollman oil. Handcopy is in the mail. Any? Please call.

TMS

[Signature]

Also: Letter to Vanni is attached.

Note: Please call if the total number of pages indicated is not received.

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November 15, 1995

Mr. Anthony Varni
Varni, Fraser, Hartwell & Rodgers
P.O. Box 570
Hayward, CA 94543

RE: Access to parcels located at E. 14th Street
San Leandro, California

Dear Mr. Varni:

Our firm, Compliance & Closure, Inc. (CCI), has been retained by Ms. Barbara Holland and Messrs Jay and Guy Holland to assist them with the investigation of certain environmental contamination that apparently exists at 16301 E. 14th Street.

We have been in contact with Mr. Scott Seery at the Alameda County Department of Environmental Health (ACDEH) and he has required the Hollands to immediately conduct a Preliminary Site Assessment to locate all aboveground and underground storage tanks on all the parcels that comprise the site, determine the lateral and vertical extent of any soil and groundwater contamination and prepare a Decommissioning/Closure Plan for the tanks at the site. In order to commence with these tasks, CCI needs the cooperation and assistance of your client, Ms. Ann Marie Holland Tiers and the Estate of Jack M. Holland Sr.

CCI will be conducting a Preliminary Site Assessment (PSA) in the very near future. The PSA will include a search of the site to locate all underground and aboveground storage tanks, the installation of groundwater monitoring wells, a survey of the tanks and the wells, and the sampling and analysis of soil and groundwater samples. Removal of the storage tanks at the site is expected to take place in the near future. In order to accomplish all these tasks in accordance with the requirements of the Alameda County Department of Environmental Health and the Alameda County District Attorney's Office, it is necessary for Ann Marie Holland to share in the costs and expenses of the investigation/remediation at the subject site. Barbara Holland and Ann Marie Holland have been named Potentially Responsible Parties (PRPs) for the investigation and remediation of the site, therefore they are both responsible for the costs related to such investigation and remediation.

Holland/Varni
Page 2

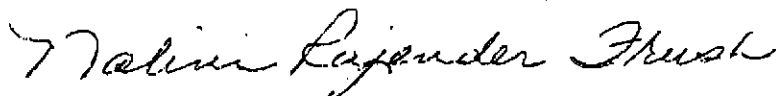
In addition, Ms. Barbara Holland has instructed CCI to immediately proceed with the application process to the Underground Storage Tank Cleanup Fund. We understand Mr. Bernie Rose initially started the process and our firm has been requested to continue with that process. It is in the best interest of all parties to cooperate in this effort as well.

Ms. Barbara Holland, as well as Guy and Jay Holland, intend to bear their share of the costs related to the environmental investigation and remediation at the Holland site. They assume and expect that Ann Marie Holland and the Estate of Jack Holland Sr. will do the same. All costs will be itemized and will be provided to you in order that Ms. Holland can pay her share of the costs.

CCI intends to commence the investigation upon receiving approval of the Work Plan from the ACDEH. The cooperation and assistance of Ms. Ann Marie Holland and the Estate of Jack Holland Sr. are appreciated and necessary.

Please call me if you have any questions.

Very truly yours,



Nalini Rajender Frush
Principal

cc: Ms. Barbara Holland
Mr. Scott Seery, ACDEH

NRF/lt

7020 Koll Center Parkway, Suite 134, Pleasanton, CA 94566 (510) 426-5395 FAX (510) 426-5391



November 14, 1995

Alameda County Department of Environmental Health
Hazardous Materials Division
1131 Harborbay Parkway
Alameda, California 94501

Attention: Mr. Scott Seery

Subject: Work Plan for Preliminary Site Assessment
Former Jack Holland Sr. Oil Company
16301 East 14th Street, San Leandro, CA
(CCI Project No. 12059-1)

Dear Mr. Seery:

On behalf and at the request of Ms. Barbara Holland, Compliance & Closure, Inc. (CCI) hereby submits this Work Plan to perform a Preliminary Site Assessment at the former Jack Holland Sr. Oil Company site located at 16301 East 14th Street, San Leandro, Alameda County, California.

The Work Plan includes a search for underground fuel tanks, and surveying the location of those tanks to a common datum. In addition, CCI proposes to install three groundwater monitoring wells at locations which should provide additional and more accurate information about the extent of hydrocarbon contamination at the property at those locations.

CCI is prepared to start work on this project upon approval of this work plan and would appreciate your comments. If you have any questions, please call our office at (510) 426-5395.

Sincerely,
Compliance & Closure, Inc.

A handwritten signature in dark ink, appearing to read "Gary R. Mulkey". The signature is fluid and cursive, written over a few lines.

Gary R. Mulkey, R.G. 5842

cc: Ms Barbara Holland

WORK PLAN
FOR
PRELIMINARY SITE ASSESSMENT
AT
FORMER JACK HOLLAND SR. OIL COMPANY
16301 EAST 14TH STREET, SAN LEANDRO, CALIFORNIA

At the request of Alameda County Department of Environmental Health, and on behalf of Ms. Barbara Holland, Compliance & Closure, Inc. (CCI) has prepared this work plan to conduct a Preliminary Site Assessment at the former Jack Holland Sr. Oil Company property, located at 16301 East 14th Street in the City of San Leandro, Alameda County, California, (Figure 1).

BACKGROUND

The Jack Holland Sr. Oil Company property is comprised of approximately 3.5 acres and was formerly a bulk fuel storage and retail facility. There are several above-ground storage tanks and 3 to 5 underground fuel storage tanks currently on the site. The site is located in a commercial area, bound on the south and west sides by a park and recreation facility and an elementary school and by used car lots on the north and east sides. The facility was in operation from approximately 1960 to the mid-1980s.

In 1990, the firm of Crosby and Overton conducted a limited site investigation around the underground fuel tanks located toward the south end of the property. The investigation involved drilling 5 soil borings. Total petroleum hydrocarbons as diesel (TPHD) was reported in soil samples collected from the fuel tank area. TPHD concentrations were reported as high as 25,000 parts-per-million (ppm). Groundwater was encountered at approximately 15 feet below the surface. Due to the close proximity of the groundwater to the contaminated soil, groundwater at the site may have been impacted by hydrocarbons.

Site Assessment Objectives

The purpose of this Preliminary Site Assessment is to determine the location of all underground storage tanks on the property, and to survey the site to a common datum. In addition, CCI will install three groundwater monitoring wells at the perimeters of the property, on parcels of property in which Ms. Barbara Holland has an interest (Figure 2). (CCI is currently negotiating with the estate of Jack M. Holland Sr. to also obtain access of the property

Work Plan
Fromer Jack Holland Sr. Oil Company
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owned by the estate). The purpose of the wells is to a) determine the groundwater flow direction at the site, and b) determine the potential sources and extent of any groundwater contamination. Since the investigation conducted by Crosby & Overton, Inc. in September, 1990 was limited to the area adjacent to two underground diesel storage tanks, the proposed locations of the wells were determined based on the following factors:

1. They are a distance from the areas of known contamination, therefore they will provide information regarding the lateral extent of groundwater contamination;
2. They are positioned to provide groundwater directional data and;
3. They should not interfere with any tank removal activities.

The soil and groundwater samples from the wells will be sampled for total petroleum hydrocarbons as gasoline (TPHG) and benzene, toluene, ethylbenzene and xylenes (BTEX) and TPHD and for chlorinated solvents, since there is also an underground solvent storage tank at the site.

SCOPE OF WORK

Underground Tank Search

CCI proposes to retain a subsurface locating firm to search the site to establish the number and locations of underground storage tanks. The subcontracted firm will use a T-W6 M-Scope by Fisher Industries, which sends a radio signal into the ground; if metal is encountered, the signal is sent back to the surface by the instrument. The instrument is capable of detecting up a signal to a depth of 9 feet. The discovered tanks will be marked at the surface with paint for incorporation onto a site map.

Well Installation

A total of three exploratory borings will be drilled with a truck-mounted, B-53 drill rig, using 8-inch outside diameter hollow stem augers, which will be cleaned prior to use. Each well will be installed under approved permits of the City of San Leandro and Alameda County Flood Control and Water Conservation District (Zone 7). The borings will be advanced to the uppermost water bearing stratum, and advanced 10 feet into the aquifer or terminated in an aquitard underlying that stratum. A CCI geologist will log the borehole by collecting samples at 5-foot intervals, lithologic contacts of interest and areas of obvious contamination. Upon retrieval, the sampler will be disassembled into its component parts. One or more of the selected brass liners will be selected for chemical analysis. The ends of the selected liner(s) will be sealed with aluminum foil, capped with plastic caps, labeled, logged on chain-of-custody forms and stored in a chilled chest containing ice for preservation in the field and during transport

Work Plan
Former Jack Holland Sr. Oil Company
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to the analytical laboratory. If a clay layer is identified, a sample will be collected and a particle analysis run, using ASTM D-422 Test Method. Each boring will be logged using the Unified Soil Classification System. Drill cuttings will be placed on and covered by plastic and left at the site pending laboratory analysis of the soil.

The monitoring wells will be constructed using 2-inch diameter schedule 40 polyvinyl chloride (PVC) well casings. Ten-to-fifteen feet of 0.020 - inch screen will be used. The final well design will depend upon subsurface conditions encountered. The annulus between the casing and the borehole will be backfilled with 2/12 sand to about 2 feet above the screen interval. A bentonite clay spacer 1 foot thick will be placed above the sand pack, and cement grout will be pumped from above the bentonite to the surface. A watertight, locking, vault box will cap each well. The wells will be developed prior to sampling, and sampled according to CCI's Sampling Protocol. The interval between development and sampling will be 24 hours. The well will be developed by manually bailing the well to: (a) remove residual silts and clays left from the drilling and (b) improve the hydraulic conductivity between the wells and natural formation. The well development water will be stored on-site, in sealed, labeled drums (Department of Transportation, 17E), pending laboratory results.

Before groundwater sampling, a CCI sample technician will measure the depth-to-groundwater using an electric sounding tape and will field-check the well for the presence of free-floating product by collecting a sample in a clear acrylic bailer. The well will be purged of stagnant water prior to collection of a sample. Normal field measurements, including pH, conductivity, and water temperature, will be taken periodically and recorded during the purging process. A sample will be collected when these parameters stabilize to within 10% of each other. At least three well casing volumes of groundwater will be purged from each well before sampling. Samples will be (a) collected in a clean Teflon bailer, (b) transferred to appropriate laboratory-supplied bottles, (c) labeled, (d) logged on chain-of-custody forms, and (e) placed in a chilled ice chest for transport to a state-certified laboratory.

SURVEYING

A licensed land surveyor will be retained to survey the monitoring wells accurately and will determine the elevation of each well casing. In addition, the underground fuel tanks will also be surveyed to show their location. The survey ensures accuracy so that the plot plans will portray the data in a manner useful for determining groundwater flow direction. The survey will include both horizontal and vertical measurements. Elevation readings will be to the nearest 0.01 feet and corrected to mean sea level.

Laboratory Analysis

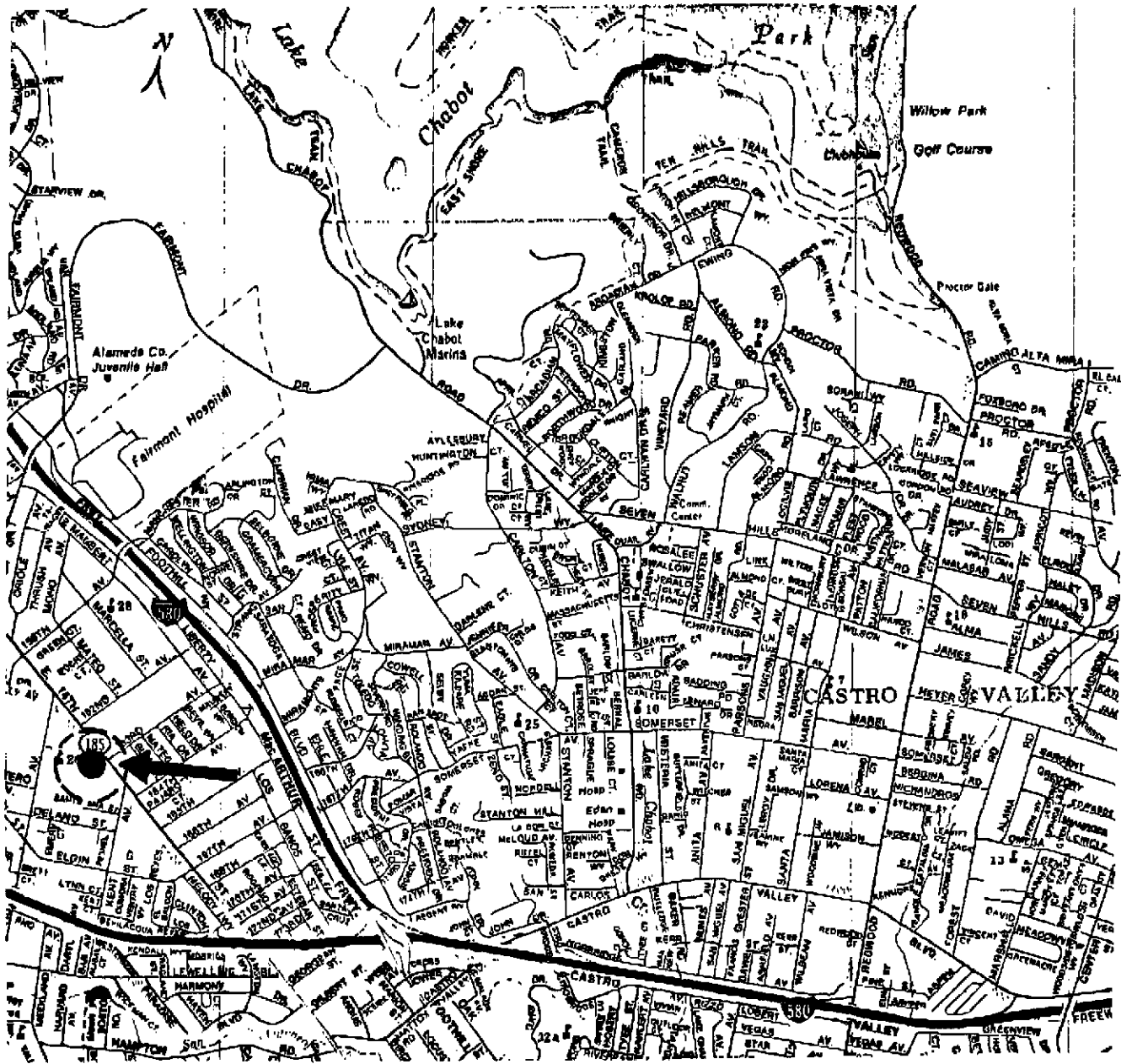
It is anticipated that up to nine soil and three water samples will

Work Plan**Former Jack Holland Sr. Oil Company****Page 4**

be analyzed. All samples will be analyzed for total petroleum hydrocarbons as Gasoline (TPHG) and benzene, toluene, ethyl benzene and total xylenes (BTEX) using GCFID 5030 and 8020 for soil and GCFID 5030 and 602 for water and TPHD. CCI will also analyze soil and groundwater samples collected during this Preliminary Site Assessment for chlorinated solvent compounds using EPA Method 8010. The samples will be analyzed on a normal (10 working day) turnaround time frame.

REPORT PREPARATION

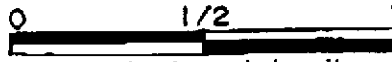
A written report on the soil and groundwater investigation will be prepared upon receipt of the analytical test results. The report will include exploratory boring logs, well construction details, chemical data, site plan, cross-sections and report narrative with conclusions and recommendations for submittal to the Alameda County Health Department.



LEGEND



site location



approximate scale in miles

N

reviewed by:

VICINITY MAP

approved by:

FORMER JACK HOLLAND SR. OIL COMPANY

drawn by: GM

16301 EAST 14TH STREET

job no. 12059-1

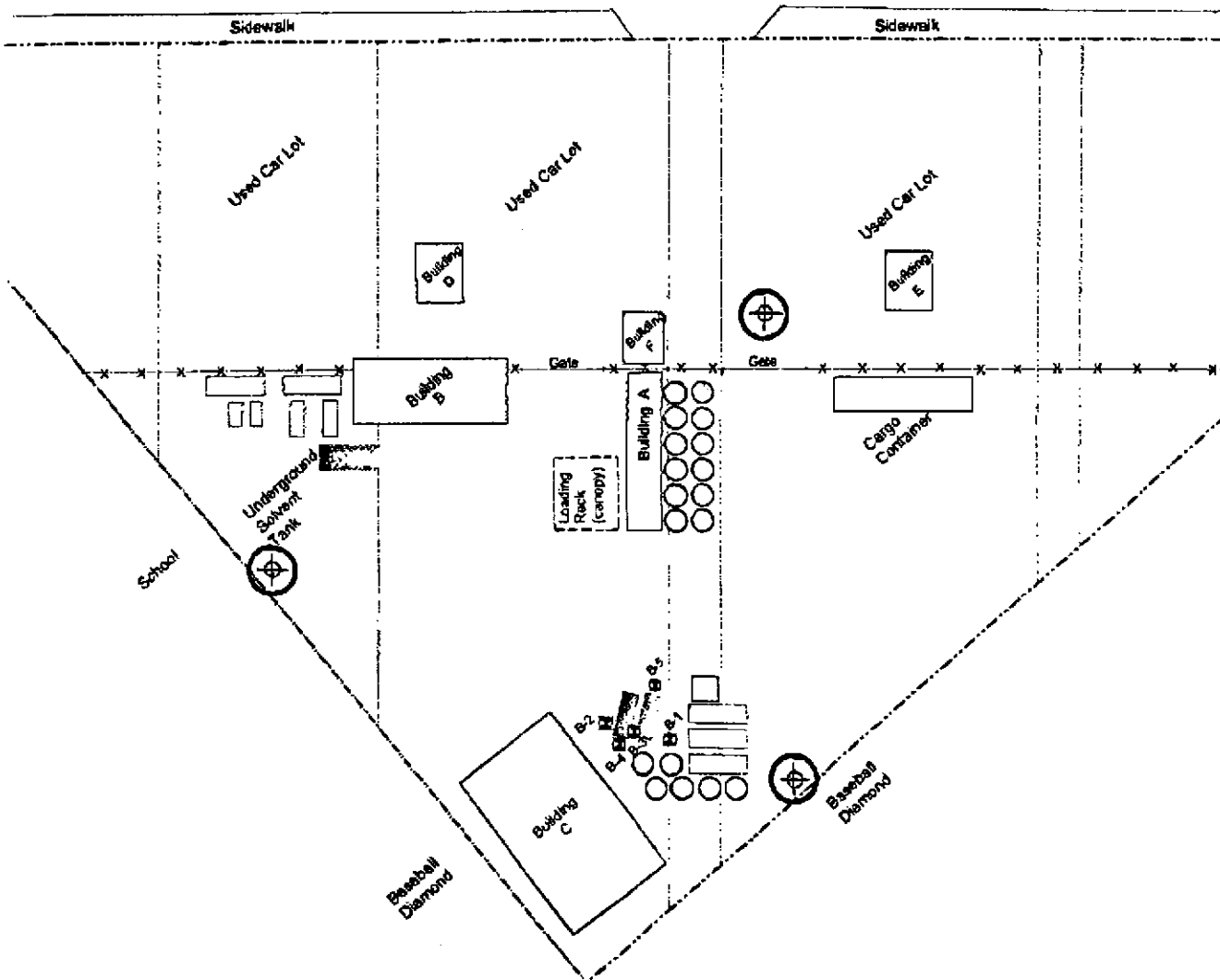
SAN LEANDRO, CALIFORNIA

date: 11/14/95




drawing no. FIG. 1

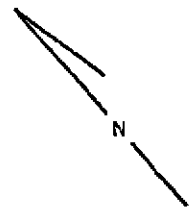
Compliance & Closure, Inc.


EAST 14 TH STREET



LEGEND

-  soil boring drilled by Crosby & Overton
-  proposed monitoring well
-  aboveground/underground storage tanks



REVIEWED BY:	SITE MAP	 Compliance & Closure, Inc.	
APPROVED BY: <i>M</i>	FORMER JACK HOLLAND SR. OIL COMPANY 16301 EAST 14TH STREET		

COMPLIANCE & CLOSURE 510 426 5395

P-10