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**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**for  
2740 98th Avenue  
in Oakland,  
Alameda County, California**

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June 22, 1992

*presented to:*

Kiyoumars Ghofrani  
2740 98th Avenue  
Oakland, California 94605

*prepared by:*

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Job #6216

ENVIRONMENTAL  
PROTECTION  
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## EXECUTIVE SUMMARY-ENVIRONMENTAL SUMMARY

The scope of this investigation is to assess the potential for contamination by hazardous materials, whether these materials may have been, or are likely to be introduced into the grounds by internal generation or external introduction, and a brief assessment of the severity of the potential risk.

The subject property at 2740 98th Avenue consists of a 2000 square foot building set on an approximately 9000 square foot parcel, the remaining portion of the parcel is covered with asphalt paving. The building is approximately 26 years old and has been used solely as an automobile service station.

Review of obtainable records including state and federal regulatory reports, deeds and building permits, aerial photographs, an inspection of the property, and surveillance of adjacent properties all serve to indicate that the subject property is within the Safe Harbor prescribed in the Innocent Landowners Defense Act for all contaminants except suspect lead paint.

There is the possibility of lead based paints used in building. Peeling and flaking paint was observed on the interior ceiling. Lead based paint poses a low level environmental risk unless ingested. There also is the presence of suspect asbestos-containing roofing material.

There are some instances of staining on the pavement that appears to be oil. However, it is unlikely that this staining has penetrated the asphalt and reached the soil. Also noticed was some black staining on the foundation and pavement at the southeast corner of the building. This staining substance could not be readily identified but has appears to penetrate a crack in the pavement. This could lead to a possible minor isolated area of soil contamination.

From records investigation and physical inspection the reported waste oil spill on the subject property should have no further environmental impact on the subject property or on the adjacent properties. In addition, the underground storage tanks and hazardous materials that are stored on site do not appear to adversely impact the subject property at this present time.

Based on the results of the site survey and regulatory records search, none of the identified off site environmental issues (soil contamination, hazardous materials/hazardous waste etc.) are expected to have an impact on the subject property. Additionally, a thorough record search of federal, state and local data banks was instigated to ascertain the locations of underground storage tanks (USTs), and leaking USTs. According to the material researched, there are no USTs in close enough proximity and/or upgradient of groundwater flow, to adversely impact the subject property.

REPORT PREPARED BY

Kevin Gallagher  
Kevin Gallagher  
Project Engineer

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## PHASE 1 ENVIRONMENTAL ASSESSMENT

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Client: Kiyoumars Ghofrani

Properties: 2740 98th Avenue, Oakland, Alameda County, California

Environmental Assessor: Kevin Gallagher

Project: 98th Avenue/Oakland Phase I Environmental Site Assessment

Report Dates: June 22, 1992

### Legal Description

#### PARCEL 1:

A portion of Lot 1, Block "Z", Map of Toler Heights, filed September 30, 1907, Map Book 23, page 34, Alameda County Records, described as follows:

Beginning at the point of intersection of the southwestern line of Stanley Avenue, formerly Stanley Road, and the southeastern line of 98th Avenue, formerly Grand Avenue, as said road and avenue are shown on said map; running thence along the said last mentioned line south  $25^{\circ} 43' 30''$  west 83.36 feet to a point on the southwestern line said Lot 1; thence along the said last mentioned line south  $38^{\circ} 24'$  east 87.36 feet to a point distant thereon north  $38^{\circ} 24'$  west 79.69 feet from the most southern corner of said Lot 1; thence north  $51^{\circ} 36'$  east 54.65 feet to a point on the said southwestern line of Stanley Avenue; thence along the said last mentioned line north  $38^{\circ} 24'$  west 136.76 feet to the point of beginning.

#### PARCEL 2:

The northeastern 40.00 feet, right angle measurement of Lot 2, Block "Z", Map of Toler Heights, filed September 1907, Map Book 23, page 34, Alameda County Records.

#### PARCEL 3:

The southwestern 35.00 feet, right angle measurement, of Lot 2, Block "Z", Map of Toler Heights, filed September 30, 1907, Map Book 23, page 34, Alameda County Records.

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## PHASE I ENVIRONMENTAL SITE ASSESSMENT OVERVIEW

### Procedure and Protocol

The purpose of this environmental site assessment is to review, assess, and evaluate—through historical research, document and record review, geological and hydrological data, and visual inspection by a trained assessors—the potential or possible existence of:

- Contamination by hazardous materials, air pollutants, underground contaminants, and asbestos-containing materials;
- The possibility that these materials are, or may have been, introduced—by internal generation, external introduction, or unknown sources—into the structure or
- A brief overview, evaluation, and assessment of the severity of the current potential environmental risk.

Unless specifically noted within the text of the report, this environmental assessment does not include or address groundwater, soil, or extraneous materials contamination upon or under the surface soils, with respect to testing, coring, or sampling analysis.

### Objectives

- To effectively attempt to accomplish "all appropriate inquiry into ownership and uses of the property consistent with good commercial or customary practice, in an effort to minimize liability" in 42 U.S.C. 9601(35) (B).
- To conduct an investigation of the property that will assist ownership's positioning within the "safe harbor" section of the Federal Superfund Liability in 42 U.S.C. 9601(35).
- To provide environmental information that will assist in the process of evaluating ownership's risk of potential loss, or value impairment of the security interest due to environmental defects.

While this assessment cannot absolutely quantify and qualify every possible environmental risk, the assessment analysis does provide a basis for sound decision making regarding the potential for environmental liabilities and risk, based upon the current site-specific situation, limitations of the defined scope of work, and methods of evaluation.

## INTRODUCTION

Northwest Envirocon, Inc. was retained by Mr. Kiyoumars Ghofrani to perform a Phase I Environmental Site Assessment of the subject property, known as 2740 98th Avenue. The on-site inspection was conducted on June 18, 1992 by Mr. Kevin Gallagher. Mr. Gallagher is an employee of Northwest Envirocon. Weather conditions for the inspection consisted of partly cloudy skies with temperatures in the seventies.

## SUBJECT PROPERTY SITE DESCRIPTION

### Visual Description

The subject property consists of an approximately 2000 square foot structure set on a 9000 square foot parcel, which is approximately twenty-six years old. The remaining portion of the parcel is covered with asphalt paving.

Northwest Envirocon made an attempt to obtain Sanborn Maps in the general area of the subject property. Sanborn Maps are detailed drawings which show the location and use of structures on a given property during a specific year; the maps were originally utilized by insurance companies to assess fire risk, but now provide a valuable source of historical and environmental risk information. Unfortunately, these site maps are not available on the subject property.

An aerial photograph of the area in 1981 was collected and inspected for land use patterns. The photograph is included in the appendix. From this photograph it is apparent that the area has not undergone any considerable change since 1981. To the north of the subject property is a high school, to the west, south, and east are residential neighborhoods, also, further east is Highway 580.

### Surface Characteristics

The site is approximately 200 feet above sea level and slopes downward at approximately 100 feet per mile to the northeast. The terrain is considered to be hilly.

### Subsurface Characteristics

The city of Oakland is located along the eastern margin of San Francisco Bay within the East Bay Plain. The East Bay Plain lies within the Coast Range geomorphic province and is characterized by broad alluvial fan margins sloping westward into San Francisco Bay. The eastern side of the plain in the Oakland area is marked by the active Hayward Fault, which is located along the base of the Diablo Range escarpment.

The site is underlain by Holocene-age to Late Pleistocene-age alluvial deposits composed of

unconsolidated to weakly consolidated, moderately to poorly sorted, irregularly interbedded to well-bedded sand, silt, clay, and minor gravel. Earth materials underlying the site area are Late Pleistocene-age alluvial deposits derived from the Berkeley Hills to the east, and known locally as the Temescal Formation.

The soils at the site consists of Xerorthents-Altamont complex. Xerorthents consist of soil material that resulted from cutting or filling for urban development; therefore, the soil characteristics are variable. Fill areas consists of heavy clay loam, silty clay, and clay and are as much as 20 percent angular fragments of shale and sandstone. The Altamont soil is deep and well drained. It formed in the material that weathered from soft, interbedded sedimentary rock and makes up most of the undisturbed areas of this complex. Typically, the surface layer is dark brown, slightly acid to mildly alkaline clay about 28 inches thick. The next layer is finely mixed dark brown and dark yellowish brown, calcareous clay about 9 inches thick. The underlying material extends to a depth of 50 inches. It is yellowish brown, calcareous clay. Below that is highly fractured and weathered fine-grained sandstone and shale. Overall, permeability in the area is slow or very slow, depending on the soil texture and on the amount of compaction that takes place during construction.

### Hydrological Characteristics

Alameda County uses ground water as part of its domestic water supply. The remainder of the water supply is derived from surface reservoirs and from imported water that is transported from the Mokelumne Aqueduct, the State Water Project, and the Hetch Hetchy Aqueduct.

The site area is located within the Oakland Upland and Alluvial Plain, a ground-water subarea of the East Bay Plain. Groundwater quality in the water-bearing units is generally good (meets recommended primary and secondary standards for drinking water).

The inferred direction of groundwater flow in the vicinity of the site is to the southwest, based on regional and local topography and drainage patterns. The depth to first groundwater is approximately 25 to 30 feet. Any fluctuating water levels may be due to local groundwater use, precipitation, and recharge.

## STRUCTURE AND BUSINESS INFORMATION

### Historical Information and Records Search

Based on the information obtained from the Chain of Title and interviews, the subject property has changed ownership six times since 1942.

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Ralph B. and Helen Pahlmeyer	Perry K. Pahlmeyer	March 25, 1969
Standard Oil Co. of California	Ralph B. and Helen Pahlmeyer	No Date Found
Ronald E. Cooper	Standard Oil Co. of California	No Date Found

Floyd J. Romiti

Ronald E. Cooper

August 6, 1963

Helen P. Gilberg

Floyd J. Romiti

March 25, 1960

Christian H. Jr. and Marie S. Hansen

John and Helen Gilberg

October 15, 1953

After reviewing the Alameda County Records for the chain of title, it was found that Christian H. Jr. and Marie S. Hansen owned the property from at least 1942 till 1953, when they sold it to John and Helen Gilberg. Helen Gilberg then sold the property to Floyd J Romiti in 1960. In 1963, Mr. Romiti sold the property to Ronald E. Cooper. Standard Oil Co. purchased the property from Mr. Cooper in the mid-1960s then sold it to Ralph B. and Helen Pahlmeyer in the late 1960s (No official records of these transactions could be located. However, through interviews and a permit search it was found that Standard Oil Co. did own the property in the mid to late 1960s). The Pahlmeyers then deeded the property to Perry K. Pahlmeyer, the current owner in 1969.

The chain of title searches ceased at 1942 with no further transfers of this property.

In an attempt to determine the prior uses for the subject property, the Northwest Envirocon Assessor reviewed information obtained from the records of the City of Oakland Building Department. From that review, the following information was discovered:

Building Permit #B71990 - Renovation (Garage) December 5, 1957

Building Permit #41817 - New Structure (Service Station) August 5, 1965

Demolition Permit #289839 - (Remove Service Station) June 11, 1981

No other permits for the subject property were available. The review of the building permits indicate that was a residential structure on the subject property prior to the existing service station structure.

### **Water and Sewer Service**

The water and sewer system are of typical type and construction of this building application. There are waste lines out of the building which service the restrooms and work areas. These services are provided by the City of Oakland.

### **Structure Construction**

There is one (1) commercial structure located on the subject property. The exterior of this structure is of metal construction. The flooring is concrete slab throughout the building. The construction of the roof is ceramic tile over a felt backing.

### **Interior Configuration**

Currently, the building is being used by Freeway ARCO as an automobile service station. The building consists of an open work space with a small office/sales area. The office area is located in the northeast portion of the building.



### **Business Operations Description**

The subject property is zoned residential and is considered to be a non-conforming lot consisting of the above mentioned service station.

## **MATERIAL, PRODUCT, AND WASTE-STREAM HANDLING AND PROCESSING**

### **Materials Handling and Storage**

Cleaning solvents are stored and used on-site. These solvents are used in the cleaning of automobile parts at the site, and appear to be stored and used in accordance with manufacturers directions. These materials are used in such quantities that they do not present an environmental hazard if handled properly. No Material Safety Data Sheets (MSDS) were available for the hazardous materials stored on site.

### **Waste-Stream Processing/Disposal**

Waste oils, cleaning solvents, oil filters, and car batteries, are generated at the subject property. According to Kiyoumars Ghofrani, the station manager, these materials are being removed by approved haulers. The waste oil is stored in an on-site 500 gallon underground storage tank and removed monthly, along with the oil filters by Evergreen Environmental Services. The cleaning solvents, are stored in a 25 gallon drum and are used with a recirculating pump system. The solvent is discharged into a sink, where cleaning takes place, then the solvent drains from the sink back into the storage drum to is re-used. When the solvent can no longer be re-used it is replaced and removed by Safety-Kleen Corporation. The used batteries are removed by Interstate Battery Systems.

### **Waste-Water Discharges**

There is no appreciable waste water discharge observed at this site.

## **ADJACENT PROPERTIES**

### **Adjacent Properties Description**

The subject property is bordered by the following:

North: immediately by 98th Avenue, further by Bishop O'Dowd High School.

South: immediately by residence.

East: immediately by Stanley Avenue.

West: immediately by a residence.

### **Adjacent Properties Hazardous Materials Storage/Usage**

No suspect materials storage or usage was observed on any of the adjacent properties.

### **Adjacent Properties Waste-Stream Disposal**

No evidence of inappropriate off-site waste disposal practices were observed at any of the adjacent properties.

## **POTENTIAL ON-SITE CONTAMINATION SOURCES**

### **Electrical Transformers**

No pole or pad mounted transformers or other electrical components were observed on the subject property.

### **Underground Storage Tanks**

There are four underground storage tanks located on the subject property. There are two 10,000 gallon tanks and one 5000 gallon tank used for the storage of gasoline, and one 500 gallon tank used for the storage of waste oils. The three gasoline storage tanks were installed in July of 1975 and are constructed of fiberglass. The waste oil tank is constructed of metal. An installation date for this tank could not be confirmed. These tanks are tested yearly for tightness by American River Testing of Sacramento. Tightness refers to a precision test which determines the integrity of the tank. This test is required annually by the State of California.

In May of 1989 there was a release of an unknown quantity of waste oil during removal by Evergreen. The oil drained into exposed soil, leached onto/into a collection pipe that emptied onto Stanley Street and drained down Stanley Street approximately fifty feet. In response to this spill the following actions were taken; the waste oil was removed by U. S. Waste Oil Group, three top soil samples were sent to Brown and Caldwell Laboratories for total oil and grease (TOG) analysis (see appendix for results). No further remediation was performed for this spill.

### **Asbestos-Containing Materials**

During the on-site inspection, subject asbestos-containing roof materials was observed at the subject property. This material is considered non-friable and in good condition.

As defined in the current EPA regulations detailed in the Clean Air Act Amendments of 1990, 40 CFR Part 61, §61.141, the suspect asbestos-containing roof materials are considered to be Category I Nonfriable Asbestos-Containing Material ACM. Since the ACM is a Category 1 material, §61.145 indicates that a formal Operational and Maintenance (O&M) Program is not mandated. Rather, simple notification of composition to potentially effected parties should be implemented as required.

### **Air Emissions and Indoor Air Quality**

There are no noticeable sources of indoor air contaminants on the subject property.

### **Lead Paint Contamination**

Due to the vintage of the structure on the subject property (circa 1966), lead based paints usage is possible. Lead based paint was customarily used on "high wear" surfaces such as window sills and door jambs. In addition, lead based paint was historically used on bathroom and kitchen paintable surfaces. The scope of this Site Assessment did not include testing for lead based paint. These suspect lead paints are currently in good condition, except for the ceiling of the workshop where notable chipping and/or flaking was observed.

### **Radon and Other Environmental Contaminates**

Building construction and soil characteristics do not indicate a threat of radon gas contamination. It should be noted that testing is the only way to verify the actual radon gas concentration inside the building.

### **Staining**

There are some notable instances of staining on the subject property. First, the foundation of southeast corner of the building is stained with a black material that has run down the wall. This material could not be easily identified but, according to Kiyoumars it is from the washing of the walls and floor of the interior of the building. Second, in the back of the subject property (south side) there is a stain due on the asphalt due to the previously mentioned waste oil spill. Third, on the east side of the subject property where runoff drains to the back of the property, the asphalt is stained due to runoff mixing with oils from the parking lot and draining to the back.

## **POTENTIAL OFF-SITE CONTAMINATION SOURCES**

### **Potential Adjacent Property Contamination Sources**

No evidence of potential adjacent property contamination sources were observed.

## REVIEW OF FEDERALLY REPORTED ENVIRONMENTAL DATA

This review of the existing compilation of the Federal environmental database attempts to identify environment problem sites, activities, and occurrences from the records and reports of the U.S. Environmental Protection Agency (US EPA). A detailed listing is included in the Appendix.

A search radius of one-half mile around the subject property was used to identify any environmental hazards which might have an impact on the site.

### National Priorities List (NPL) of Superfund Sites

The NPL is the EPA's database of hazardous waste sites currently identified and targeted for priority cleanup action under the Superfund program. A search of the 1990 National Priorities List revealed no Superfund sites within the subject property's search area.

### Facility Index System (FINDS)

The Facility Index System (FINDS) database is a compilation of lists of property which the EPA has investigated, reviewed, or been made aware of in connection with its various regulatory programs. For the purposes of environmental assessment, this list provides a good cross-reference source for all of the previously mentioned federal databases. There are two (2) FINDS sites within the subject property search area. These properties do not appear to effect the subject property.

<u>NAME</u>	<u>ADDRESS</u>	<u>CROSS REFERENCED LIST</u>
7-Eleven Store 2212-19403/CD Eltra Corp. Prestolite Battery	10501 Foothill Blvd. 98th St. & Bancroft Ave.	Hazardous Waste Data System Hazardous Waste-Superfund

### Comprehensive Environmental Response, Compensation and Liability Act (CERCLIS) of 1980

Mandated as part of the 1980 Superfund Act, the CERCLIS list is an EPA compilation of the sites investigated, or currently being investigated for a release or potential release of a regulated hazardous substance under the CERCLIS regulations. A search of the 1991 CERCLIS Database revealed one site within the subject property's search area.

<u>NAME</u>	<u>ADDRESS</u>	<u>STATUS</u>
Eltra Corp Prestolite Battery Oakland	98th Ave & Bancroft Ave.	Never been on NPL

This site should have no environmental effect on the subject property due to its distance from the property and being downwater gradient of the subject property.

## Resource Conservation and Recovery Act (RCRA) Facilities

The RCRA program identifies and tracks hazardous waste from generation source to the point of ultimate disposal. The RCRA facilities database is the composite of reporting facilities that generate, store, transport, treat, or dispose of controlled or hazardous waste. A search of the RCRA facilities database found three (3) sites within the subject property's search area. Providing the adherence of the listed facilities to the applicable environmental laws, none appear to pose an environmental risk to the subject property.

<u>NAME</u>	<u>ADDRESS</u>	<u>CLASSIFICATION</u>
7-Eleven Store 2212-19403/CD	10510 Foothill Blvd.	G1
Chevron USA Inc. Service Station #93899	9001 MacArthur Blvd.	G1
Shell Station #204-5508-2808	9750 Golf Links Rd.	G3

### Classification Code

- G1 This facility generates less than 100 kg/month of non-acutely hazardous waste.
- G2 This facility generates at least 100 kg/month, but less than 1000 kg/month of non-acutely hazardous waste.
- G3 This facility generates at least 1000 kg/month of non-acutely hazardous waste, or 1 kg/month of acutely hazardous waste.
- T This facility is engaged in the off-site transportation of hazardous waste by air, rail, road, and/or water.
- NC No Classification Code listed.

## US EPA RCRA Subtitle D Open Dump Sites

Under RCRA Subtitle D, the EPA established technical standards for the management and operations of solid waste disposal facilities. Subtitle D criteria must be attained by all federal and non-federal waste disposal facilities, or the waste facility in non-compliance must either upgrade or close. All facilities not currently operating within Subtitle D compliance, are classified by the EPA as Open Dumps. A search of the EPA database for Subtitle D Open Dumps, revealed no facilities within the subject property's search area.

## Emergency Response Notification System (ERNS)

The ERNS database is the historical record of all reported releases of oil and other hazardous substances. A search of the ERNS database for the period of 1987-1990 revealed no spills within the search area of the subject property.

## CALIFORNIA RECORD SEARCH

Results of the California regulatory records search follow. Each section begins with a description of the database searched and the state agency that compiles it.

### **CORTESE Database**

Pursuant to California Assembly Bill 3750, the Governors Office of Planning and Research is required to annually publish a listing of potential and confirmed hazardous waste sites throughout California. The database is called the CORTESE List and includes input from the Department of Health Services, the Water Resources Board, the nine Regional Water Quality Control Boards, and the California Waste Management Board. A search of the CORTESE database revealed the following sites within the subject property's search area.

<u>NAME</u>	<u>ADDRESS</u>
ARCO	2740 98th Ave.
7-Eleven	10501 Foothill Blvd.
Mobil	2220 98th Ave.
Unocal	Bancroft & 98th Ave.

Excluding the subject property these listed site should have no environmental impact on the subject property.

### **CALBEP Database**

The California Bond Expenditure Plan (CALBEP) Database is a listing of facilities which fall under the Hazardous Substance Cleanup Bond Act of 1984. The CALBEP is compiled by the California Department of Health Services and is often referred to as the "State Superfund". This database uses a similar process to that of the federal SARA program, including a Preliminary Assessment (PA), Site Investigation (SI), a Hazard Ranking System, and a possible appropriation of state funds. The database is a listing of all verified hazardous waste sites that are or will be targeted for expenditure of state bond funds for cleanup or state oversight. A search of the CALBEP database revealed no reported sites within the subject property's search area.

### **ASPIS Database**

The California Department of Health Services maintains the Abandoned Sites Program Information System (ASPIS) inventory of potential hazardous waste sites. These sites are identified by reviewing Standard Industrial Classification (SIC) codes, historical telephone books, site drive-bys, citizen complaints, and other leads. These sites are considered potential sites only. A search of the ASPIS database revealed two (2) reported sites within the subject property's search area. These sites do not appear to environmentally impact the subject property.

<u>NAME</u>	<u>ADDRESS</u>	<u>STATUS</u>
La Days Expert Cleaning	10016 MacArthur	No Further Action
Eltra Corporation - Prestolite Battery	98th Ave. & Bancroft Ave.	No Further Action

## PROP 65 Database

The California Water Resources Control Board maintains a database of Proposition 65 records of discharges of chemicals that are known to cause cancer or reproductive toxicity. The California Safe Drinking Water and Toxic Enforcement Act (Proposition 65) prohibits the contamination of drinking water with these chemicals. A search of the PROP 65 database revealed no facilities within the subject property's search area.

## Underground Storage Tank Database

The California Water Resources Control Board also maintains a database of registered underground storage tanks (USTs). A search performed on this database identified six (6) sites within the search area with registered USTs. These sites should not affect the subject property as long as the owners regularly test the tanks for "tightness". Tightness refers to a precision test which determines the integrity of the tank. This test is required annually by the State of California.

<u>NAME</u>	<u>ADDRESS</u>	<u>REGISTERED UST(s)</u>
Mobil Service Station	3101 98th Avenue	10000 gals Unleaded - Installed 1981 8000 gals Regular - Installed 1981 6000 gals Unspecified - Installed 1981
Freeway ARCO	2740 98th Avenue	10000 gals Unleaded 10000 gals Regular 5000 Unspecified 500 Waste Oil
Young H. Kim DBA Kim's Mobil	3101 98th Avenue	10000 gals Unleaded - Installed 1981 8000 gals Regular - Installed 1981 6000 gals Unspecified - Installed 1981
Nam's Transmission	9868 MacArthur Blvd.	300 gals - Waste Oil
Joe Jolsworth-Knowland Park Shell	9750 Golf Links Rd.	3 Tanks Unspecified
Mobil Service Station	2220 98th Ave	10000 gals Regular - Installed 1973 8000 gals Unleaded - Installed 1973 5000 Unspecified - Installed 1973

## CALFID Database

The California Facility Inventory Database (CALFID) is another compilation of lists similar to the federal FINDS Database. This list serves as another useful cross-reference database and is maintained by the California Department of Environmental Affairs. The following information systems are used to compile the CALFID:

HWIS	-	Hazardous Waste Information System
ASPIS	-	Abandoned Sites Program Information System
S1987	-	Toxic Chemicals Release Inventory Facilities (1987)
S1988	-	Toxic Chemicals Release Inventory Facilities (1988)
CERCL	-	U.S. EPA CERCLA Sites
ARB87	-	California Facility Index Sites
FINDS	-	U.S. EPA Facility Index System

SWRCB - State Water Resources Board Waste Discharge System  
 LUST - State Water Resources Board Leaking Underground Storage  
 Tanks

Eleven (11) facilities appear on the CALFID Database within the search area:

<u>NAME</u>	<u>ADDRESS</u>	<u>CROSS REFERENCED LIST(s)</u>
Chevron USA Inc. Sev. St. #93899	9001 MacArthur	HWIS
Shell Station #204-5508-2808	9750 Golf Links Rd	HWIS
7-Eleven Store 2212-19403/CD	10501 Foothill Blvd.	HWIS, LUST
Candyce Scott Residence	2706 Truman	HWIS
Safe Garden Center	9317 MacArthur Blvd.	HWIS
City of Oakland	2660 98th Ave	HWIS
Le Days Expert Cleaning	10016 MacArthur Blvd.	ASPNF
ARCO	2740 98th Ave.	LUST
Eltra Corp., Prestolite Battery	98th Ave. & Bancroft Ave.	HWIS, CERNF, FINDS
		ASPNF
Mobil	2220 98th Ave.	LUST
Unocal	Bancroft & 98th Ave.	LUST

The facilities cross-referenced on the HWIS List are generators of hazardous waste and are present on the federal RCRA listing. ASPNF listed sites which have been classified for no further action.

#### State Regional Water Quality Control Board Files

The State Regional Water Quality Control Board's files on USTs were reviewed for sites. This review identified the following information:

<u>NAME</u>	<u>LOCATION</u>	<u>TYPE</u>	<u>COMMENTS</u>
7-Eleven 2212-19403/CD	10501 Foothill Blvd.	Unleaded	Groundwater contamination, THC testing No freeproduct present for 2 years, no remedial action planned.
B P Oil Facility #11133	3101 98th Ave.	Gasoline	Soil only, excavated treated and/or disposed
Unocal	Bancroft & 98th Ave	Gasoline	Quarterly groundwater testing continues for total Hydrocarbons (THC).
B P Oil/Mobil	2220 98th Ave.	Gasoline	Quarterly groundwater testing continues for THC.
Freeway ARCO	2740 98th Ave.	Waste Oil	Drained into exposed soil, leached onto/into collection pipe emptied onto Stanley St.

Any adverse environmental impact from the underground storage tanks, excluding the subject property's (See-Potential On-site Contamination), appears to be nonexistent due from the distance to the subject property and the groundwater gradient.



## SUMMARY OF FINDINGS AND CONCLUSIONS

The subject property at 2740 98th Avenue consists of an 2000 square foot building set on an approximately 9000 square foot parcel, the remaining portion of the parcel is covered with asphalt paving. The building is approximately 26 years old and is used as an automobile service station

Based on the results of the site survey and regulatory record search the following environmental concerns are present on the subject property:

There is some instances of what appears to be oil staining on the pavement. However, it is unlikely that this staining has penetrated the asphalt and reached the soil.

Black staining on the foundation at the southeast corner of the building. This substance could not be readily identified but has appeared to penetrate a crack in the pavement which could lead to possible minor isolated soil contamination.

There is the possibility of lead based paints used in building. Peeling and flaking paint was observed on the interior ceiling. Lead based paint poses a low level environmental risk unless ingested.

The presence of suspect asbestos-containing material (ACM). roofing material. The roofing material is considered to be Category I Nonfriable ACMs; this material is in good condition and in its current state does not represent an airborne asbestos hazard.

Additionally, a thorough record search of state data banks was instigated to ascertain the locations of listed clean-up sites, underground storage tanks (USTs), and leaking USTs. According to the material researched, there are no USTs in close enough proximity and/or upgradient of groundwater flow, to adversely impact the subject property.

## Environmental Assessment Report Limitations

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The enclosed Phase I Environmental Assessment has been performed for the exclusive use of Mr. Kiyoumars Ghofrani or agents specified by him for the subject property at 2740 98th Avenue, City of Oakland, Alameda County, California.

This assessment has been performed in accordance with generally accepted environmental practices and procedures, as of the date of the report. All services have been performed employing that degree of care and skill ordinarily exercised under similar circumstances by reputable environmental technologists practicing in this, or similar localities. No other warranty or guarantee, expressed or implied, is made or offered.

The conclusions and recommendations stated in this report are based upon observations made by employees of Northwest Envirocon, Inc. and also upon information provided by others. We have no reason to suspect or believe that the information provided is inaccurate. However, we cannot be held responsible for the accuracy of the information provided to us by others. The scope of this assessment does not purport to encompass every report, record, or other form of documentation relevant to the property being evaluated.

The observations contained within this assessment are based upon site conditions readily visible and present at the time of our site inspection. These site observations are unable to specifically address conditions of subsurface soil, groundwater, or underground storage tanks, unless specifically mentioned. This Phase I Environmental Assessment does not attempt to address or forecast future site conditions.

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## APPENDIX

- Site Location Maps
- Site Photographs
- Aerial Photographs
- Superfund NPL Site
- FINDS Index List
- CERCLIS Site List
- RCRA Facilities
- EPA Open Dump Sites
- ERNS Report Releases
- CORTESE List
- CALBEP List
- ASPIS List
- PROP 65 List
- UST List
- CALFID List
- Soil Analysis Report

5621

Scale: 1" = 100'

MAP OF TOLER HEIGHTS (BK. 23 Pg 34)

SUBJECT PROPERTY

REDRN. 4-5-56 R.M.  
Corrected: 10-26-70 W.M.  
5613  
STEARNS AVENUE  
CHEROKEE AVE

BOOK 4 JA

STANLEY ST

98th

2740

2728

2722

2708

2700

9818

9816

9814

9812

9810

9808

9806

9804

9802

9800

9798

9796

9794

9792

9790

9788

9786

9784

9782

9780

9778

9776

9774

9772

9770

SITE MAP

99th

AVENUE

5661

5617

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

40

60

40

40

40

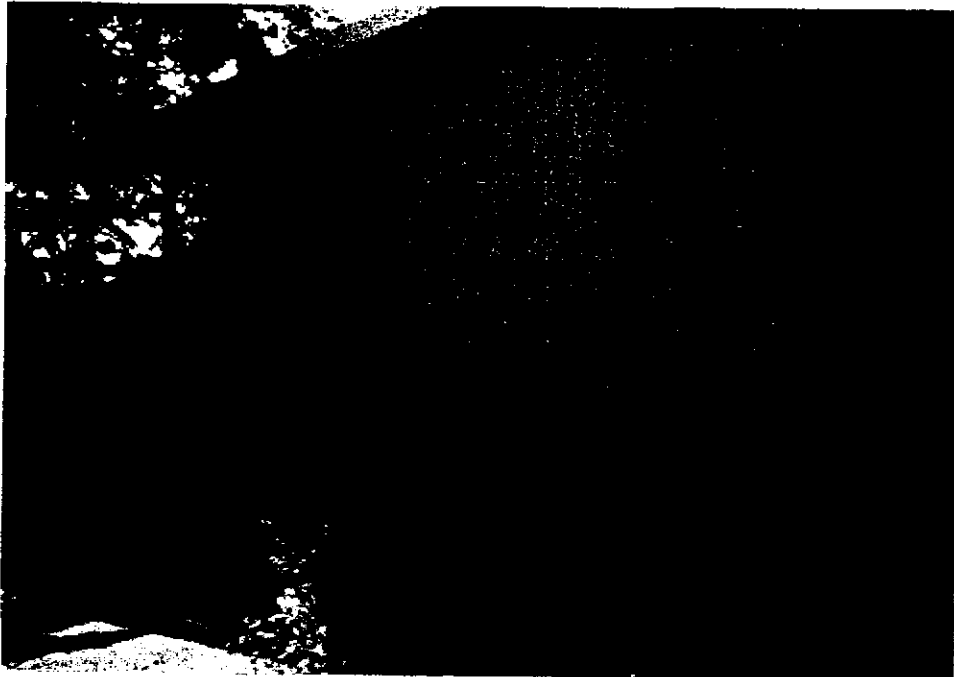




**2740 98th Avenue - Staining From Reported Waste Oil Spill**



**2740 98th Avenue - Staining on Pavement of Property**



2740 98th Avenue - From SE Corner



2740 98th Avenue - From SW Corner



2740 98th Avenue - from N.E. Corner



2740 98th Avenue - from NW Corner

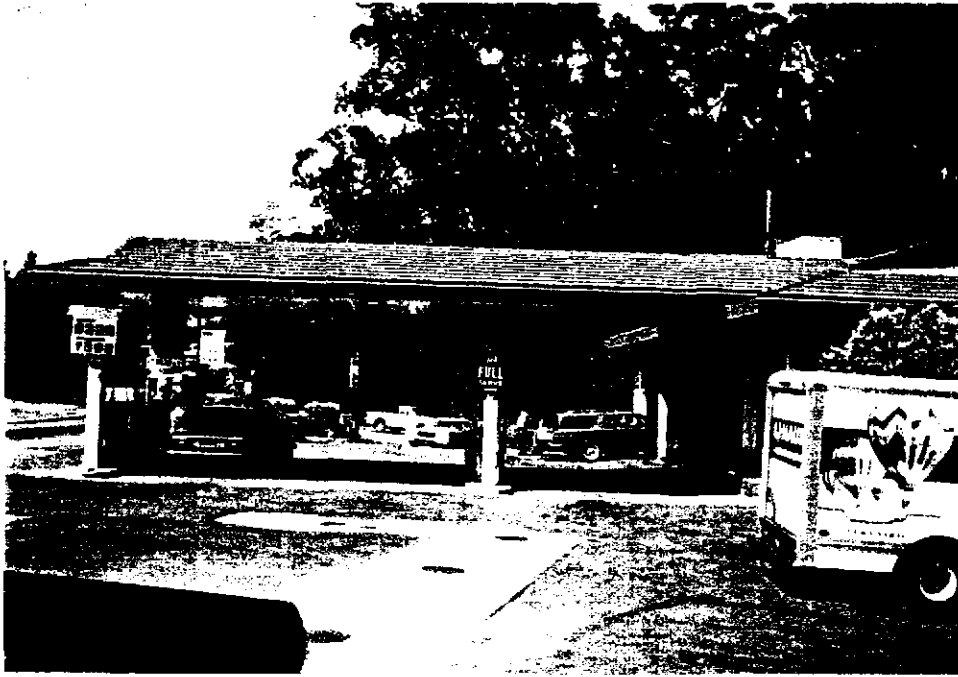




2740 98th Avenue - Looking South from the North Boundary



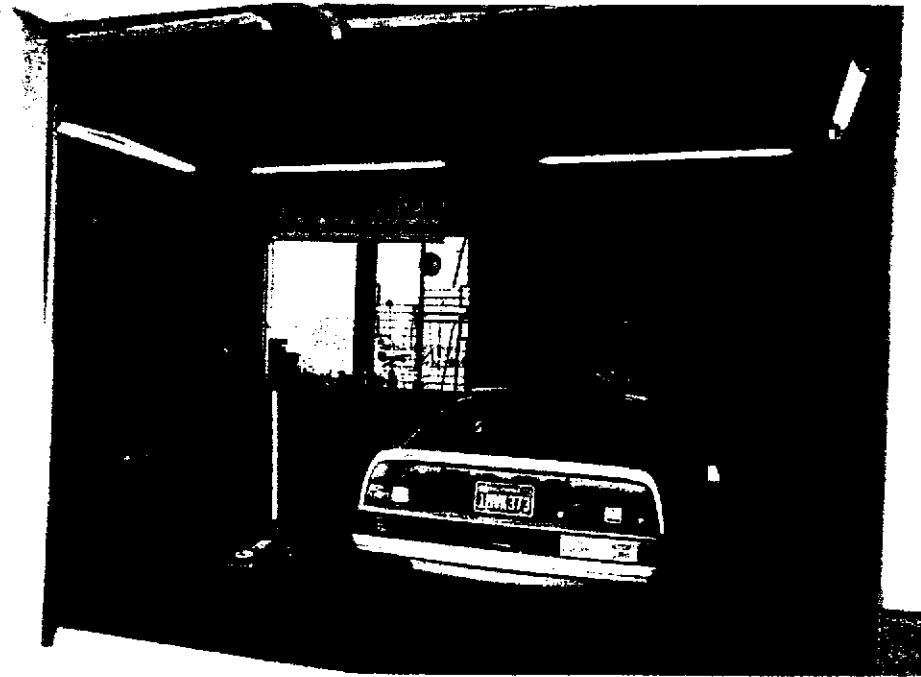
2740 98th Avenue - Looking West from the East Boundary



2740 98th Avenue - Looking East from the West Boundary



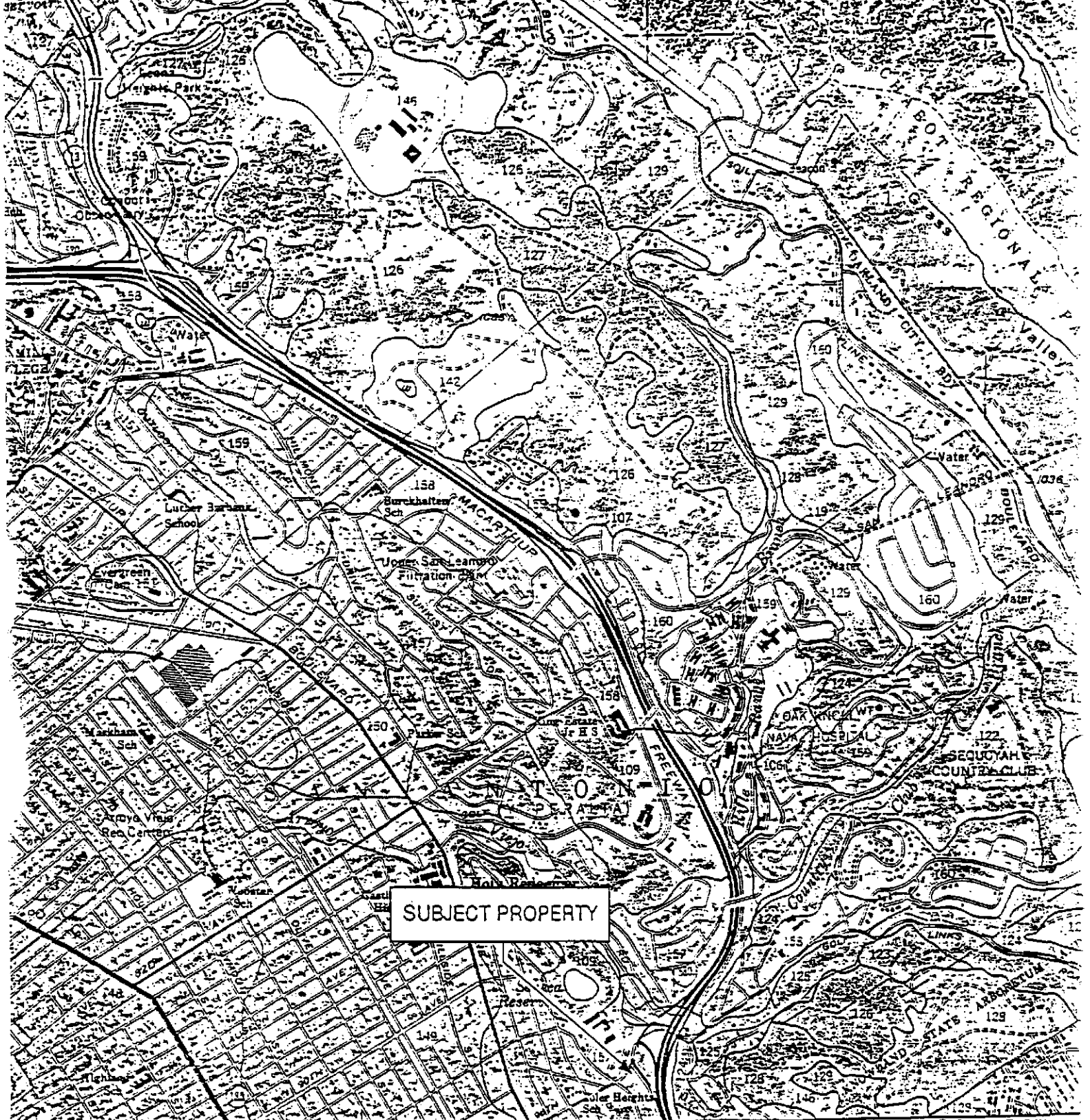
2740 98th Avenue - Staining on Foundation at Southeast Corner of Building



**2740 98th Avenue - Auto Repair Shop**



**2740 98th Avenue - Runoff Draining to Back of Property**



SUBJECT PROPERTY

1981  
AERIAL PHOTOGRAPH

REGULATORY INFORMATION  
1. US EPA NPL DATABASE

OAKLAND, CA 94605  
County: ALAMEDA

The National Priorities (Superfund) List (NPL) is EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program. A site, to be included on the NPL, must either meet or surpass a predetermined hazard ranking systems score, or be chosen as a state's top-priority site, or meet all three of the following criteria: (1) the US Department of Health and Human Services issues a health advisory recommending that people be removed from the site to avoid exposure; (2) EPA determines that the site represents a significant threat; and (3) EPA determines that remedial action is more cost-effective than removal action.

A search of the 1991 National Priorities List revealed the following Superfund sites located within the stated zip code areas:  
94605, 94603

0 Sites found for the area specified.

FINDS Sites

FACILITY ADDRESS ID#  
ELTRA CORP PRESTOLITE BATTERY ( CONT'D )

EPA Responsible Office(s):  
Superfund - Hazardous Waste-Superfund  
Program ID # : CAD980637169

---

FIRESTONE STORE #3671 CAD982001307  
1458 EL CAMINO REAL  
REDWOOD CITY, CA 94603

Region: 09  
EPA Responsible Office(s):  
Hazardous Waste Data Management System, Office of Solid Waste(RCRA)  
Program ID # : CAD982001307

---

FLEISCHMANN'S YEAST INCORPORATED CAD981572373  
921 98TH AVE W  
OAKLAND, CA 94603

Region: 09  
EPA Responsible Office(s):  
Hazardous Waste Data Management System, Office of Solid Waste(RCRA)  
Program ID # : CAD981572373  
Office of Toxic Substances (TRIS)  
Program ID # : 94603FLSCH92198

---

GILBARCO SERV CTR CAD980817688  
9820 KITTY LN  
OAKLAND, CA 94603

Region: 09  
Latitude: 374348 Longitude: 1221048  
EPA Responsible Office(s):  
Hazardous Waste Data Management System, Office of Solid Waste(RCRA)  
Program ID # : CAD980817688

---

GRAND AUTO, INC CAD981397615  
2512 107TH AVE  
OAKLAND, CA 94603

Region: 09  
EPA Responsible Office(s):  
Hazardous Waste Data Management System, Office of Solid Waste(RCRA)  
Program ID # : CAD981397615

# CERCLIS DATABASE

## REGULATORY INFORMATION 3. US EPA CERCLIS DATABASE

OAKLAND, CA 94605  
County: ALAMEDA

The CERCLIS List is a compilation by EPA of the sites which EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Superfund Act).

A search of the 1991 CERCLIS Database revealed the following sites within the stated zip code areas:

94605, 94603

### CERCLIS Sites

#### FACILITY ADDRESS

ID#

✓ LAKE CHABOT LANDFILL  
GOLF LINKS ROAD  
OAKLAND, CA 94605  
County: ALAMEDA

CAD983580960

Facility Type:	Not A Federal Facility
Ownership Indicator:	District
Classification:	No Determination
Status:	Has never been on the proposed final NPL
Proposed NPL Update #:	00
Final NPL Update #:	00
Latitude:	3746120
Longitude:	12210240
Event Discovery:	EPA, Fund Financed Actual Completion Date: 04/26/91
Preliminary Assessment:	EPA, Fund Financed Actual Completion Date: 01/09/91

ACTION PLATING  
10132 EDES AVE  
OAKLAND, CA 94603  
County: ALAMEDA

CAD982347676

Facility Type:	Not A Federal Facility
Ownership Indicator:	Private
Site Category:	Manufacturing Plant
Classification:	Federal Enforcement
Status:	Non-site indicator, not a valid CERCLIS site
Incident Type:	Non-Oil Spill

CERCLIS Sites

FACILITY ADDRESS ID#  
ACTION PLATING ( CONT'D )

Latitude: 3743480  
Longitude: 12210480  
This Site is a RCRA Facility

---

✓ ELTRA CORP PRESTOLITE BATTERY OAKLAND CAD980637169  
98TH ST & BANCROFT AVE  
OAKLAND, CA 94603  
County: ALAMEDA

Facility Type: Not A Federal Facility  
Ownership Indicator: Unknown  
Classification: No Determination  
Status: Has never been on the proposed final NPL  
Latitude: 3744550  
Longitude: 12209400  
Event Discovery: EPA, Fund Financed  
Actual Completion Date: 06/01/81  
Preliminary Assessment: EPA, Fund Financed  
Actual Completion Date: 09/01/82

---

VERDESE CARTER PARK CAD980496913  
96TH AVE & SUNNYSIDE  
E OAKLAND, CA 94603  
County: ALAMEDA

Facility Type: Not A Federal Facility  
Ownership Indicator: Unknown  
Classification: No Determination  
Status: Has never been on the proposed final NPL  
Latitude: 3744550  
Longitude: 12209040  
Event Discovery: EPA, Fund Financed  
Actual Completion Date: 05/01/78  
Preliminary Assessment: EPA, Fund Financed  
Actual Completion Date: 03/01/85

---

4 Sites found for the area specified.



# RCRA DATABASE

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## REGULATORY INFORMATION 4. US EPA RCRA DATABASE

OAKLAND, CA 94605  
County: ALAMEDA

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by EPA of reporting facilities that generate, store, transport treat or dispose of hazardous waste.

A search of the 1991 RCRA Database revealed the following facilities located within the stated zip code areas:  
94605, 94603

### RCRA Sites

#### FACILITY ADDRESS

ID#

✓ 7-ELEVEN STORE 2212-19403/CD  
10501 FOOTHILL BLVD  
OAKLAND, CA 94605  
County: ALAMEDA

CAD981465719

This facility generates less than 100 kg/mo of non-acutely hazardous waste.

---

ARROWHEAD DRINKING WATER CO  
1505 MISSION BLVD POMANA  
POMONA, CA 94605  
County: LOS ANGELES

CAD982479420

This facility generates at least 100 kg/mo, but less than 1000 kg/mo of non-acutely hazardous waste.

---

ATLAS CLEANERS  
8132 MACARTHUR  
OAKLAND, CA 94605  
County: ALAMEDA

CAD982033631

RCRA Sites

FACILITY ADDRESS ID#  
ATLAS CLEANERS ( CONT'D )

This facility generates at least 1000 kg/mo of non-acutely hazardous waste or 1 kg/mo of acutely hazardous waste.

---

BILL & BILLS BODY SHOP CAD982478331  
8914 MACARTHUR BLVD  
OAKLAND, CA 94605  
County: ALAMEDA

This facility generates at least 100 kg/mo, but less than 1000 kg/mo of non-acutely hazardous waste.

---

BUTLER TERMITE CONTROL CAD981414683  
7325 ALTURA PL  
OAKLAND, CA 94605  
County: ALAMEDA

This facility generates at least 1000 kg/mo of non-acutely hazardous waste or 1 kg/mo of acutely hazardous waste.

---

CHEVRON USA INC SERV STA #93322 CAT080032378  
7225 BANCROFT AVE  
OAKLAND, CA 94605  
County: ALAMEDA

This facility generates at least 1000 kg/mo of non-acutely hazardous waste or 1 kg/mo of acutely hazardous waste.

Non-handler (I.E. other than RCRA regulated waste handler)

---

✓ CHEVRON USA INC SERV STA #93899 CAT080031594  
9001 MACARTHUR BLVD  
OAKLAND, CA 94605  
County: ALAMEDA

RCRA Sites

FACILITY ADDRESS ID#  
FIRESTONE STORE #36F1 ( CONT'D )

This facility generates less than 100 kg/mo of non-acutely hazardous waste.

---

NEALS CLEANERS  
8917 MACARTHUR BLVD  
OAKLAND, CA 94605  
County: ALAMEDA

CAD981642374

This facility generates less than 100 kg/mo of non-acutely hazardous waste.

---

SCHLEICHER MOTORS  
7956 MCARTHUR BLVD  
OAKLAND, CA 94605  
County: ALAMEDA

CAD046406450

This facility generates less than 100 kg/mo of non-acutely hazardous waste.

---

SHELL STATION #204-5508-1305  
8930 BANCROFT  
OAKLAND, CA 94605  
County: ALAMEDA

CAD981402985

This facility generates at least 1000 kg/mo of non-acutely hazardous waste or 1 kg/mo of acutely hazardous waste.

---

✓ SHELL STATION #204-5508-2808  
9750 GOLF LINKS RD/KNOWLAND  
OAKLAND, CA 94605  
County: ALAMEDA

CAD981403108

This facility generates at least 1000 kg/mo of non-acutely hazardous waste or 1 kg/mo of acutely hazardous waste.

# ERNS DATABASE

## REGULATORY INFORMATION 5. ERNS DATABASE

OAKLAND, CA 94605  
County: ALAMEDA

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation.

A search of the Database records for the period of 1987 - 1991 revealed the following information regarding reported spills of oil or hazardous substances in the stated zip code area(s). Only records with spill incident location zip codes or fixed facility discharger zip codes for that city are included. Also included are sites with incomplete zip code information that are listed as being located within the search city. There are additional records in the database with inadequate location information that are not included in this report.

Zipcode(s):  
94605, 94603

### ERNS Sites

<u>FACILITY ADDRESS</u>	<u>SPILL DATE</u>
Case Number: 90-6479 OAKLAND, CA 94605 County: ALAMEDA	04/15/1990
Spill Time : 12:38 AM	
Source/Agency : Environmental Protection Agency	
Discharger Organization: UNKNOWN	
Material Spilled : 55.00 GAL ENGINE OIL	
Source of Spill : Highway	
Vehicle Id : UNKNOWN	
Medium Affected : Land	
Waterway Affected : NONE	
Reported Cause : Natural Phenomenon	
: Other	
Notification : EPA	
: State and Local Authority	

Case Number: 90-9102  
OAKLAND, CA 94603  
County: ALAMEDA

08/07/1990

# OPEN DUMP

---

## REGULATORY INFORMATION 6. US EPA OPEN DUMP INVENTORY

OAKLAND, CA 94605  
County: ALAMEDA

A search of the 1989 open dump inventory of facilities that do not comply with the Environmental Protection Agency's Criteria for Classification of Solid Waste Disposal Facilities and Practices; revealed the following facilities located within the below listed city. An additional search conducted revealed the following facilities located within the below listed county for which no city location information was available:

OAKLAND (CA)

0 Sites found for the area specified.

0 Possibly Misidentified Sites found for the area specified.

# FACILITY INVENTORY DATABASE

---

## STATE INFORMATION

OAKLAND, CA 94605  
County: ALAMEDA

The California Department of Environmental Affairs maintains a list of facilities, known as the Facility Inventory Database (FID), which contains matched records of sites that are regulated and reported in nine individual environmental databases. The FID contains facilities reported in the following information systems together with the identification number assigned by the regulatory agency.

- Hazardous Waste Information Systems
- Abandoned Sites Program Information System
- Toxic Chemicals Release Inventory Facilities for reporting year 1987
- Toxic Chemicals Release Inventory Facilities for reporting year 1988
- US EPA CERCLA sites
- California Air Resources Board database
- US EPA Facility Index System
- State Water Resources Control Board Waste Discharger System
- State Water Resources Control Board Leaking Underground Storage Tanks

A search of the 1991 CALFID database revealed the following facilities located within the stated zip code areas. Also included are misidentified sites with incomplete or inadequate zip codes that are located within the search city.

94605, 94603

### Facility Inventory Sites

#### FACILITY ADDRESS

---

CLEANERS  
MACARTHUR  
OAKLAND, CA 94605

IDENTIFIED BY/ID:  
/CAD982033631

---

Facility Inventory Sites

FACILITY ADDRESS

---

UNION PAVING & CONSTRUCTION  
6701 AVENAL AVE (415) 430-1921  
OAKLAND, CA 94605

REGULATED BY/ID:  
HWIS/CAX000051102

---

IX CONCORDIA HIGH SCHOOL  
6325 CANDEN ST (415) 632-4332  
OAKLAND, CA 94605

REGULATED BY/ID:  
HWIS/CAX000040485

---

BUTLER TERMITE CONTROL  
7325 ALTURA PL  
OAKLAND, CA 94605

REGULATED BY/ID:  
HWIS/CAD981414683

---

✓ SHELL STATION #204-5508-2808  
9750 GOLF LINKS RD/KNOWLAND  
OAKLAND, CA 94605

REGULATED BY/ID:  
HWIS/CAD981403108

---

NEALS CLEANERS  
8917 MACARTHUR BLVD  
OAKLAND, CA 94605

REGULATED BY/ID:  
HWIS/CAD981642374

---

Facility Inventory Sites

FACILITY ADDRESS

SHELL STATION #204-5508-1305  
8930 BANCROFT  
OAKLAND, CA 94605

REGULATED BY/ID:  
HWIS/CAD981402985

✓ 7-ELEVEN STORE 2212-19403/CD  
10501 FOOTHILL BLVD  
OAKLAND, CA 94605

REGULATED BY/ID:                      AKA NAME:  
HWIS/CAD981465719                      7-ELEVEN  
LUST

EXXON SVC STA #7 8907  
8008 MOUNTAIN BLVD/SHONE  
OAKLAND, CA 94605

REGULATED BY/ID:  
HWIS/CAD981411564

FIRESTONE EASTMONT 3141  
73RD MACAUTHUR  
OAKLAND, CA 94605

REGULATED BY/ID:  
HWIS/CAD981967599

1X CITY OF OAKLAND/EMERGENCY SVC OFFICE  
4615 GRASS VALLEY ST                      (415) 273-3938  
OAKLAND, CA 94605

REGULATED BY/ID:  
HWIS/CAC000157709



Facility Inventory Sites

FACILITY ADDRESS

✓ 1X CANDYCE SCOTT RESIDENCE  
2706 TRUMAN (415) 568-8062  
OAKLAND, CA 94605

REGULATED BY/ID:  
HWIS/CAX000123539

---

1X ARCO PRODUCTS, STATION 276  
10600 MACARTHUR BLVD (213) 486-3156  
OAKLAND, CA 94605

REGULATED BY/ID: AKA NAME:  
HWIS/CAC000092645 ARCO  
LUST

---

✓ 1X U SAFE CARDEN CENTER  
9317 MCCARTHER BLVD (415) 568-3072  
OAKLAND, CA 94605

REGULATED BY/ID:  
HWIS/CAP999001644

---

✓ 1X CITY OF OAKLAND  
2660 98TH AVE (415) 273-3939  
OAKLAND, CA 94605

REGULATED BY/ID:  
HWIS/CAC000159933

---

BILL & BILLS BODY SHOP  
8914 MACARTHUR BLVD  
OAKLAND, CA 94605

REGULATED BY/ID:  
HWIS/CAD982478331

---

Facility Inventory Sites

FACILITY ADDRESS

✓ KE DAYS EXPERT CLEANING  
10016 MACARTHUR BLVD  
OAKLAND, CA 94605

REGULATED BY/ID:  
ASPNF/01720097

---

HOLY NAMES COLLEGE  
3500 MOUNTAIN BLVD  
OAKLAND, CA 94605

REGULATED BY/ID:  
ASPNF/01820001

---

ALAMEDA COUNTY HEART ASSOCIATION  
11200 GOLF LINKS RD  
OAKLAND, CA 94605

REGULATED BY/ID:  
ASPNF/01890002

---

GALLAGHER & BURK, INC  
7100 MOUNTAIN BLVD  
OAKLAND, CA 94605

REGULATED BY/ID:  
ARB87/1415

---

FOOTHILL SQUARE  
10700 MACARTHUR BLVD  
OAKLAND, CA 94605

REGULATED BY/ID:  
LUST

---

Facility Inventory Sites

ILITY ADDRESS

98TH AVE  
ND, CA 94605

ATED BY/ID:  
T

AN LEANDRO FILTER PLANT  
O GREENLY DRIVE  
ND, CA 94605

ATED BY/ID:  
RCB/2 019167001  
NPDES: CA0038237

SIC CODE:  
4941

ITY OF OAKLAND FIRE DEPT  
GINE 20 (415) 444-3322  
AND, CA 94603

LATED BY/ID:  
IS/CAP999001937

DE:

E'S COMPLETE DETAILING SVC  
98TH ST (415) 568-7225  
AND, CA 94603

9  
6

LATED BY/ID:  
IS/CAX000204297

NY GOOSE FOODS INC  
98TH AVE (415) 635-5400  
AND, CA 94603

LATED BY/ID:  
IS/CAX000204909

Facility Inventory Sites

FACILITY ADDRESS

CHEMICALS & SUPPLIES  
751 - 105TH AVE.  
OAKLAND, CA 94603

REGULATED BY/ID:  
ASPNF/01280031

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GOLDEN GATE DIE CASTING  
10201 PEARMAN ST  
OAKLAND, CA 94603

REGULATED BY/ID:  
ASPNF/01330007

---

MILLER MACHINE CO.  
9929 PEARMAIN  
OAKLAND, CA 94603

REGULATED BY/ID:  
ASPNF/01340050

---

BALTIMORE AIR COIL COMPANY  
9201 SAN LEANDRO BLVD  
OAKLAND, CA 94603

REGULATED BY/ID:  
ASPNF/01350111

---

✓ ELTRA CORP PRESTOLITE BATTERY  
98TH ST AND BANCROFT AVE  
OAKLAND, CA 94603

REGULATED BY/ID:  
ASPNF/01360058

---

Facility Inventory Sites

FACILITY ADDRESS

ANGELO PARDISO  
1031 98TH  
OAKLAND, CA 94603

REGULATED BY/ID:  
LUST

OAKLAND SCAVENGER  
156 98TH  
OAKLAND, CA 94603

REGULATED BY/ID:  
LUST

MOUIS DRAZAGE CO.  
190 96TH AVE  
OAKLAND, CA 94603

REGULATED BY/ID:  
LUST

✓ MOBIL  
2220 98TH AVE  
OAKLAND, CA 94603

REGULATED BY/ID:  
LUST

CITY OF OAKLAND  
816 98TH AVE  
OAKLAND, CA 94603

REGULATED BY/ID:  
LUST

Facility Inventory Sites

FACILITY ADDRESS

TEXACO  
9331 E. 14TH ST  
OAKLAND, CA 94603

REGULATED BY/ID:  
LUST

---

GERBER PRODUCT CO.  
9401 SAN LEANDRO BLVD  
OAKLAND, CA 94603

REGULATED BY/ID:  
LUST

---

CITY OF OAKLAND  
9801 SAN LEANDRO ST  
OAKLAND, CA 94603

REGULATED BY/ID:  
LUST

---

UNOCAL  
BANCROFT & 98TH  
OAKLAND, CA 94603

REGULATED BY/ID:  
LUST

---

117 Sites found for the area specified.

# CA BOND EXPENDITURE PROGRAM

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## STATE INFORMATION

OAKLAND, CA 94605  
County: ALAMEDA

The California Health and Welfare Agency, Department of Health Services, Toxic Substances Control Division has compiled a list of hazardous substance sites which fall under the Hazardous Substance Cleanup Bond Act of 1984. The state agency cautions that the listing does not necessarily reflect the entire population of known or potential hazardous waste sites in California. Only sites which are targeted for expenditure of State bond funds for total cleanup costs or for State oversight are included.

A search of Revision Number 4 of the California Bond Expenditure Plan (CALBEP), as updated in January 1990, revealed the following facilities located within the stated zip code(s).

94605, 94603

### Bond Expenditure Sites

#### FACILITY ADDRESS

---

EKOTEK LUBE  
4200 ALAMEDA AVENUE  
OAKLAND, CA 94605  
ALAMEDA  
Region

County  
: Emeryville

---

1 Sites found for the area specified.

# CA CORTESE DATABASE

## STATE INFORMATION

OAKLAND, CA 94605  
County: ALAMEDA

California statutes (Chapter 1048, Statutes 1968) require the Governor's office of Planning and Research to annually publish a listing of potential and confirmed hazardous waste sites throughout California, known as the Hazardous Waste and Substances Sites List pursuant to AB3750 or CORTESE List. The database includes input from the Department of Health Services, the State Water Resources Control Board, the nine Regional Water Quality Control Boards and the California Waste Management Board. Sites listed include hazardous waste facilities subject to corrective action, sites designated as hazardous waste property, sites from the abandoned site assessment program, public water wells with detectable levels of organic chemicals, solid waste disposal facilities with known migration of contaminants and underground storage tanks with known releases

A search of the 1991 Hazardous Waste and Substance Sites List (CORTESE) revealed the following sites within the stated zip code area(s). Also included are any misidentified sites with incomplete zip code information that are listed as being located within the search city.

94605, 94603

### Hazardous Waste and Substance Sites

#### FACILITY ADDRESS

#### PROBLEM

4 ARCO  
2740 98TH AVE  
OAKLAND, CA 94605

TANK LEAK

Source: WRCB

EKOTEK LUBE  
4200 ALAMEDA AVENUE  
OAKLAND, CA 94605

Source: DHS5



## MISIDENTIFIED RECORDS SEARCH

The following sites, located in the search City, have inadequate or incomplete zip code information in the database records and may be located near the subject property:

### Hazardous Waste and Substance Sites

FACILITY ADDRESS

PROBLEM

✓ 7-ELEVEN  
10501 FOOTHILL BLVD  
OAKLAND, CA

TANK LEAK

Source: WRCB

---

7-ELEVEN  
4100 BROADWAY  
OAKLAND, CA

TANK LEAK

Source: WRCB

---

AAA EQUIPMENT CO.  
745 50TH AVE  
OAKLAND, CA

TANK LEAK

Source: WRCB

---

ABF FREIGHT SYSTEMS  
4575 TIDEWATER  
OAKLAND, CA

TANK LEAK

Source: WRCB

---

AC TRANSIT  
1100 SEMINARY AVE  
OAKLAND, CA

TANK LEAK

Source: WRCB

---

Hazardous Waste and Substance Sites

FACILITY ADDRESS

PROBLEM

LEARNER COMPANY  
3675 ALAMEDA AVE  
OAKLAND, CA

TANK LEAK

Source: WRCB

---

LONGVIEW FIBER CO.  
8511 BLAINE ST  
OAKLAND, CA

TANK LEAK

Source: WRCB

---

MARINE TERMINALS CORP.  
333 MARKET ST  
OAKLAND, CA

TANK LEAK

Source: WRCB

---

MCGUIRE & HESTER  
796 66TH AVE  
OAKLAND, CA

TANK LEAK

Source: WRCB

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MOBIL  
100 MACARTHUR BLVD  
OAKLAND, CA

TANK LEAK

Source: WRCB

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MOBIL  
160 14TH ST  
OAKLAND, CA

TANK LEAK

Source: WRCB

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MOBIL  
2220 98TH AVE  
OAKLAND, CA

TANK LEAK

Source: WRCB

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Hazardous Waste and Substance Sites

FACILITY ADDRESS	PROBLEM
UNKNOWN 54 EMBARCADERO ST OAKLAND, CA	TANK LEAK
Source: WRCB	
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UNKNOWN 6200 SAN PABLO OAKLAND, CA	TANK LEAK
Source: WRCB	
<hr/>	
UNKNOWN 7307-F EDGEWATER DR OAKLAND, CA	TANK LEAK
Source: WRCB	
<hr/>	
UNKNOWN E 14TH ST/HAVEN CT OAKLAND, CA	TANK LEAK
Source: WRCB	
<hr/>	
UNOCAL BANCROFT & 98TH OAKLAND, CA	TANK LEAK
Source: WRCB	
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US COLD STORAGE 3925 ALAMEDA AVE OAKLAND, CA	TANK LEAK
Source: WRCB	
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WELLS FARGO BANK 9999 SAN LEANDRO BLVD OAKLAND, CA	TANK LEAK
Source: WRCB	
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# CA ASPIS DATABASE

## STATE INFORMATION

OAKLAND, CA 94605  
County: ALAMEDA

The California Department of Health Services, Toxic Substances Control Program, maintains the Abandoned Sites Program Information System (ASPIS) inventory of potential hazardous waste sites. The sites or facilities in the ASPIS database are identified by the Toxic Substances Control Division's site evaluation programs including the Abandoned Site Survey Program, the Rural County Survey Program and Site Evaluation Program. ASPIS sites are potential sites identified by the use of Standard Industrial Classification codes, historic phone book reviews, citizen complaints, and other leads and must be evaluated to determine whether contamination can be confirmed and further action is required.

A search of the 1991 ASPIS databases revealed the following facilities located within the stated zip code area(s). Also included are misidentified sites with inaccurate or inadequate zip codes that are located within the search city.

94605, 94603

### Abandoned Sites Program Sites

<u>FACILITY ADDRESS</u>	<u>FACILITY #</u>
ALAMEDA COUNTY HEART ASSOCIATION 11200 GOLF LINKS ROAD OAKLAND, CA 94605 STATUS CODE : No Further Action	1-89-0002
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ALETA COMPANY 190 KIMBERLIN HEIGHTS OAKLAND, CA 94605 STATUS CODE : No Further Action	1-50-0009
<hr/>	

Abandoned Sites Program Sites

FACILITY ADDRESS	FACILITY #
HOLY NAMES COLLEGE 3500 MOUNTAIN BOULEVARD OAKLAND, CA 94605 STATUS CODE : No Further Action	1-82-0001
LE DAYS EXPERT CLEANING 10016 MACARTHUR BOULEVARD OAKLAND, CA 94605 STATUS CODE : No Further Action	1-72-0097
NAVAL REGIONAL MEDICAL CENTER, BLDG 8750 MOUNTAIN BOULEVARD OAKLAND, CA 94605 STATUS CODE : Referred Sites	1-97-0003
OPPENDAHL, WALTER 10621 MACARTHUR BOULEVARD OAKLAND, CA 94605 STATUS CODE : No Further Action	1-72-0091
VIKING CARPET CARE 3108 HOOD STREET OAKLAND, CA 94605 STATUS CODE : No Further Action	1-72-0086
BALTIMORE AIR COIL COMPANY 9201 SAN LEANDRO BOULEVARD OAKLAND, CA 94603 STATUS CODE : Site Screening	1-35-0111
CHEMICALS & SUPPLIES 751 105TH AVENUE OAKLAND, CA 94603 STATUS CODE : No Further Action	1-28-0031

Abandoned Sites Program Sites

FACILITY ADDRESS	FACILITY #
CUSTOM COATINGS COMPANY 10441 EDES AVENUE OAKLAND, CA 94603 STATUS CODE : No Further Action	1-17-0026
ELTRA CORPORATION - PRESTOLITE BATT 98TH STREET & BANCROFT AVENUE OAKLAND, CA 94603 STATUS CODE : No Further Action	1-36-0058
FOOTHILL SQUARE LAUNDERETTE 10700 MACARTHUR BOULEVARD OAKLAND, CA 94603 STATUS CODE : No Further Action	1-72-0005
GENERAL MOTORS PARTS DIVISION (2) 10626 EAST 14TH STREET OAKLAND, CA 94603 STATUS CODE : No Further Action	1-50-0100
GOLDEN GATE DIE CASTING 10201 PEARMAN STREET OAKLAND, CA 94603 STATUS CODE : No Further Action	1-33-0007
LOCH LOMAND MARINE SUPPLY COMPANY 333 KENNEDY STREET OAKLAND, CA 94603 STATUS CODE : No Further Action	1-50-0021
MILLER MACHINE COMPANY 9929 PEARMAIN OAKLAND, CA 94603 STATUS CODE : No Further Action	1-34-0050

# CA PROPOSITION 65

## STATE INFORMATION

OAKLAND, CA 94605  
County: ALAMEDA

California Proposition 65, the California Safe Drinking Water and Toxic Enforcement Act, prohibits the contamination of drinking water with chemicals known to cause cancer or reproductive toxicity. The Act also requires public notice or warning of any exposure, or unauthorized releases or discharges of such chemicals into potential sources of public drinking water. The California State Water Resources Control Board maintains a database of Proposition 65 records of known discharges and releases of chemicals that are known to cause cancer and reproductive toxicity. A review of the database of Proposition 65 records for the State fiscal years 1986 through 1990/91 revealed the following releases within the stated zip code areas. Also included are misidentified sites with inaccurate or inadequate zip codes that are located within the search city and sites with no city information found in the search county.

94605, 94603

### Proposition 65 Records

<u>FACILITY ADDRESS</u>	<u>ID #</u>
ARCO SERVICE STATION #276 10600 MACARTHUR BOULEVARD OAKLAND, CA 94605 County: ALAMEDA	OLG890147
Report Date : 10/26/88 Discharge Phone : 415-638-2271 Discharge Type : Leak Rpt Discharge Date : 09/29/88 Hazards : KNOWN County Notified : YES Health Effect : UNKNOWN Division : SB-LG-UGT	

ALAMEDA CHEMICAL CO.  
9029 SAN LEANDRO STREET  
OAKLAND, CA 94603  
County: CONTRA COSTA

OLG890173

Report Date : 11/29/88  
Discharge Phone : 415-568-7338  
Discharge Type : Leak Rpt  
Discharge Date : 11/21/88  
Hazards : KNOWN

# CA UNDERGROUND STORAGE

## STATE INFORMATION

OAKLAND, CA 94605  
County: ALAMEDA

A search of the California Underground Storage Tank Database, provided by the California Water Resources Control Board, Underground Storage Division, revealed the following facilities with registered underground storage tanks located within the stated zip code areas. Also included are misidentified sites with inaccurate or inadequate zip codes that are located within the search city.

94605, 94603

### Underground Storage Tanks

<u>FACILITY ADDRESS</u>	<u>ID#</u>
USA PETROLEUM COMPANY #57 10700 MACARTHUR BLVD. OAKLAND, CA 94605 Facility Phone: 2138294383 Owner: USA PETROLEUM COMPANY Facility Type: 1 Tanks: 4 Installed: 1968 Contains: 12000 gals Unleaded Fuel Installed: 1968 Contains: 12000 gals Regular Fuel Installed: 1968 Contains: 12000 gals Premium Fuel Installed: 1968 Contains: 8000 gals Diesel Fuel	00000001968
REGAL STATION #404 5901 MAC ARTHUR BLVD. OAKLAND, CA 94605 Facility Phone: 9169211100 Owner: WICKLAND OIL CO. Facility Type: 1 Tanks: 3 Installed: Contains: 8000 gals Unleaded Fuel Installed: Contains: 10000 gals Regular Fuel Installed: Contains: 6000 gals Premium Fuel	00000012474



Underground Storage Tanks

FACILITY ADDRESS

ID#

DAMJIBAPA INC  
6235 SEMINARY AVE  
OAKLAND, CA 94605

00000027065

Facility Phone:

0000000000

Owner:

ARCO PETROLEUM PRODUCTS CO.

Facility Type:

1

Tanks:

4

Installed: 1972 Contains: 6000 gals Unspecified  
Installed: 1972 Contains: 6000 gals Unspecified  
Installed: 1972 Contains: 4000 gals Unspecified  
Installed: 1972 Contains: 4000 gals Unspecified

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SAL'S CAR WASH  
8930 MACARTHUR BLVD.  
OAKLAND, CA 94605

00000033164

Facility Phone:

4158864187

Owner:

JAMES D. CRANE

Facility Type:

1

Tanks:

4

Installed: Contains: 0 gals Unspecified  
Installed: Contains: 0 gals Unspecified  
Installed: Contains: 0 gals Unspecified  
Installed: Contains: 0 gals Unspecified

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MOBIL SERVICE STATION  
3101-98TH AVENUE  
OAKLAND, CA 94605

00000039574

Facility Phone:

4156352374

Owner:

MOBIL OIL CORPORATION

Facility Type:

1

Tanks:

3

Installed: 1981 Contains: 10000 gals Unleaded Fuel  
Installed: 1981 Contains: 8000 gals Regular Fuel  
Installed: 1981 Contains: 6000 gals Unspecified

Underground Storage Tanks

FACILITY ADDRESS

ID#

MOBIL SERVICE STATION  
7210 BANCROFT AVE  
OAKLAND, CA 94605

00000039600

Facility Phone: 4155629669  
Owner: MOBIL OIL CORPORATION  
Facility Type: 1  
Tanks: 4

Installed: 1984	Contains:	12000 gals	Unleaded Fuel
Installed: 1984	Contains:	10000 gals	Regular Fuel
Installed: 1984	Contains:	6000 gals	Unspecified
Installed: 1984	Contains:	6000 gals	Diesel Fuel

OAK KNOLL EXXON  
8008 MOUNTAIN BLVD  
OAKLAND, CA 94605

00000042762

Facility Phone: 4156360471  
Owner: AHMAD AGHEL  
Facility Type: 1  
Tanks: 3

Installed:	Contains:	8000 gals	Unleaded Fuel
Installed:	Contains:	5000 gals	Unleaded Fuel
Installed:	Contains:	8000 gals	Unleaded Fuel

FREEWAY ARCO  
✓ 2740 98TH AVE  
OAKLAND, CA 94605

00000048679

Facility Phone: 4155624505  
Owner: PERRY K. PAHLMAYER  
Facility Type: 1  
Tanks: 4

Installed:	Contains:	10000 gals	Unleaded Fuel
Installed:	Contains:	10000 gals	Regular Fuel
Installed:	Contains:	5000 gals	Unspecified
Installed:	Contains:	500 gals	Waste Oil

**Underground Storage Tanks**

**FACILITY ADDRESS**

**ID#**

YOUNG H. KIM DBA KIM'S MOBIL  
3101 98TH AVE.  
OAKLAND, CA 94605

0000051672

Facility Phone:

4156352374

Owner:

YOUNG H. KIM DBA KIM'S MOBIL

Facility Type:

1

Tanks:

4

Installed: 1981	Contains:	6000 gals	Premium Fuel
Installed: 1981	Contains:	8000 gals	Regular Fuel
Installed: 1981	Contains:	10000 gals	Unleaded Fuel
Installed:	Contains:	0 gals	Waste Oil

FIRESTONE #36F1  
2701 73RD AVE  
OAKLAND, CA 94605

0000060565

Facility Phone:

4156351011

Owner:

FIRESTONE TIRE & RUBBER CO.

Facility Type:

2

Tanks:

1

Installed: 1969	Contains:	500 gals	Waste Oil
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93322  
7225 BANCROFT AVE  
OAKLAND, CA 94605

0000062426

Facility Phone:

4156359117

Owner:

CHEVRON U.S.A. INC.

Facility Type:

1

Tanks:

3

Installed:	Contains:	10000 gals	Unspecified
Installed:	Contains:	10000 gals	Unspecified
Installed:	Contains:	10000 gals	Unspecified

**Underground Storage Tanks**

**FACILITY ADDRESS**

**ID#**

99708 0000063234  
 5910 MAC ARTHUR BLVD  
 OAKLAND, CA 94605  
 Facility Phone: 4155680793  
 Owner: CHEVRON U.S.A. INC.  
 Facility Type: 1  
 Tanks: 4  
     Installed:      Contains: 10000 gals Unspecified  
     Installed:      Contains: 10000 gals Unspecified  
     Installed:      Contains: 1000 gals Unspecified  
     Installed:      Contains: 10000 gals Unspecified

✓ NAM'S TRANSMISSION 0000064288  
 9868 MACARTHUR BLVD.  
 OAKLAND, CA 94605  
 Facility Phone: 4156383008  
 Owner: NAM KIM  
 Facility Type: 2  
 Tanks: 1  
     Installed:      Contains: 300 gals Waste Oil

JIMENEZ GENERAL SERVICE STATIO 0000065566  
 6001 FOOTHILL BLVD.  
 OAKLAND, CA 94605  
 Facility Phone: 4156322427  
 Owner: MARCO JIMENEZ  
 Facility Type: 1  
 Tanks: 2  
     Installed:      Contains: 3500 gals Regular Fuel  
     Installed:      Contains: 5000 gals Unleaded Fuel

J.C. PENNEYS #836-7 0000065940  
 6950 EASTMONT MALL  
 OAKLAND, CA 94605  
 Facility Phone: 4156351000  
 Owner: J.C. PENNEY PROPERTIES, INC.  
 Facility Type: 2  
 Tanks: 1  
     Installed:      Contains: 500 gals Unspecified

Underground Storage Tanks

FACILITY ADDRESS

ID#

✓ JOE HOLSWORTH-KNOWLAND PARK SH  
9750 GOLF LINKS RD.  
OAKLAND, CA 94605

00000007019

Facility Phone: 4156383593  
Owner: SHELL OIL COMPANY  
Facility Type: 1  
Tanks: 3  
Installed: Contains: 0 gals Unspecified  
Installed: Contains: 0 gals Unspecified  
Installed: Contains: 0 gals Unspecified

CLARENCE FRAZIER SHELL  
8930 BANCOFF AVE  
OAKLAND, CA 94605

00000009524

Facility Phone: 4155682498  
Owner: SHELL OIL COMPANY  
Facility Type: 1  
Tanks: 4  
Installed: Contains: 0 gals Unspecified  
Installed: Contains: 0 gals Unspecified  
Installed: Contains: 0 gals Unspecified  
Installed: Contains: 0 gals Unspecified

MORRIS DRAYING COMPANY  
190-98TH AVENUE  
OAKLAND, CA 94603

00000001236

Facility Phone: 4155694453  
Owner: MORRIS DRAYING COMPANY  
Facility Type: 2  
Tanks: 0  
Installed: 1953 Contains: 10000 gals Diesel Fuel  
Installed: 1953 Contains: 1000 gals Unspecified  
Installed: 1953 Contains: 1000 gals Waste Oil  
Installed: 1957 Contains: 8000 gals Unleaded Fuel

**Underground Storage Tanks**

**FACILITY ADDRESS**

**ID#**

RATTO BROS. 00000033529  
 191-98TH AVE.  
 OAKLAND, CA 94603  
 Facility Phone: 4155693812  
 Owner: RATTO BROS.  
 Facility Type: 2  
 Tanks: 1  
 Installed: 1955 Contains: 550 gals Regular Fuel

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A PARTNERSHIP 00000036662  
 10901 RUSSET STREET  
 OAKLAND, CA 94603  
 Facility Phone: 4155690386  
 Owner: BRM INVESTMENT CO.  
 Facility Type: 2  
 Tanks: 0  
 Installed: Contains: 0 gals Regular Fuel

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✓ MOBIL SERVICE STATION 00000039580  
 2220-98TH AVE.  
 OAKLAND, CA 94603  
 Facility Phone: 4155689608  
 Owner: MOBIL OIL CORPORATION  
 Facility Type: 1  
 Tanks: 3  
 Installed: 1973 Contains: 10000 gals Regular Fuel  
 Installed: 1973 Contains: 8000 gals Unleaded Fuel  
 Installed: 1973 Contains: 5000 gals Unspecified

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ATLAS ROOFING CO. 00000049452  
 881 MOORPARK ST.  
 OAKLAND, CA 94603  
 Facility Phone: 4155621441  
 Owner: ATLAS ROOFING CO.  
 Facility Type: 2  
 Tanks: 1  
 Installed: 1950 Contains: 550 gals Regular Fuel

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