

## Wickham, Jerry, Env. Health

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**From:** Miller, Charles GSA - Technical Service Department  
**Sent:** Tuesday, October 09, 2012 11:18 AM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** Peter Langtry (plangtry@cornerstoneearth.com); 'Michael Kuykendall' (mkuykendall@sandis.net); Khanachet, Fawaz, GSA - Technical Services Department  
**Subject:** Fact Sheet and Distribution List - 10020 AYC

Hi Jerry,

Peter with Cornerstone will soon be sending the Fact Sheet to you as required. Please add the following entities to your standard list for public distribution:

DSAL (Deputy Sheriff's Activity League sponsoring the Fitness Room):

Marty Neideffer  
Alameda County Sheriff's Office, Sergeant  
Alameda County Deputy Sheriff's Activities League, Inc., Director  
16378 East 14<sup>th</sup> St. Suite 102  
San Leandro, CA 94578  
OFFICE: (510) 667-7595  
MOBILE: (510) 495-5866

La Clinica (Wellness Center):

Rochelle A. Ramirez  
Projects Administrator  
La Clinica de La Raza  
P.O. Box 22210  
Oakland, CA 94623-2210  
Phone: (510) 535-2984  
Fax: (510) 535-4189

Daycare (Baby and toddler child care):

Angie Garling  
Child Care Coordinator, Child Care & Work/Family Programs  
County of Alameda, GSA  
1401 Lakeside Drive  
Oakland, CA 94612

Thank you Jerry.

Trip Miller  
County of Alameda, GSA-TSD  
Off: (510) 208-9588  
Fax: (510) 208-3995  
Cell: (925) 915-9707  
Email: [charles.miller@acgov.org](mailto:charles.miller@acgov.org)

## Wickham, Jerry, Env. Health

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**From:** Wickham, Jerry, Env. Health  
**Sent:** Tuesday, October 09, 2012 5:30 PM  
**To:** 'Peter Langtry'  
**Cc:** Miller, Charles GSA - Technical Service Department; 'Michael Kuykendall' (mkuykendall@sandis.net)  
**Subject:** RE: Ashland Youth Center - draft Fact Sheet  
**Attachments:** RO3078\_FACT\_SHEET\_markup\_2012-10-09.pdf

Peter,

Attached is the mark-up. Please revise the Fact Sheet and then email it back for a final check. Once we have it final, you can upload it to our ftp site.

The biggest item would be adding a site map on the back. The other item of importance is the site address since the address is key to finding the site on the online databases. The case is currently listed under 6301 E. 14<sup>th</sup> in GeoTracker and the ACEH database. The Fact Sheet has 16335 E. 14<sup>th</sup> Street and the Assessor's office has 16305 E. 14<sup>th</sup> Street for parcel 80C-479-6-20 (attached). If 16335 E. 14<sup>th</sup> will be the official address of the Youth Center, I can change it on Geotracker and our system. If you could check on the address to make sure, I would appreciate it.

Thanks,  
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)

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**From:** Peter Langtry [<mailto:plangtry@cornerstoneearth.com>]  
**Sent:** Tuesday, October 09, 2012 2:57 PM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** Miller, Charles GSA - Technical Service Department; 'Michael Kuykendall' ([mkuykendall@sandis.net](mailto:mkuykendall@sandis.net))  
**Subject:** RE: Ashland Youth Center - draft Fact Sheet

Sounds good – thanks Jerry.

Sincerely,

Peter Langtry, P.G., C.E.G.  
Principal Geologist



1270 Springbrook Road, Suite 101 | Walnut Creek, CA 94597  
T 925-988-9500, Ext. 11 | F 925-988-9501

C 925.817.8814  
E [plangtry@cornerstoneearth.com](mailto:plangtry@cornerstoneearth.com)

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**From:** Wickham, Jerry, Env. Health [<mailto:jerry.wickham@acgov.org>]  
**Sent:** Tuesday, October 09, 2012 2:56 PM  
**To:** Peter Langtry  
**Cc:** Miller, Charles GSA - Technical Service Department; 'Michael Kuykendall' ([mkuykendall@sandis.net](mailto:mkuykendall@sandis.net))  
**Subject:** RE: Ashland Youth Center - draft Fact Sheet

Peter,

You won't need to upload the Fact Sheet yet. I will do a mark-up and send it back for revision. The next version of the fact sheet should get up uploaded.

Thanks,

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)

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**From:** Peter Langtry [<mailto:plangtry@cornerstoneearth.com>]  
**Sent:** Tuesday, October 09, 2012 12:52 PM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** Miller, Charles GSA - Technical Service Department; 'Michael Kuykendall' ([mkuykendall@sandis.net](mailto:mkuykendall@sandis.net))  
**Subject:** Ashland Youth Center - draft Fact Sheet

Hello Jerry, the draft fact sheet for the Ashland Youth Center is attached.

Since this is a draft, I have not uploaded this to the county ftp site. Please let me know if this should be uploaded now or when it is final. In addition, please let me know if you need this in Word.

Thanks

Sincerely,

Peter Langtry, P.G., C.E.G.  
Principal Geologist



1270 Springbrook Road, Suite 101 | Walnut Creek, CA 94597  
T 925-988-9500, Ext. 11 | F 925-988-9501  
C 925.817.8814  
E [plangtry@cornerstoneearth.com](mailto:plangtry@cornerstoneearth.com)



FACT SHEET ON ENVIRONMENTAL ASSESSMENT

ASHLAND YOUTH CENTER  
16335 E. 14th Street, San Leandro, California 94580  
Fuel Leak Case No. RO003078 and  
GeoTracker Global ID T10000003245

Site Remediation Summary

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

(see map on back)

Site Background

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

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

Soil Removal

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

Pending completion of all vapor sampling, ACEH will review

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

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Alameda, CA 94502  
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E-mail: jerry.wickham@acgov.org

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

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

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

Soil Vapor Monitoring and Vapor Intrusion Engineering Controls

In accordance with the requirements of ACEH, soil vapor probes were installed in the northwest corner of the Site to evaluate the potential for vapor intrusion into the on-Site building. Because the building foundation was constructed before the soil vapor monitoring could be completed, ACGSA installed vapor mitigation measures beneath the floor of the building. These measures included a spray-applied vapor membrane beneath the floor of the new building. In addition, sub-slab ventilation/depressurization conduits were installed beneath the membrane. The sub-slab ventilation conduits can be run either passively or actively. Based on results of soil vapor monitoring and sampling of soil vapor from the sub-slab conduits, the depressurization system will be operated passively. One additional soil vapor

Next Step

ACEH is evaluating the site for case closure. The cleanup implementation and investigation reports are available on ACEH's website (<http://www.acgov.org/aceh/lob/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://www.geotracker.waterboards.ca.gov/>). The report and case file are also available for review at the ACEH located at 1131 Harbor Bay Parkway in Alameda, California. Please send a fax to 510-337-9335 to request a date and time to review the case file.

Please send written comments regarding the corrective action to Jerry Wickham at the address below, all comments will be forwarded to the responsible parties. Comments received ~~days~~ within 60 days of the date of this Fact Sheet will be considered and responded to prior to a final determination on case closure.

Add date Notice will be sent out

Add Site map on back

Address



**COUNTY OF ALAMEDA**  
**Assessor's Office**  
**Property Value System**

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[History](#) | [Value](#) | [Transfer](#) | [Map](#) | [Glossary](#)

Parcel Number: **80C-479-6-20**    Inactive: **N**    Lien Date: **01/01/2012**    Owner: **COUNTY OF ALAMEDA**

Property Address: **16305 E 14TH ST, SAN LEANDRO, CA 94578-3109**

Parcel History

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
COUNTY OF ALAMEDA	<a href="#">List Owners</a>	224 W WINTON AVE RM 110, HAYWARD, CA 94544-1221	06/04/2010	2010-157281		1	0300
REDEVELOPMENT AGENCY COUNTY OF ALAMEDA	<a href="#">List Owners</a>	224 W WINTON AVE RM 110, HAYWARD, CA 94544-1221	05/19/2008	2008-162401		1	0300
REDEVELOPMENT AGENCY COUNTY OF ALAMEDA	<a href="#">List Owners</a>	224 W WINTON AVE RM 110, HAYWARD, CA 94544-1221	05/12/2008	ASSR-1025012		4	0300

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later. Click [here](#) for more information regarding supported browsers.

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## Wickham, Jerry, Env. Health

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**From:** Wickham, Jerry, Env. Health  
**Sent:** Tuesday, October 09, 2012 4:53 PM  
**To:** Miller, Charles GSA - Technical Service Department  
**Subject:** RE: Fact Sheet and Distribution List - 10020 AYC

Okay, pending the final sampling results, the closure process will run its course.

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)

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**From:** Miller, Charles GSA - Technical Service Department  
**Sent:** Tuesday, October 09, 2012 4:11 PM  
**To:** Wickham, Jerry, Env. Health  
**Subject:** RE: Fact Sheet and Distribution List - 10020 AYC

The only thing I know that would prevent Beneficial Occupancy would be a restricted title. But it is the not knowing that keeps a person awake. So, if we're not expecting a restricted title, then we can legally occupy the facility when its turned over in Nov. and can easily wait for the process of case closure to run its course.

Trip Miller  
County of Alameda, GSA-TSD  
Off: (510) 208-9588  
Fax: (510) 208-3995  
Cell: (925) 915-9707  
Email: [charles.miller@acgov.org](mailto:charles.miller@acgov.org)

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**From:** Wickham, Jerry, Env. Health  
**Sent:** Tuesday, October 09, 2012 3:48 PM  
**To:** Miller, Charles GSA - Technical Service Department  
**Subject:** RE: Fact Sheet and Distribution List - 10020 AYC

There will be a public comment period of 60 days. Case closure would not happen until all sampling is complete, all submittals are complete, the public comment is complete, and the case has gone through the closure process in our agency.

I am not familiar with "Beneficial Occupancy," or what would prevent that. How is Beneficial Occupancy related to the public notice?

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

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**From:** Miller, Charles GSA - Technical Service Department  
**Sent:** Tuesday, October 09, 2012 3:19 PM  
**To:** Wickham, Jerry, Env. Health  
**Subject:** RE: Fact Sheet and Distribution List - 10020 AYC

Forgive me if we have gone over this before, but is there a time for comment from the public, or is this simply a notice and the case is then closed by EH? I am trying to understand if there is any chance of something preventing us from obtaining Beneficial Occupancy.

Thanks.

Trip Miller  
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Off: (510) 208-9588  
Fax: (510) 208-3995  
Cell: (925) 915-9707  
Email: [charles.miller@acgov.org](mailto:charles.miller@acgov.org)

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**From:** Wickham, Jerry, Env. Health  
**Sent:** Tuesday, October 09, 2012 3:08 PM  
**To:** Miller, Charles GSA - Technical Service Department  
**Subject:** RE: Fact Sheet and Distribution List - 10020 AYC

I will provide my comments today or tomorrow. After the fact sheet is finalized, I will provide a distribution list and ask you to distribute it.

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**From:** Miller, Charles GSA - Technical Service Department  
**Sent:** Tuesday, October 09, 2012 2:57 PM  
**To:** Wickham, Jerry, Env. Health  
**Subject:** RE: Fact Sheet and Distribution List - 10020 AYC

Thanks Jerry. Can I ask what your timeline is looking like as we are attempting to reach Substantial Completion, or Beneficial Occupancy, by Nov. 27<sup>th</sup>?

Trip Miller  
County of Alameda, GSA-TSD  
Off: (510) 208-9588  
Fax: (510) 208-3995  
Cell: (925) 915-9707  
Email: [charles.miller@acgov.org](mailto:charles.miller@acgov.org)

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**From:** Wickham, Jerry, Env. Health  
**Sent:** Tuesday, October 09, 2012 2:54 PM  
**To:** Miller, Charles GSA - Technical Service Department  
**Subject:** RE: Fact Sheet and Distribution List - 10020 AYC

Thank you, Trip. I will add these to the distribution list.

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)

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**From:** Miller, Charles GSA - Technical Service Department  
**Sent:** Tuesday, October 09, 2012 11:18 AM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** Peter Langtry ([plangtry@cornerstoneearth.com](mailto:plangtry@cornerstoneearth.com)); 'Michael Kuykendall' ([mkuykendall@sandis.net](mailto:mkuykendall@sandis.net)); Khanachet, Fawaz, GSA - Technical Services Department  
**Subject:** Fact Sheet and Distribution List - 10020 AYC

Hi Jerry,

Peter with Cornerstone will soon be sending the Fact Sheet to you as required. Please add the following entities to your standard list for public distribution:

DSAL (Deputy Sheriff's Activity League sponsoring the Fitness Room):

Marty Neideffer  
Alameda County Sheriff's Office, Sergeant  
Alameda County Deputy Sheriff's Activities League, Inc., Director  
16378 East 14<sup>th</sup> St. Suite 102  
San Leandro, CA 94578  
OFFICE: (510) 667-7595  
MOBILE: (510) 495-5866

La Clinica (Wellness Center):

Rochelle A. Ramirez  
Projects Administrator  
La Clinica de La Raza  
P.O. Box 22210  
Oakland, CA 94623-2210  
Phone: (510) 535-2984  
Fax: (510) 535-4189

Daycare (Baby and toddler child care):

Angie Garling  
Child Care Coordinator, Child Care & Work/Family Programs  
County of Alameda, GSA  
1401 Lakeside Drive  
Oakland, CA 94612

Thank you Jerry.

Trip Miller  
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