



**CONESTOGA-ROVERS
& ASSOCIATES**

5900 Hollis Street, Suite A
Emeryville, California 94608
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www.CRAworld.com

TRANSMITTAL

DATE: February 18, 2011 REFERENCE NO.: 060119
PROJECT NAME: 2350 (2368) Harrison Street, Oakland
TO: Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

RECEIVED
2:26 pm, Feb 22, 2011
Alameda County
Environmental Health

Please find enclosed: Draft Final
 Originals Other
 Prints
Sent via: Mail Same Day Courier
 Overnight Courier Other GeoTracker and Alameda County FTP

QUANTITY	DESCRIPTION
1	Review of Historical Aerial Photos and Sanborn Maps

As Requested For Review and Comment
 For Your Use

COMMENTS:

If you have any questions regarding the contents of this document, please call Peter Schaefer at (510) 420-3319.

Copy to: Denis Brown, Shell Oil Products US (electronic copy)
Richard Burge, 490 Grand Avenue, Suite 100, Oakland, CA 94610

Completed by: Peter Schaefer Signed: Aubrey Cord

Filing: **Correspondence File**



Mr. Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Denis L. Brown
Shell Oil Products US
HSE – Environmental Services
20945 S. Wilmington Ave.
Carson, CA 90810-1039
Tel (707) 865 0251
Fax (707) 865 2542
Email denis.l.brown@shell.com

Re: Former Shell Service Station
2350 (2368) Harrison Street
Oakland, California
SAP Code 173318
Incident No. 97743969
ACEH No. RO0000505

Dear Mr. Wickham:

The attached document is provided for your review and comment. Upon information and belief, I declare, under penalty of perjury, that the information contained in the attached document is true and correct.

If you have any questions or concerns, please call me directly at (707) 865-0251.

Sincerely,

A handwritten signature in black ink that reads "Denis L. Brown". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Denis L. Brown
Senior Program Manager



REVIEW OF HISTORICAL AERIAL PHOTOS AND SANBORN® MAPS

FORMER SHELL SERVICE STATION
2350 (2368) HARRISON STREET
OAKLAND, CALIFORNIA

SAP CODE 173318
INCIDENT NO. 97743969
AGENCY NO. RO0000505

FEBRUARY 18, 2011
REF. NO. 060119 (18)

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Prepared by:
Conestoga-Rovers
& Associates

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MAP REPORT

EXECUTIVE SUMMARY

CRA conducted a review of historic uses of the subject property to identify any previous uses that could have released heavier petroleum hydrocarbons in the vicinity of the subject site.

The subject site appears to have been in use as a gasoline station and auto repair facility between its initial development (circa 1933) and removal of the USTs in 1977. No additional potential on-site sources for heavier petroleum hydrocarbons were identified.

This review identified the following potential off-site sources for heavier petroleum hydrocarbons.

- A 25,000-gallon fuel oil UST associated with Oakland Transit Consolidated's Piedmont car shops and power house;
- A gasoline station at the southwest corner of Harrison Street and 24th Street;
- A gasoline station at the east corner of Bay Place and Vernon Street;
- A machine shop directly south of the subject site; and
- Several auto repair shops west and northwest of the subject site.

In addition, CRA's November 11, 2009 *Survey of Potential Off-Site Sources and Subsurface Investigation Work Plan Addendum* identified two additional gasoline stations west of the site and a former leaking fuel oil UST at the Lake Merritt Hotel that could have contributed to the presence of heavier petroleum hydrocarbon impacts in the vicinity of the subject site.

1.0 INTRODUCTION

Conestoga-Rovers & Associates (CRA) prepared this report on behalf of Equilon Enterprises LLC dba Shell Oil Products US (Shell) as requested in Alameda County Environmental Health's (ACEH's) November 15, 2010 letter. The letter requested a review of historical uses of the subject property to identify any previous uses that could have released heavier petroleum hydrocarbons. CRA obtained historical aerial photo and Sanborn® maps from Environmental Data Resources, Inc. (EDR) to conduct the review.

The subject property is a former Shell service station located on the southern corner of the Harrison Street and Bay Place intersection in Oakland, California (Figure 1). The layout of the former station, whose address was 2368 Harrison Street, included underground fuel storage tanks (USTs), a waste oil tank, three dispenser islands, and a station building (Figure 2). The site is currently occupied by a 7-Eleven Store, whose address is 2350 Harrison Street, and the area surrounding the station is predominantly a mix of commercial and residential use.

2.0 AERIAL PHOTOGRAPHS (1939 - 2005)

EDR's aerial photograph report is provided in Appendix A.

2.1 1939, 1"=555'

The subject site is a developed lot on the southern corner of the Harrison Street and Bay Place intersection. A service station building appears to be located across the southern third of the property with a dispenser canopy in the north corner. South of the site, a hotel (currently the Lake Merritt Hotel) and an apartment building east of the hotel are present. Properties south of the site, between the subject site and the hotel and apartment building, are undeveloped. The current Oakland Senior Center building is present south of the hotel and apartment building, a warehouse is located northeast of the site across Bay Place, a church is to the north on the corner of Harrison Street and 27th Street, and the corners northwest and west of the site are occupied by commercial buildings with residences occupying the remainder of each block.

2.2 1946, 1'=655'

The subject site shows the same structures as the previous photo and appears to be a gasoline service station. The lots directly north, east, and west of the site show the same commercial buildings. The property between the site and the current Lake Merritt Hotel appears to have been partially developed.

2.3 1958, 1''=555'

The configuration of the service station on the subject site is changed with the station building now occupying the central portion of the southern third of the site and the canopy is gone. The lots directly north and west of the site show the same commercial buildings. The properties east and northeast of the site across Bay Place now appear to be an automobile dealership. The properties between the site and the current Lake Merritt Hotel have been developed and appear to be occupied by two commercial buildings.

2.4 1965, 1''=333'

The subject site shows the same structures as the previous photo and appears to be a gasoline service station. The lots directly north, west, and south of the site show the same commercial buildings. The property east of Bay Place and south of Vernon Street appears to show grading activity.

2.5 1972, 1''=533'

The resolution of this photo is insufficient to identify changes to the subject site or surrounding properties.

2.6 1982, 1''=690'

The resolution of this photo is insufficient to identify changes to the subject site. The surrounding properties appear to be unmodified with the exception of a change in the configuration of the warehouse located northeast of the site across Bay Place.

2.7 **1993, 1"=666'**

The resolution of this photo is insufficient to identify changes to the subject site. The surrounding properties appear to be unmodified with the exception of reconfiguration of buildings and the removal of residences in the block at the corner of 24th Street and 27th Street.

2.8 **1998, 1"=666'**

The subject site has been redeveloped with a building located across the southern third of the property. Surrounding properties appear to be unmodified with the exception of the Saint Paul Apartment Towers Apartments located east of Bay Place and south of Vernon Street.

2.9 **2005, 1"=604'**

The subject site shows the same structures as the previous photo. Surrounding properties appear to be unmodified with the exception of a reconfiguration of the warehouse located directly northeast of the site across Bay Place.

3.0 **SANBORN® MAPS (1903 - 1970)**

EDR's Sanborn® map report is provided in Appendix B.

3.1 **1903**

These Sanborn® maps do not show the subject site. Cemetery Creek (now Glen Echo Creek) is shown to the west of its current engineered channel. A building complex housing Oakland Transit Consolidated's Piedmont car shops and power house and the Piedmont Baths occupies the property located northeast of the site across Bay Place. A 25,000-gallon fuel oil UST associated with the car shops and power house is identified adjacent to Bay Place. The blocks north and west of the site appear to be undeveloped.

3.2 **1911**

The subject site appears to be undeveloped. The car shops and power house building located directly northeast of the site across Bay Place now is occupied by the Wheelman Athletic Club. The Adams Park Conservatory occupies the area south of the subject site in the area now occupied by the Oakland Senior Center. The blocks northwest and west of the site are partially developed with housing, and the corner north of the site (Harrison Street and 27th Street) is undeveloped.

3.3 **1950**

The subject site is a service station with a building across the southern third of the property and a canopy in the north corner. The property directly south of the site along Harrison Street is occupied by a machine shop, with the Young Women's Christian Association (YWCA) boarding home (now Lake Merritt Hotel), a 24-unit apartment building, and the Veteran's Memorial Building (now Oakland Senior Center) further to the south. The corner northwest of the site is occupied by a gasoline station with a tire shop, battery shop, and oiling station. The block northwest of the site (on 24th Street) is occupied by four auto repair shops (including United Parcel Service's repair shop) and various commercial and residential buildings. The First Congregational Church occupies the corner north of the site (27th Street [then 26th Street] and Harrison). Don Lee's Cadillac Agency occupies the northeast corner of Harrison Street and Bay Place with facilities including an auto repair shop, an auto paint shop, and a car wash. A gasoline station occupies the east corner of Bay Place and Vernon Street.

3.4 **1952**

The subject site and surrounding properties show the same structures as the previous Sanborn® map. The gasoline stations east and west of the site in the 1950 map are no longer noted as providing gas and oil. The auto dealership to the northeast is now Shepard Cadillac-Oldsmobile Company.

3.5 **1954**

The configuration of the service station on the subject site has changed with the station building now occupying the central portion of the southern third of the site and the canopy is gone. The lots directly north, west, and east of the site show the same

commercial buildings. The property south of the site has been developed along Harrison Street between the subject site and the YWCA boarding home. A used auto dealership occupies the east corner of Bay Place and Vernon Street.

3.6 1959

The subject site and surrounding properties show the same structures as the previous Sanborn® map. The YWCA boarding home is now the Lake Merritt Lodge.

3.7 1962

The subject site and surrounding properties show the same structures as the previous Sanborn® map.

3.8 1967

The subject site and surrounding properties show the same structures as the previous Sanborn® map with the addition of Saint Paul's Tower Apartments located at the east corner of Bay Place and Vernon Street.

3.9 1970

The subject site and surrounding properties show the same structures as the previous Sanborn® map.

4.0 DISCUSSION

The subject site appears to have been in use as a gasoline station and auto repair facility between its initial development (circa 1933) and removal of the USTs in 1977. No additional potential on-site sources for heavier petroleum hydrocarbons were identified.

This review identified the following potential sources for heavier petroleum hydrocarbons in the vicinity of the subject site.

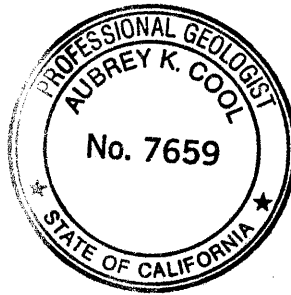
- A 25,000-gallon fuel oil UST associated with Oakland Transit Consolidated's Piedmont car shops and power house;
- A gasoline station at the southwest corner of Harrison Street and 24th Street;
- A gasoline station at the east corner of Bay Place and Vernon Street;
- A machine shop directly south of the subject site; and
- Several auto repair shops west and northwest of the subject site.

In addition, CRA's November 11, 2009 *Survey of Potential Off-Site Sources and Subsurface Investigation Work Plan Addendum* identified two additional gasoline stations west of the site and a former leaking fuel oil UST at the Lake Merritt Hotel that could have contributed to the presence of heavier petroleum hydrocarbon impacts in the vicinity of the subject site.

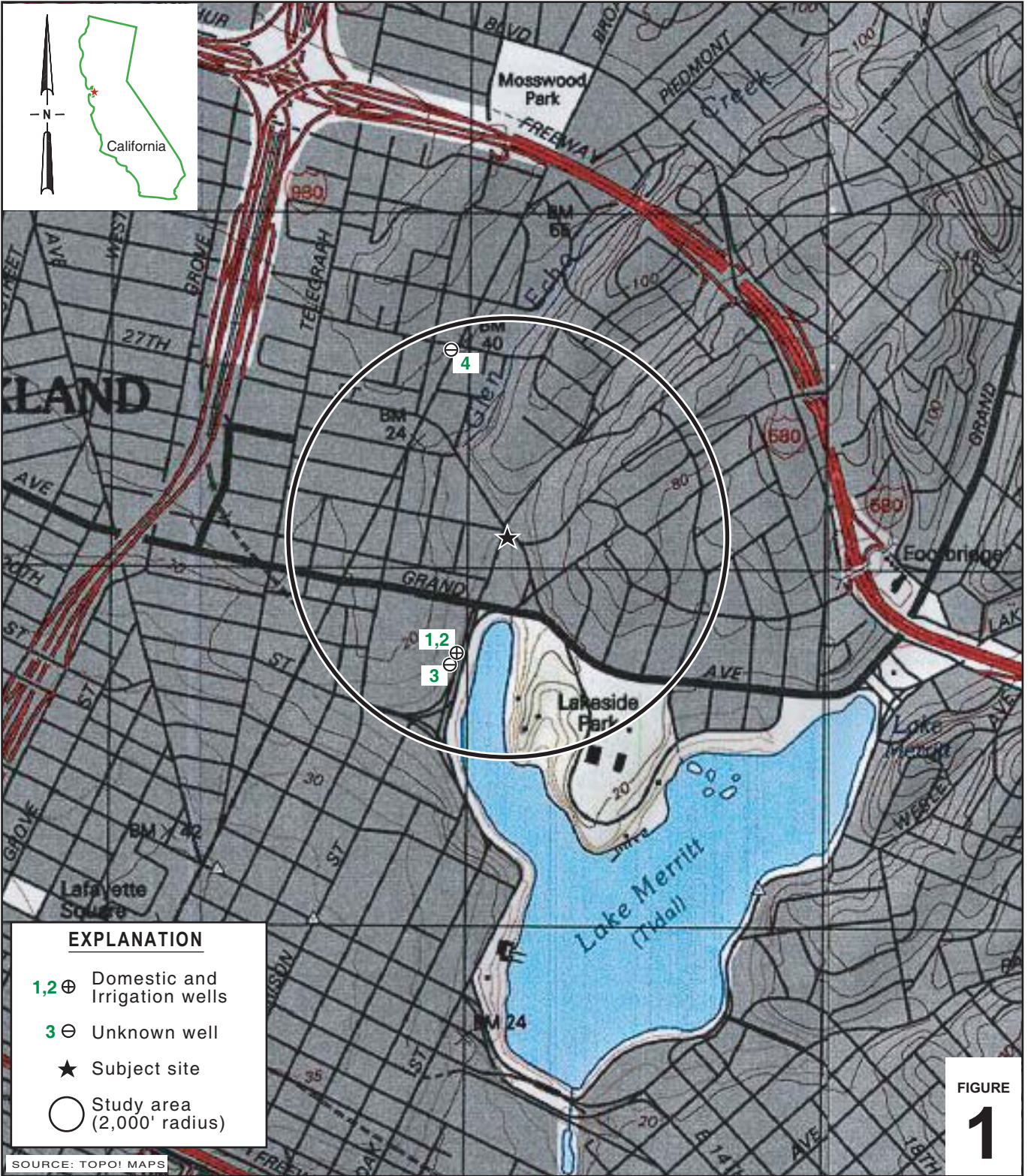
All of Which is Respectfully Submitted,
CONESTOGA-ROVERS & ASSOCIATES

Eric A. Dyer for
Peter Schaefer, CEG, CHG

Aubrey K. Cool
Aubrey K. Cool, PG



FIGURES



I:\Shell\6-chars\0601--\060119-Oakland 2350 Harrison St\060119-FIGURES\060119 VICINITY.A1

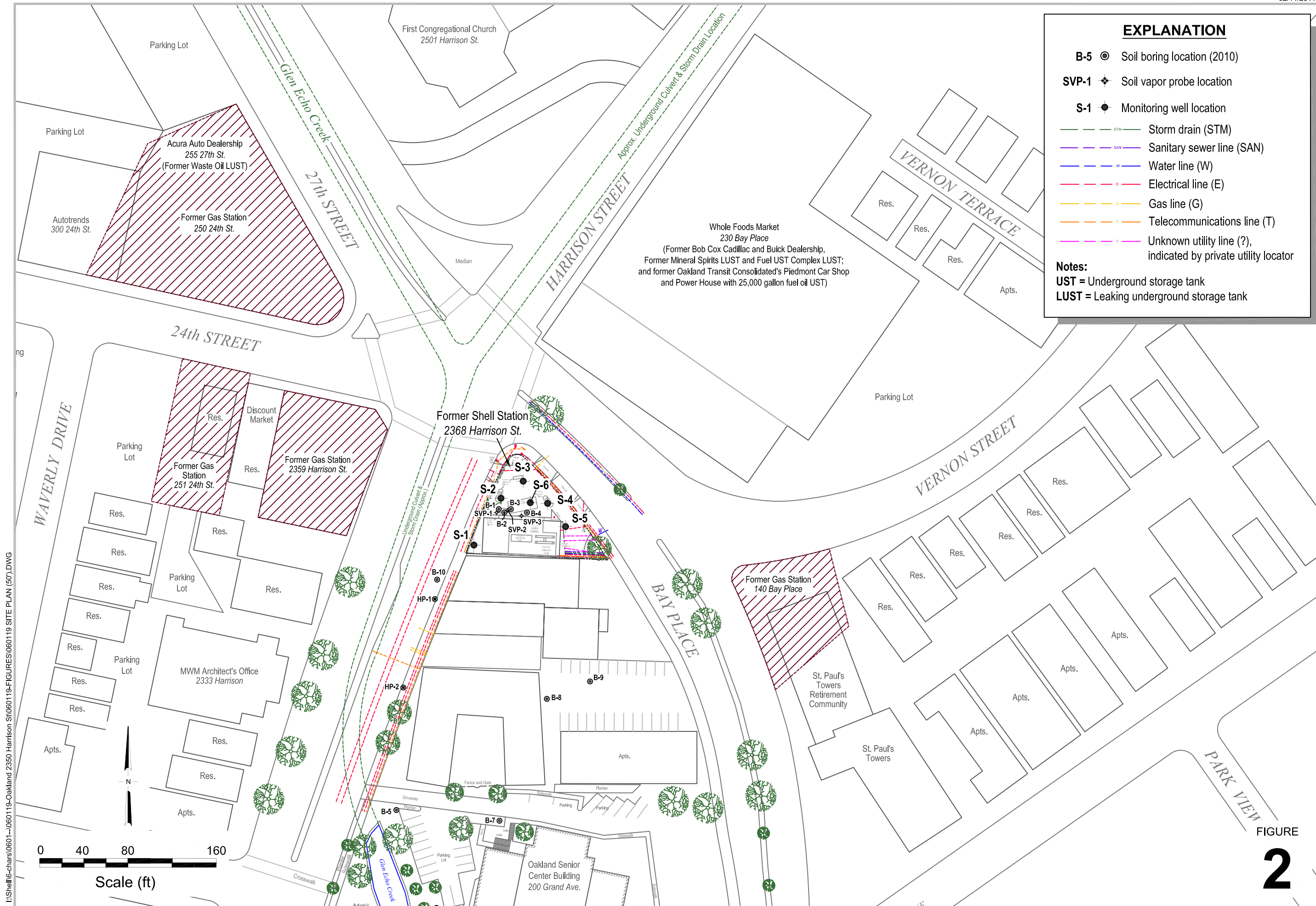
Former Shell Service Station

2350 (2368) Harrison Street
Oakland, California



**CONESTOGA-ROVERS
& ASSOCIATES**

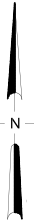
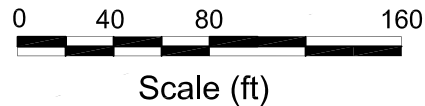
Vicinity Map



EXPLANATION

- B-5 ● Soil boring location (2010)
- SVP-1 ◆ Soil vapor probe location
- S-1 ● Monitoring well location
- STM --- Storm drain (STM)
- SAN --- Sanitary sewer line (SAN)
- W --- Water line (W)
- E --- Electrical line (E)
- G --- Gas line (G)
- T --- Telecommunications line (T)
- ? --- Unknown utility line (?), indicated by private utility locator

Notes:
 UST = Underground storage tank
 LUST = Leaking underground storage tank



FIGURE

2

I:\Shell\6-chars\0601--\060119-Oakland 2350 Harrison St\060119-FIGURES\060119 SITE PLAN (50').DWG

Extended Site Plan



Former Shell Service Station

2350 (2368) Harrison Street
Oakland, California

APPENDIX A

ENVIRONMENTAL DATA RESOURCES, INC. - THE EDR AERIAL PHOTO DECADE
PACKAGE



Former Shell Service Station

2350 Harrison St.

Oakland, CA 94610

Inquiry Number: 2964542.4

January 14, 2011

The EDR Aerial Photo Decade Package

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Date EDR Searched Historical Sources:

Aerial Photography January 14, 2011

Target Property:

2350 Harrison St.

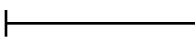
Oakland, CA 94610

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1939	Aerial Photograph. Scale: 1"=555'	Flight Year: 1939	Fairchild
1946	Aerial Photograph. Scale: 1"=655'	Flight Year: 1946	Jack Ammann
1958	Aerial Photograph. Scale: 1"=555'	Flight Year: 1958	Cartwright
1965	Aerial Photograph. Scale: 1"=333'	Flight Year: 1965	Cartwright
1972	Aerial Photograph. Scale: 1"=533'	Flight Year: 1972	NASA
1982	Aerial Photograph. Scale: 1"=690'	Flight Year: 1982	USGS
1993	Aerial Photograph. Scale: 1"=666'	Flight Year: 1993	USGS
1998	Aerial Photograph. Scale: 1"=666'	Flight Year: 1998	USGS
2005	Aerial Photograph. Scale: 1"=604'	Flight Year: 2005	EDR



INQUIRY #: 2964542.4

YEAR: 1939

 = 555'





INQUIRY #: 2964542.4

YEAR: 1946

| = 655'





INQUIRY #: 2964542.4

YEAR: 1958

| = 555'





INQUIRY #: 2964542.4

YEAR: 1965

| = 333'



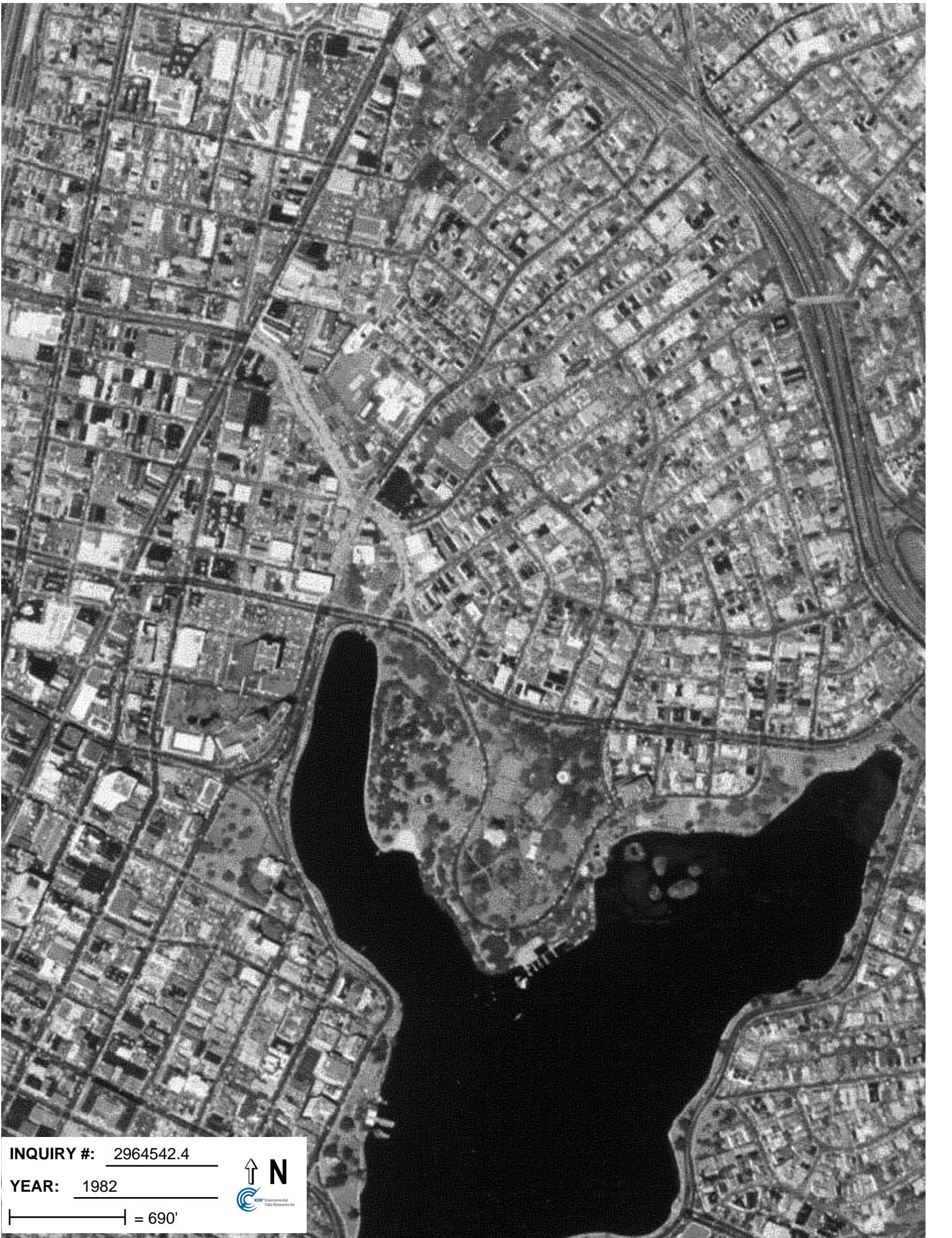


INQUIRY #: 2964542.4

YEAR: 1972

| = 533'



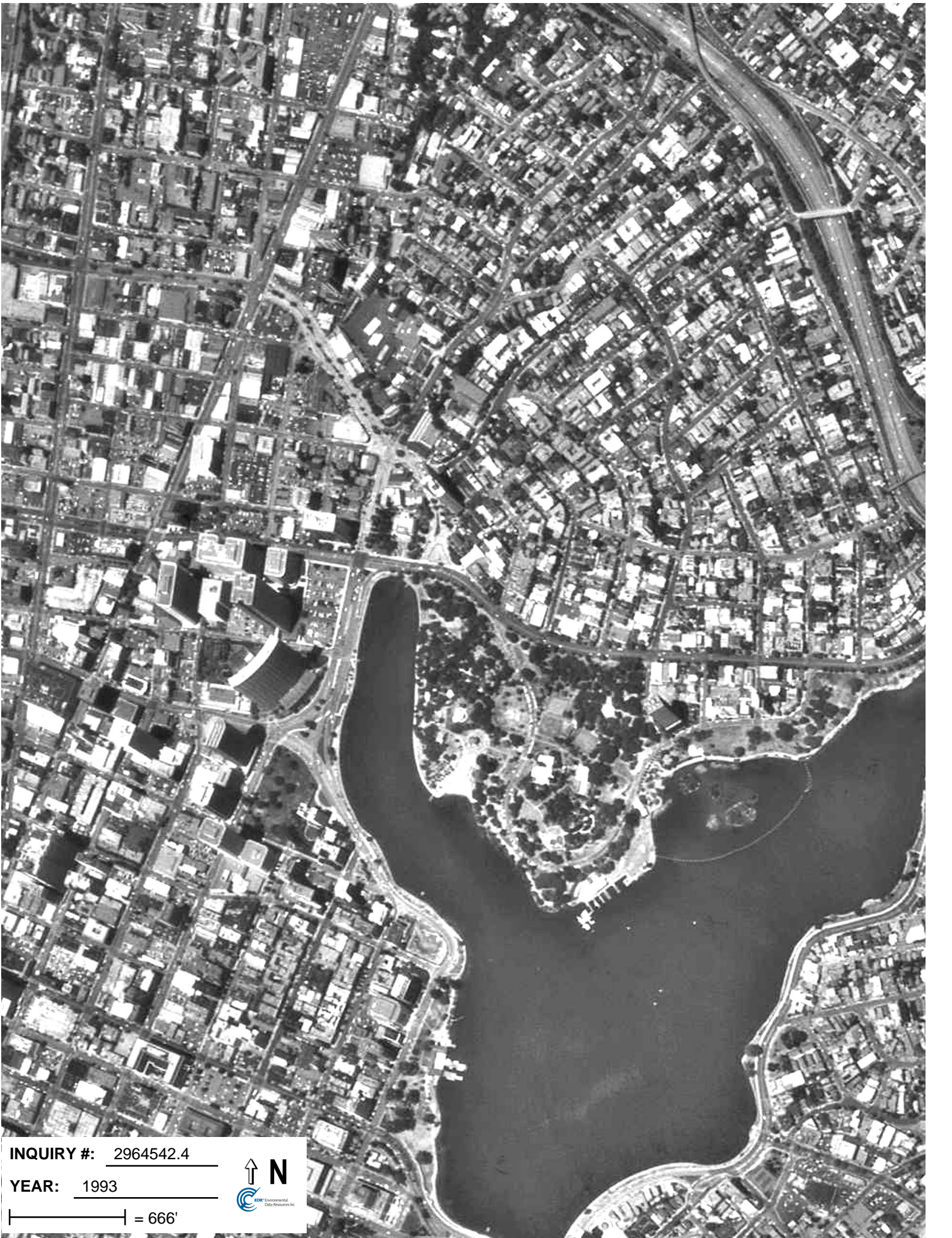


INQUIRY #: 2964542.4

YEAR: 1982

| = 690'





INQUIRY #: 2964542.4

YEAR: 1993

| = 666'





INQUIRY #: 2964542.4

YEAR: 1998

| = 666'





INQUIRY #: 2964542.4

YEAR: 2005

| = 604'



APPENDIX B

ENVIRONMENTAL DATA RESOURCES, INC. - CERTIFIED SANBORN® MAP REPORT



Former Shell Service Station

2350 Harrison St.

Oakland, CA 94610

Inquiry Number: 2964542.3

January 11, 2011

Certified Sanborn® Map Report

Certified Sanborn® Map Report

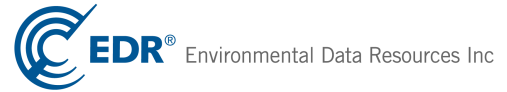
1/11/11

Site Name:

Former Shell Service Station
2350 Harrison St.
Oakland, CA 94610

Client Name:

Conestoga-Rovers &
5900 Hollis Street
Emeryville, CA 94608



EDR Inquiry # 2964542.3

Contact: Peter Schaefer

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Conestoga-Rovers & Associates, Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Former Shell Service Station
Address: 2350 Harrison St.
City, State, Zip: Oakland, CA 94610
Cross Street:
P.O. # NA
Project: 060119
Certification # 45C9-4D34-995C



Sanborn® Library search results
Certification # 45C9-4D34-995C

Maps Provided:

1970	1950
1967	1911
1962	1903
1959	
1954	
1952	

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1970 Source Sheets



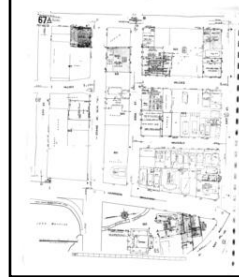
Volume 1A, Sheet 59a



Volume 1A, Sheet 61a



Volume 1A, Sheet 65a



Volume 1A, Sheet 67a

1967 Source Sheets



Volume 1A, Sheet 61a



Volume 1A, Sheet 65a



Volume 1A, Sheet 67a



Volume 1A, Sheet 59a

1962 Source Sheets



Volume 1A, Sheet 59a



Volume 1A, Sheet 61a



Volume 1A, Sheet 65a



Volume 1A, Sheet 67a

1959 Source Sheets



Volume 1A, Sheet 59a



Volume 1A, Sheet 61a



Volume 1A, Sheet 65a



Volume 1A, Sheet 67a

1954 Source Sheets



Volume 1A, Sheet 59a



Volume 1A, Sheet 61a



Volume 1A, Sheet 65a

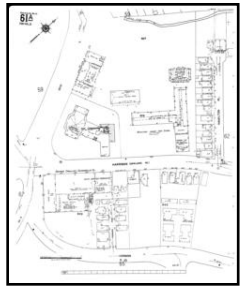


Volume 1A, Sheet 67a

1952 Source Sheets



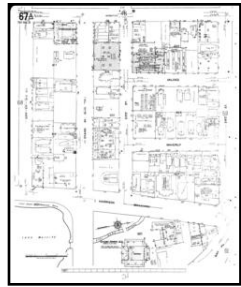
Volume 1A, Sheet 59a



Volume 1A, Sheet 61a



Volume 1A, Sheet 65a

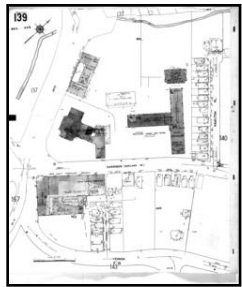


Volume 1A, Sheet 67a

1950 Source Sheets



Volume 2, Sheet 137



Volume 2, Sheet 139



Volume 2, Sheet 157

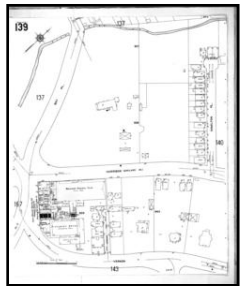


Volume 2, Sheet 143

1911 Source Sheets



Volume 2, Sheet 137



Volume 2, Sheet 139



Volume 2, Sheet 143

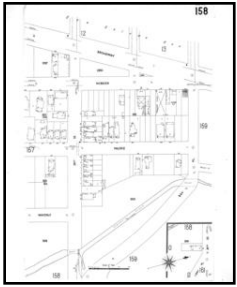


Volume 2, Sheet 157

1903 Source Sheets



Volume 2, Sheet 157



Volume 2, Sheet 158

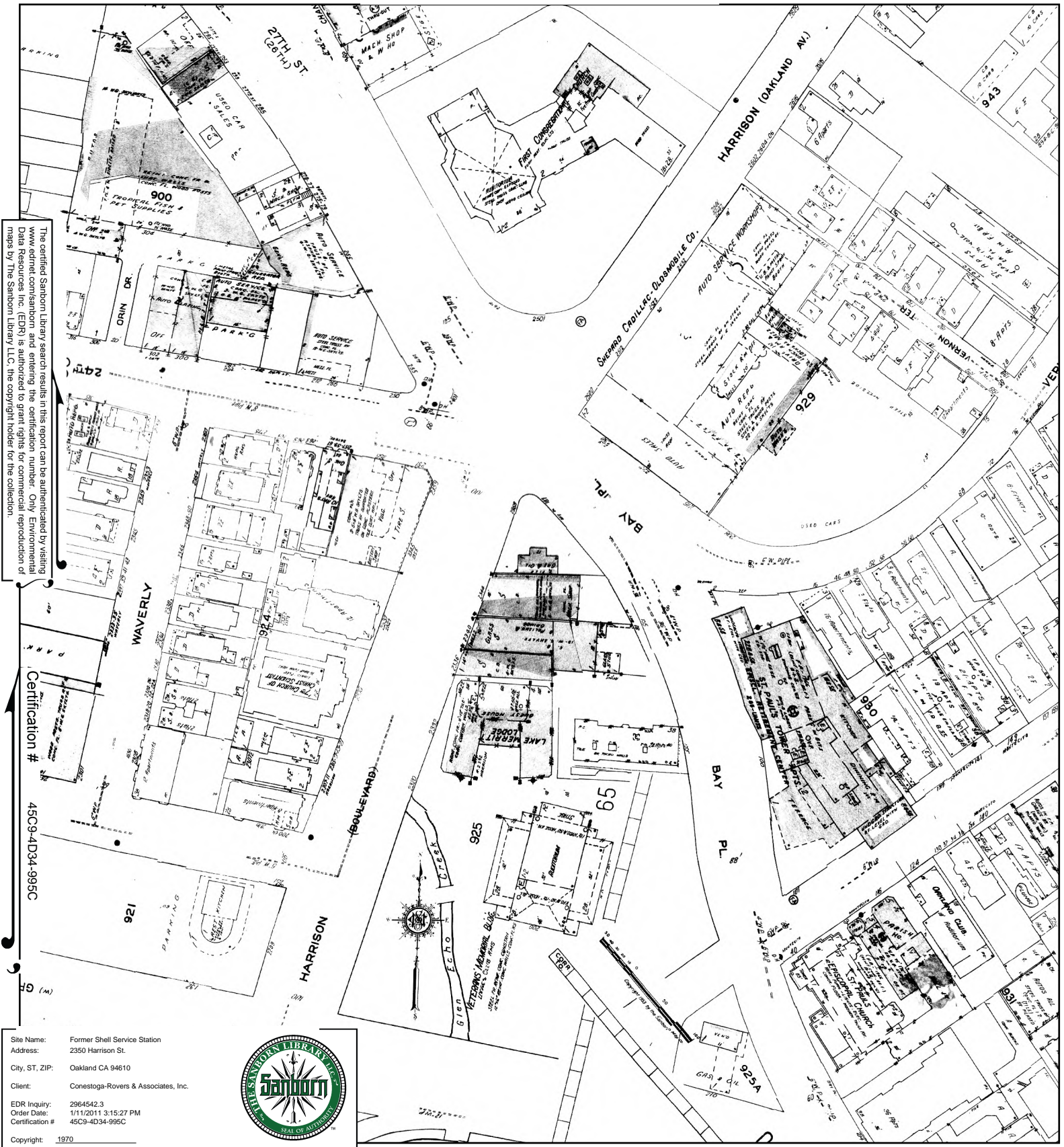


Volume 2, Sheet 159



Volume 2, Sheet 161

1970 Certified Sanborn Map



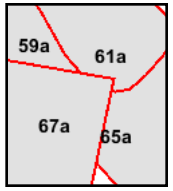
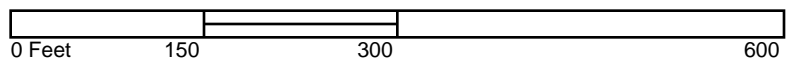
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Certification # 45C9-4D34-995C

Site Name: Former Shell Service Station
 Address: 2350 Harrison St.
 City, ST, ZIP: Oakland CA 94610
 Client: Conestoga-Rovers & Associates, Inc.
 EDR Inquiry: 2964542.3
 Order Date: 1/11/2011 3:15:27 PM
 Certification # 45C9-4D34-995C
 Copyright: 1970



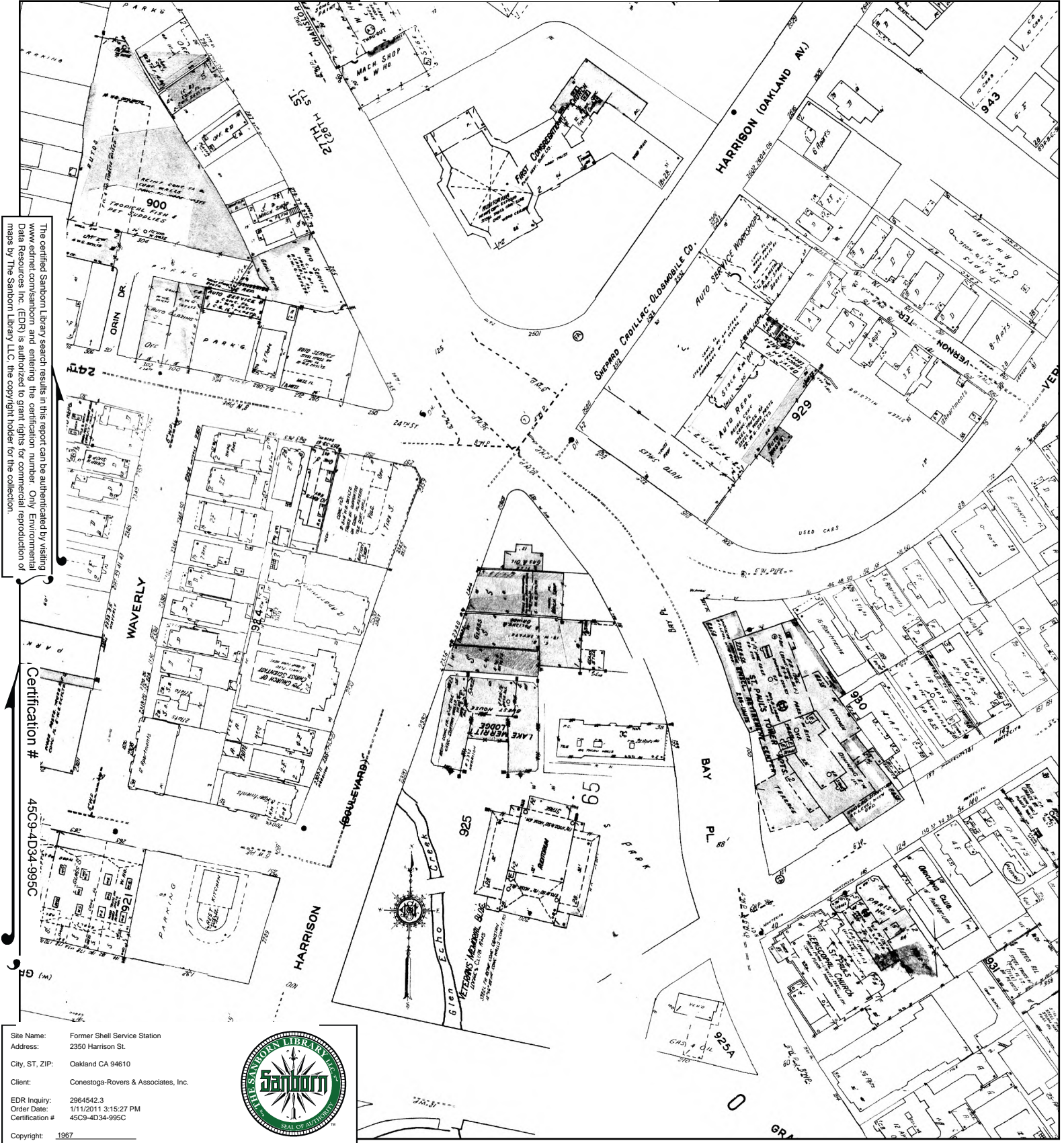
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- Volume 1A, Sheet 59a
- Volume 1A, Sheet 61a
- Volume 1A, Sheet 65a
- Volume 1A, Sheet 67a



1967 Certified Sanborn Map



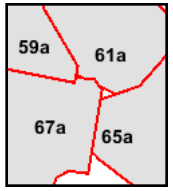
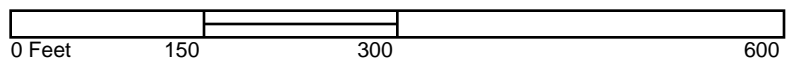
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 Address: 2350 Harrison St.
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 Client: Conestoga-Rovers & Associates, Inc.
 EDR Inquiry: 2964542.3
 Order Date: 1/11/2011 3:15:27 PM
 Certification # 45C9-4D34-995C
 Copyright: 1967



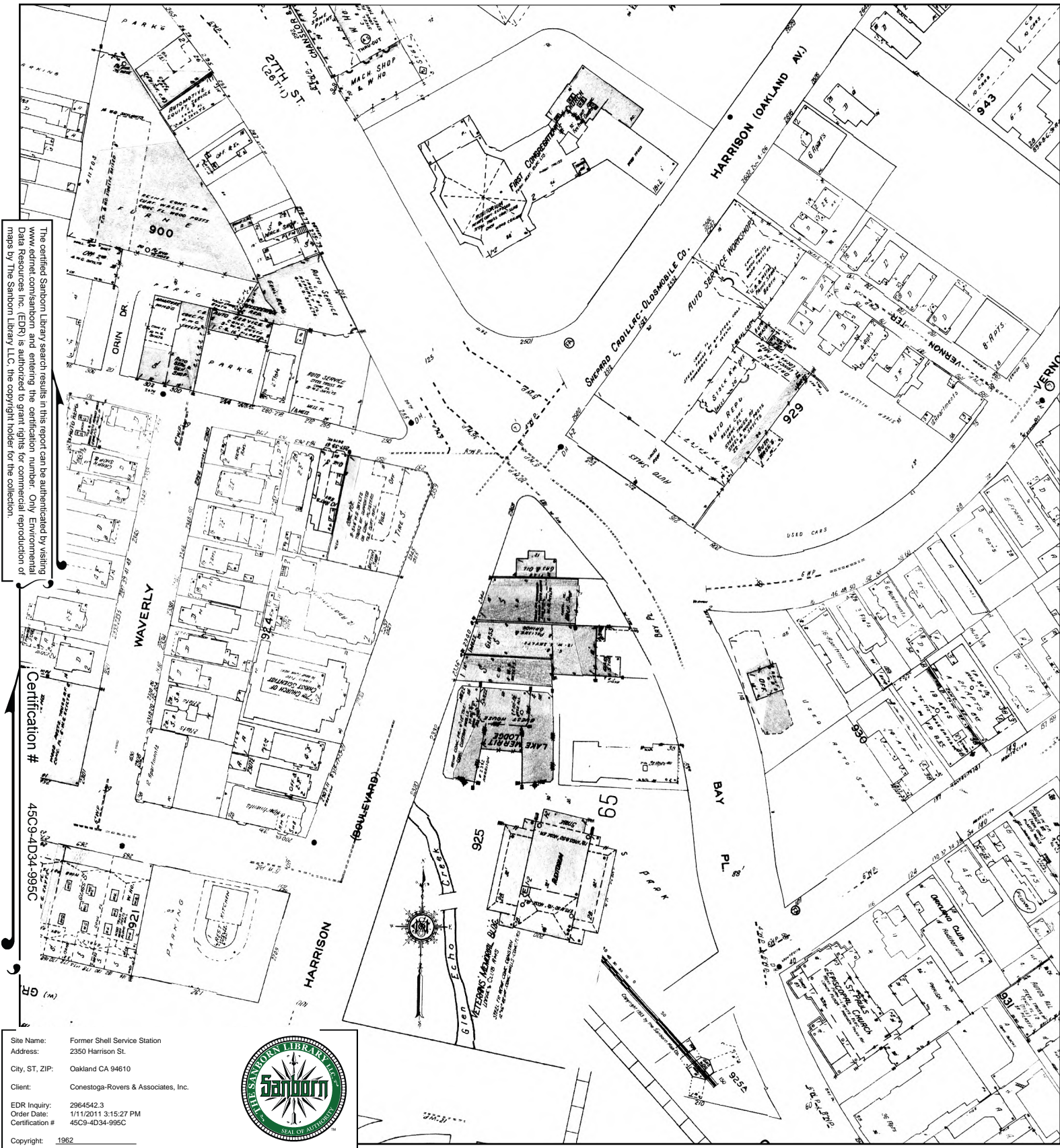
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- Volume 1A, Sheet 61a
- Volume 1A, Sheet 65a
- Volume 1A, Sheet 67a
- Volume 1A, Sheet 59a



1962 Certified Sanborn Map



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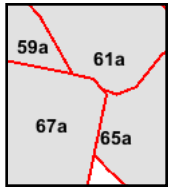
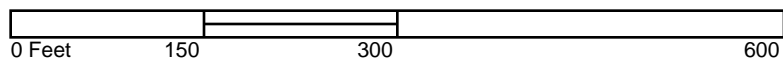
Certification # 45C9-4D34-995C

Site Name: Former Shell Service Station
 Address: 2350 Harrison St.
 City, ST, ZIP: Oakland CA 94610
 Client: Conestoga-Rovers & Associates, Inc.
 EDR Inquiry: 2964542.3
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Copyright: 1962

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1959 Certified Sanborn Map

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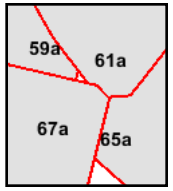
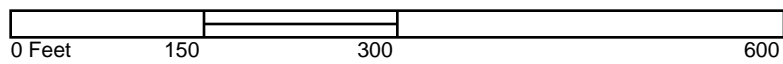
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Site Name: Former Shell Service Station
 Address: 2350 Harrison St.
 City, ST, ZIP: Oakland CA 94610
 Client: Conestoga-Rovers & Associates, Inc.
 EDR Inquiry: 2964542.3
 Order Date: 1/11/2011 3:15:27 PM
 Certification # 45C9-4D34-995C



Copyright: 1959

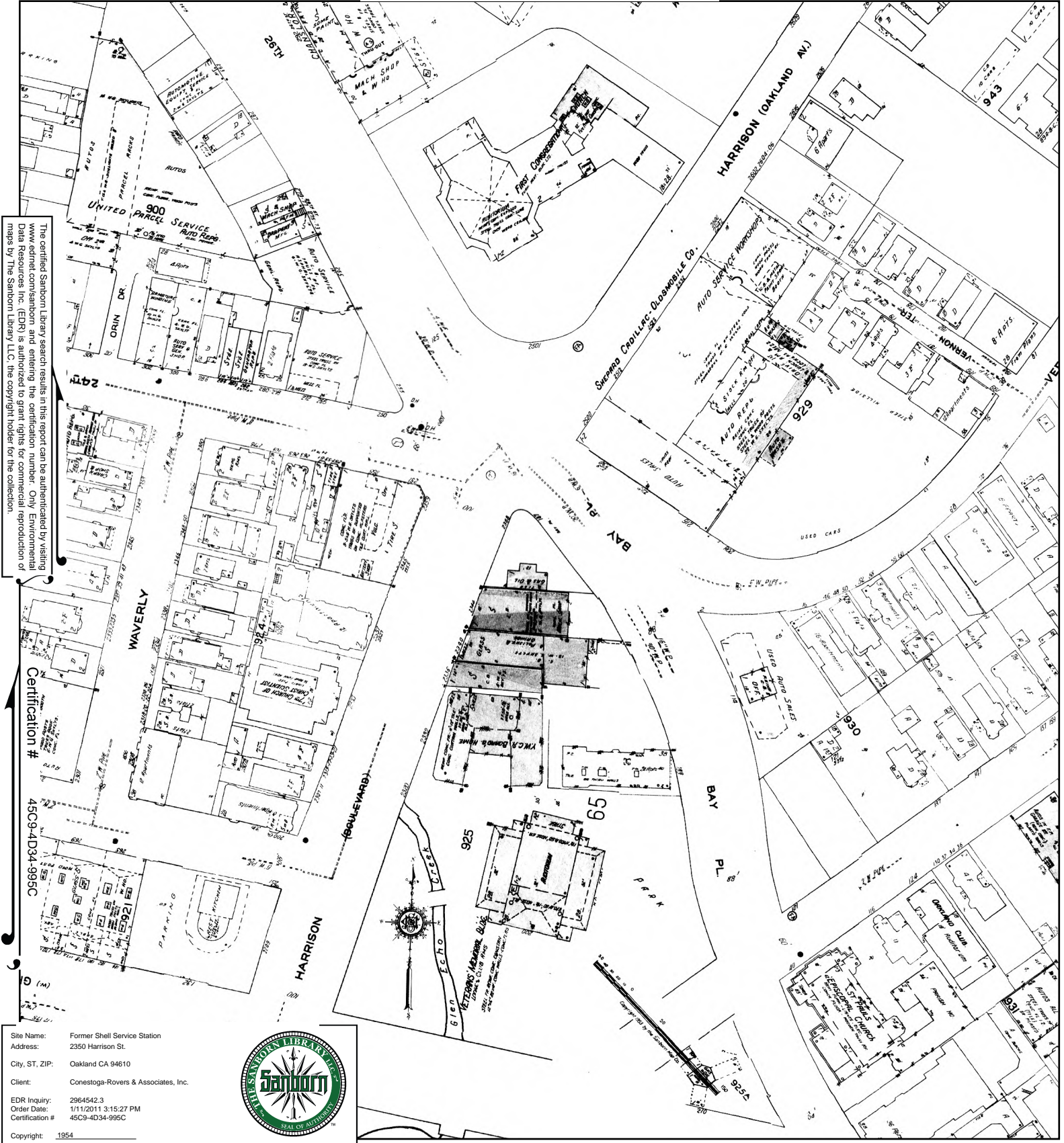
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- Volume 1A, Sheet 65a
- Volume 1A, Sheet 67a



1954 Certified Sanborn Map



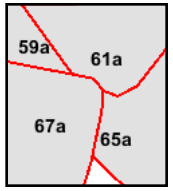
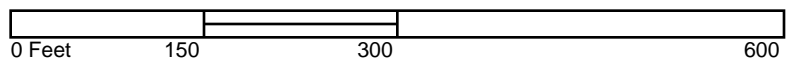
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 Address: 2350 Harrison St.
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 Certification # 45C9-4D34-995C
 Copyright: 1954



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- Volume 1A, Sheet 67a



1952 Certified Sanborn Map

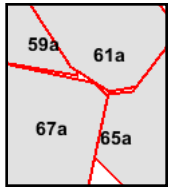
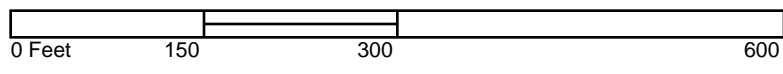
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Site Name: Former Shell Service Station
 Address: 2350 Harrison St.
 City, ST, ZIP: Oakland CA 94610
 Client: Conestoga-Rovers & Associates, Inc.
 EDR Inquiry: 2964542.3
 Order Date: 1/11/2011 3:15:27 PM
 Certification #: 45C9-4D34-995C
 Copyright: 1952



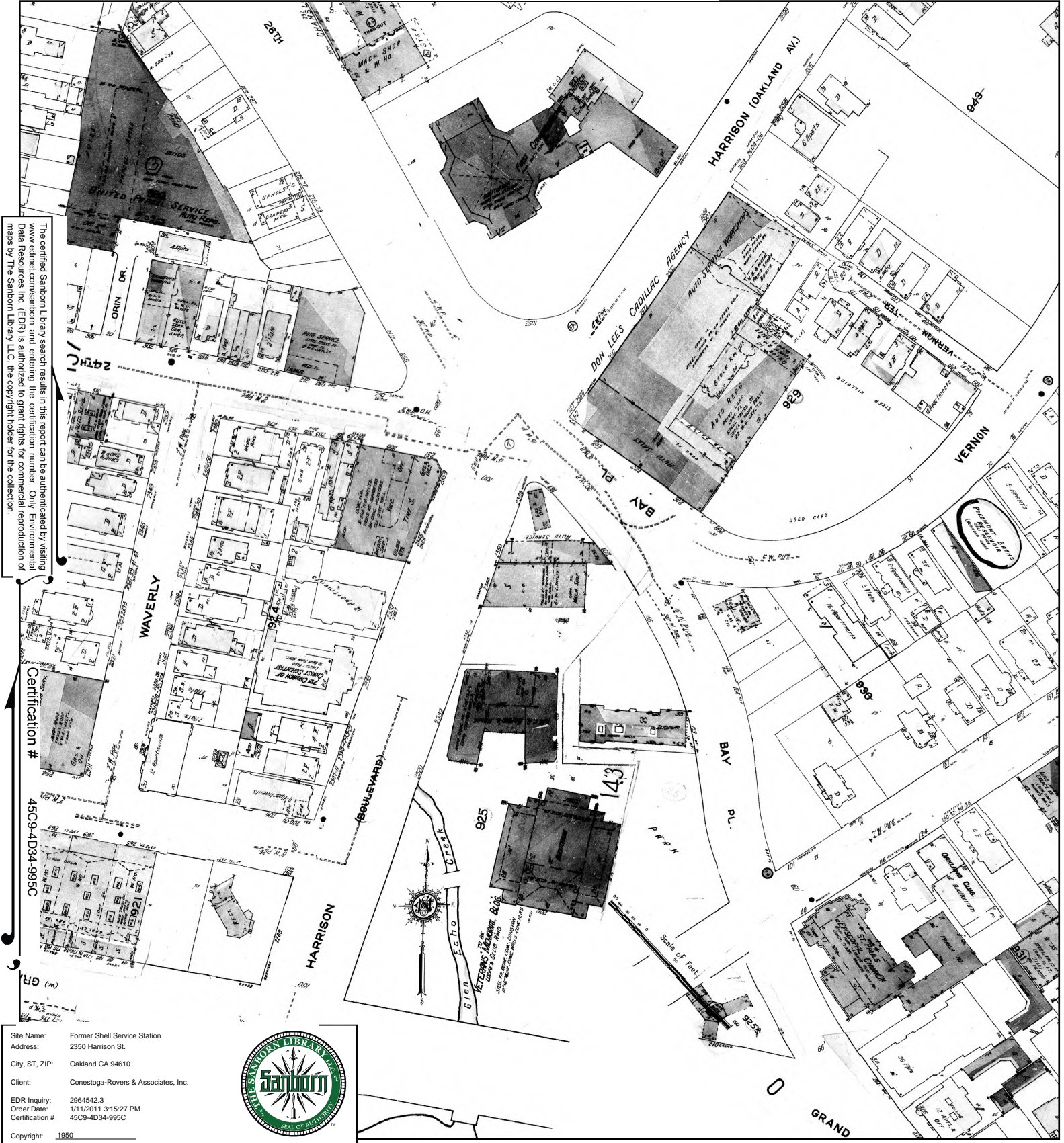
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- Volume 1A, Sheet 59a
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- Volume 1A, Sheet 65a
- Volume 1A, Sheet 67a



1950 Certified Sanborn Map



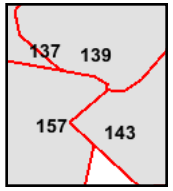
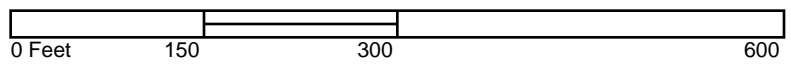
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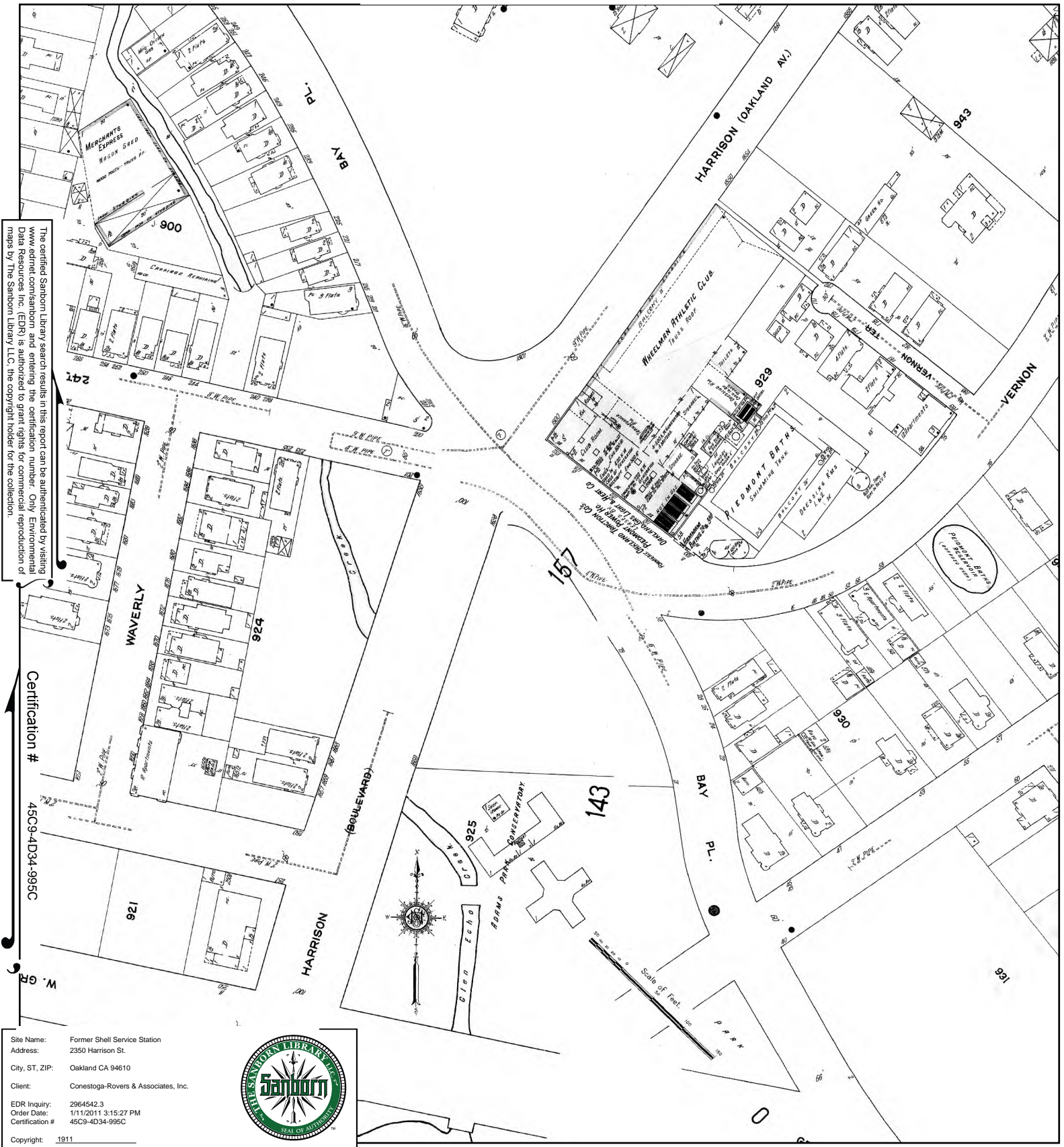
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- Volume 2, Sheet 137
- Volume 2, Sheet 139
- Volume 2, Sheet 157
- Volume 2, Sheet 143



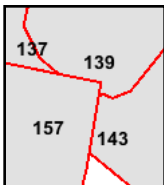
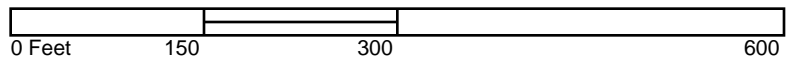
1911 Certified Sanborn Map



Site Name: Former Shell Service Station
 Address: 2350 Harrison St.
 City, ST, ZIP: Oakland CA 94610
 Client: Conestoga-Rovers & Associates, Inc.
 EDR Inquiry: 2964542.3
 Order Date: 1/11/2011 3:15:27 PM
 Certification # 45C9-4D34-995C



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- Volume 2, Sheet 137
- Volume 2, Sheet 139
- Volume 2, Sheet 143
- Volume 2, Sheet 157



1903 Certified Sanborn Map

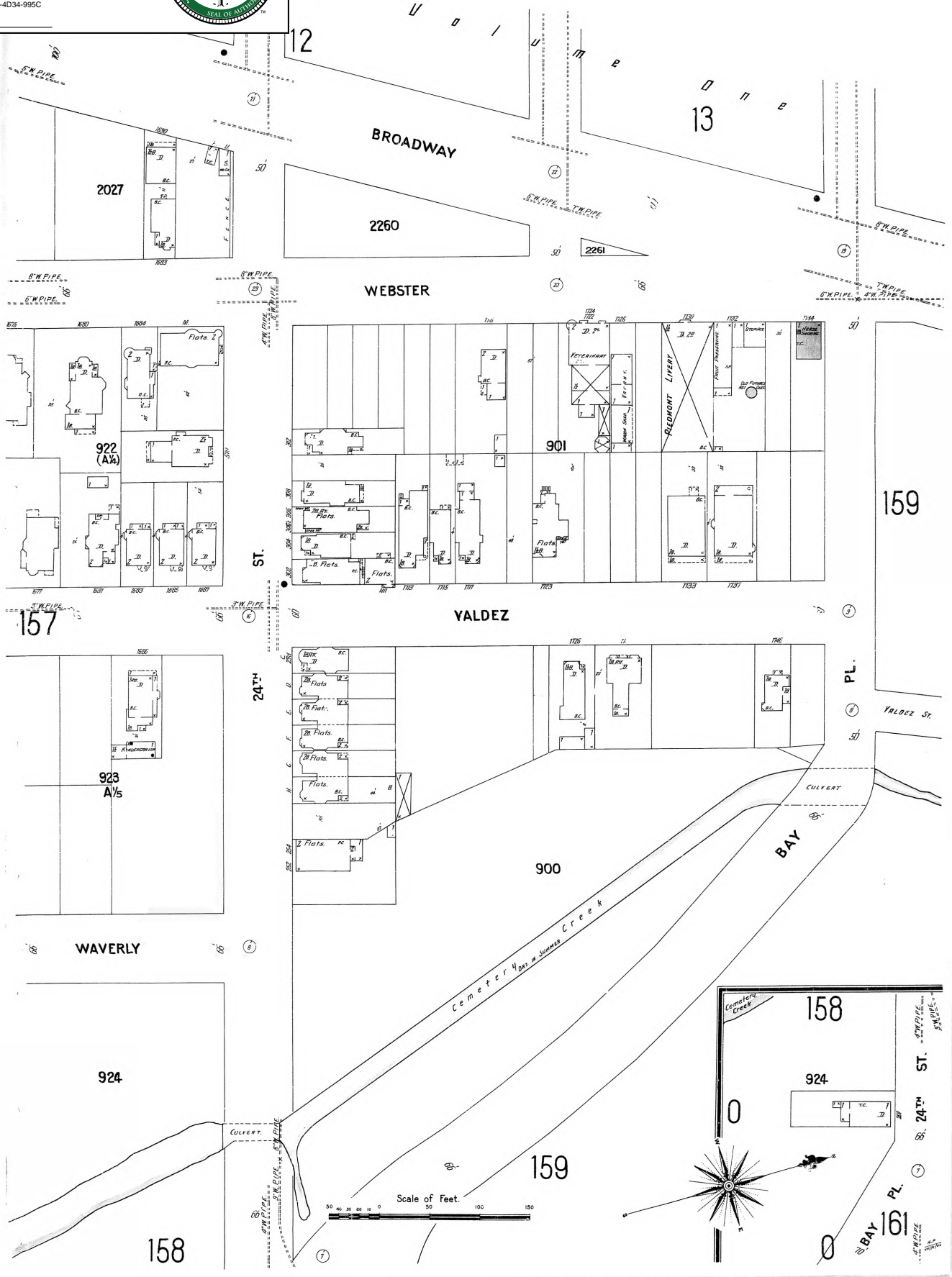
158

Site Name: Former Shell Service Station
 Address: 2350 Harrison St.
 City, ST, ZIP: Oakland CA 94610
 Client: Conestoga-Rovers & Associates, Inc.
 EDR Inquiry: 2964542.3
 Order Date: 1/11/2011 3:15:27 PM
 Certification #: 45C9-4D34-995C
 Copyright: 1903



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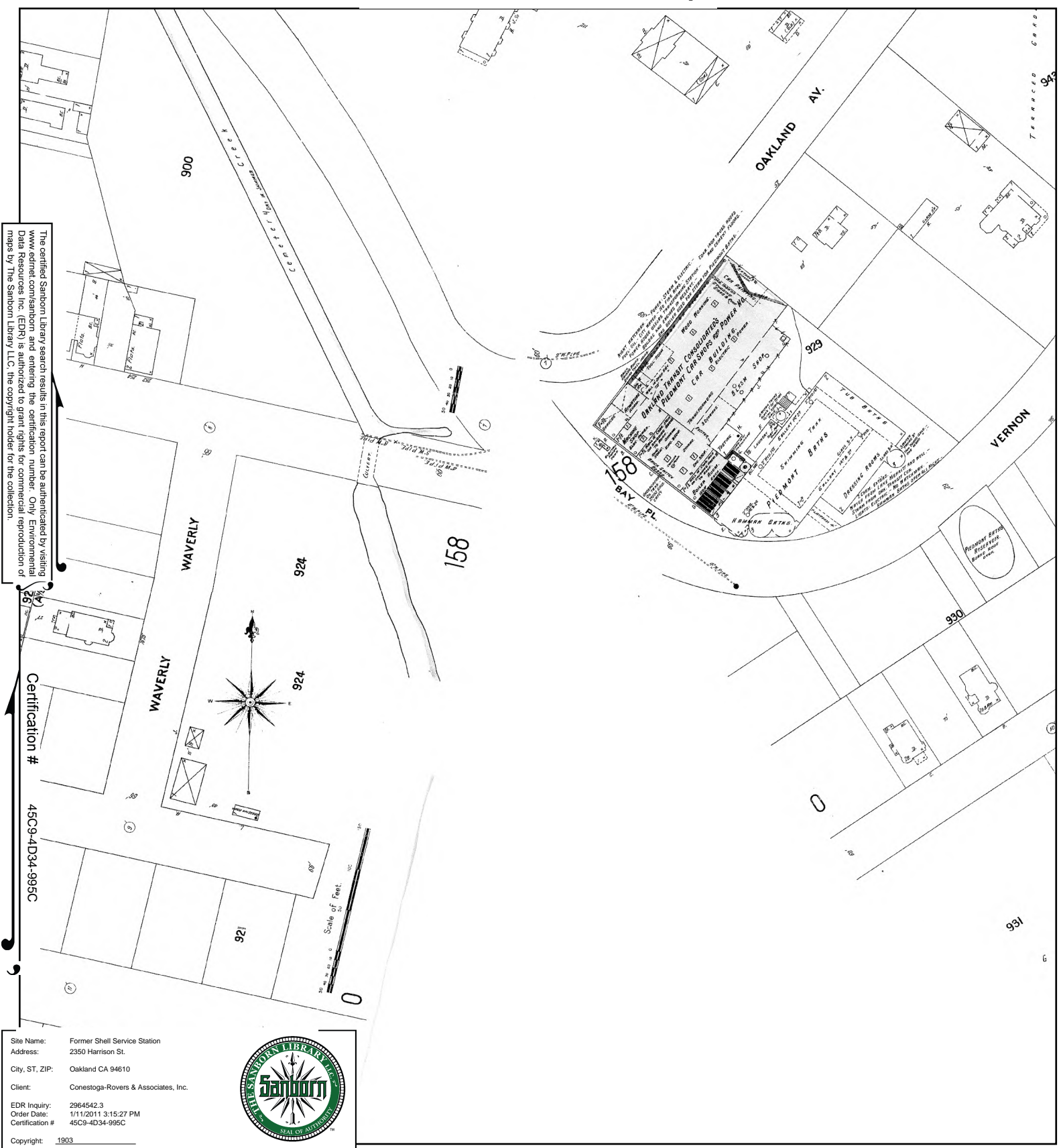


1903 Certified Sanborn Map

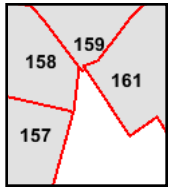
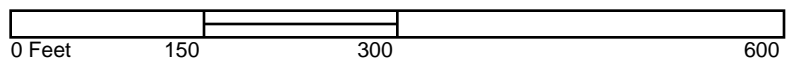
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 Order Date: 1/11/2011 3:15:27 PM
 Certification # 45C9-4D34-995C
 Copyright: 1903



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



- Volume 2, Sheet 157
- Volume 2, Sheet 158
- Volume 2, Sheet 159
- Volume 2, Sheet 161

