



State Water Resources Control Board

Ashland Youth Center • San Leandro, CA

September 2014

Project Description

<i>Address:</i>	16301 E. 14th Street, San Leandro, CA 94578
<i>Building Size:</i>	31,500 square feet
<i>Former Uses:</i>	Bulk fuel storage and sales facility
<i>Contaminants:</i>	Petroleum hydrocarbons from 8 underground storage tanks
<i>Redeveloped Use:</i>	Youth center with community health clinic, library, day care, multi-media room, dance studio, weight room, arts room and café



Ashland Youth Center, completed on site of former Holland Oil Company facility.

Property History

The Ashland Youth Center (AYC) site is located on the corner of 163rd Avenue and E. 14th Street in the unincorporated community of Ashland in Alameda County. Holland Oil Company owned and operated a bulk fuel storage and sales operation from the 1960's through the 1980's on the site. Eight USTs were found on the Holland Oil Property, three of the USTs reportedly contained gasoline, two contained diesel, two contained kerosene and one contained Stoddard solvent.

In 2007, Alameda County Redevelopment Agency purchased a portion of the land to be used for the youth center and Hayward Area Recreation District (HARD) purchased the adjoining portion of the site for redevelopment into a public park.

State Water Resources Control Board Actions

The State Water Resources Control Board (State Water Board) supports the redevelopment and reuse of unused or underutilized properties in California that have been impacted by contamination. The State Water Board's Orphan Site Cleanup Fund provided over \$400,000 in support for the removal of petroleum contaminated soil

from the northwest portion of the County Site and removal of surficial undocumented fill that contained several contaminants of concern. Additionally, a previously undiscovered UST was encountered during soil removal activities and was removed.

Benzene concentrations detected in soil led to concerns about vapors potentially originating from the HARD site. To ensure the protection of future site users, the County installed a vapor membrane and sub-slab depressurization system beneath the new Ashland Youth Center.

Redeveloped Site Use

The mitigation measures enabled the AYC project to move forward as the centerpiece of a new youth complex which includes the new Holland Park constructed by HARD and new multi-use gymnasium constructed at Edendale Middle School. AYC provides a wide variety of youth-oriented programs in the areas of arts and cultural programs, recreation, education and career training, and health and wellness.

For additional information, please contact the State Water Board:

*Lola Barba • State Water Resources Control Board • Orphan Site Cleanup Fund Program • (916) 341-5009
• lola.barba@waterboards.ca.gov*

Prepared as part of the Cooperative Agreement LS-99T10301-4 between U.S. Environmental Protection Agency (USEPA) Region 9 and the California State Water Resources Control Board.