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BATARSE  
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**BATARSE PROJECT SITE**  
**East 14<sup>th</sup> Street and 105<sup>th</sup> Avenue**  
**Oakland, California**

**Phase I Environmental**  
**Site Assessment Report**

**Prepared For:**  
**Oakland Unified School District**  
955 High Street  
Oakland, California 94601

**Prepared by:**  
**ENSR CONSULTING AND ENGINEERING**  
1420 Harbor Bay Parkway, Suite 120  
Alameda, California 94502

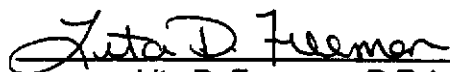
**October 2000**

**ENSR File Number 5107-002/ESA**



Oakland Unified School District  
Batarse Project Site, Oakland, California  
ENSR #5107-002/ESA, October 25, 2000

The following personnel have prepared and/or reviewed this  
report for accuracy, content, and quality of presentation.



Lita D. Freeman, R.E.A. II

Senior Project Manager  
Report Author



Gerald A. Hels, R.E.A. II  
Senior Environmental Engineer  
Senior Reviewer

October 25, 2000

Date



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**1.0 SUMMARY**

ENSR Corporation (ENSR) was contracted by the Oakland Unified School District (OUSD) to conduct a Phase I Environmental Site Assessment (ESA) for numerous properties located northeast and southeast of the intersection of 105<sup>th</sup> Avenue and East 14<sup>th</sup> Street (International Boulevard) and to the southeast of the intersection of Plymouth Street and 104<sup>th</sup> Avenue in Oakland, California (see Site Location Map, Figure 1 and Site Plan, Figure 2). In addition, the 105<sup>th</sup> Avenue Right-of-Way (ROW) was included in this assessment. These properties, totaling approximately 7 acres, will be collectively referred to as the Batarse Project Site in this report. The properties have been placed into four "parcel groups" as noted below in Table 1.

<b>TABLE 1 SITE INFORMATION</b>			
<b>Parcel Group</b>	<b>Occupant</b>	<b>Street Address</b>	<b>Assessor's Parcel Number</b>
A	Lloyd Wise Auto Sales – Service Building	10550 East 14 <sup>th</sup> St (eastern portion)	047-5519-005-02 (eastern portion)
	Lloyd Wise Maintenance Shop	1424 105 <sup>th</sup> Ave (formerly part of 10500 East 14 <sup>th</sup> St)	047-5509-010-00
B	Bill & Bill's Auto Body	1500 105 <sup>th</sup> Ave	047-5509-009-01
	Management Storage	1510/1520 105 <sup>th</sup> Ave	047-5509-007-00 and 047-5509-006-00
	Ward's Custom Paint	1536, 1538 and 1544 105 <sup>th</sup> Ave	047-5509-003-00, 047-5509-004-00 and 047-5509-005-00
	Chevron Tow	1560 & 1570 105 <sup>th</sup> Ave	047-5509-001-01
C	Portion of Alameda Contra Costa (A/C) Transit Parcel	No assigned address (see Figure 2)	047-5519-004-03
	Portion of Union Pacific Railroad (UPRR) Parcel	No assigned address (see Figure 2)	047-5519-004-10 and 047-5519-003

<b>Table 1 (continued)</b>			
<b>Site Information</b>			
<b>Parcel Group</b>	<b>Occupant</b>	<b>Street Address</b>	<b>Assessor's Parcel Number</b>
Extension	United Acoustics and Winca Chemical Inc.	1429/1433/1439 105 <sup>th</sup> Ave	047-5509-015-03
		1449 105 <sup>th</sup> Ave	047-5509-015-04
	Residential	1501 105 <sup>th</sup> Ave	047-5509-17
	Trailer Park and Residential	1525 & 1545 105 <sup>th</sup> Ave	047-5509-021-01
	Multi-tenant Commercial Building	1557, 1559, & 1561 105 <sup>th</sup> Ave	047-5509-023-01
	Residential	10403 Walnut Street	047-5509-32-01
		1440 104 <sup>th</sup> Ave	047-5509-36-01
		1446 104 <sup>th</sup> Ave	047-5509-34-00
		1452 104 <sup>th</sup> Ave	047-5509-33-00
		1604 104 <sup>th</sup> Ave	047-5509-031-00
		1608 104 <sup>th</sup> Ave	047-5509-030-00
		1616 104 <sup>th</sup> Ave	047-5509-029-00
		1626 104 <sup>th</sup> Ave	047-5509-028-00
		1632 104 <sup>th</sup> Ave	047-5509-027-00
		1636 104 <sup>th</sup> Ave	047-5509-026-00
1640 104 <sup>th</sup> Ave	047-5509-025-00		
1648 104 <sup>th</sup> Ave	047-5509-024-00		
105 <sup>th</sup> Avenue ROW	NA	NA	

For clarity, the subject properties will be referred to using their individual street address and/or APN. The subject properties total approximately 7 acres.

The purpose of this Phase I ESA is to establish the suitability of the subject property for location of a public school and to assist in recognizing environmental conditions that might be associated with the historical use, handling, storage and/or disposal of potentially hazardous substances on the site. A summary of ENSR's findings, conclusions and recommendations is presented below. ENSR's findings are discussed in further detail in the text of this report. This report is subject to the limitations in Section 9.0.



## 1.1 SITE HISTORY

For clarity, the history of the project site is summarized by the parcels designated in Table 1 above.

**Parcel Group A** – The Sanborn Fire Insurance Maps (Sanborn Maps, see Appendix D) indicate that between 1926 and 1969, a single family residence with a private garage was at the parcel addressed 1424 105<sup>th</sup> Avenue. By the early 1980s, the residence had been replaced by a commercial building. This building appears to be the maintenance shop that is currently present on the parcel. These maps show the eastern part of the parcel at 10550 East 14<sup>th</sup> Street as vacant land. By 1981, a commercial building was present on the eastern part of the parcel at 10550 East 14<sup>th</sup> Street; this building was present in the remaining photographs reviewed for this assessment and appeared to be the service building currently present on this parcel.

A waste oil underground storage tank (UST) and a sump were reportedly removed from the parcel addressed 1424 105<sup>th</sup> Avenue in 1993 according to reports prepared by other consultants. Maps contained in the previous reports indicated that the former waste oil UST was located near the southwest corner of the parcel addressed 1424 105<sup>th</sup> Avenue; however, the address was given in the previous report as 10500 East 14<sup>th</sup> Street. According to Les Rich, Vice President of Lloyd A. Wise, Inc. and the property owner's representative for Parcel Groups A and B, a waste oil UST was not located on the subject property parcel, 1424 105<sup>th</sup> Avenue, or on the adjacent parcel, addressed 10500 East 14<sup>th</sup> Street, in the past.

Analytical results of soil samples collected in the vicinity of the waste oil tank did not reveal significant levels of petroleum hydrocarbons and no further action was required in this area by the Alameda County Health Care Services Agency (ACHCSA), the local regulatory agency. Our review of available reports indicated that no soil or groundwater samples were collected from the area of the sump in the past.

**Parcel Group B** – Residential buildings and vacant lots were present along 105<sup>th</sup> Avenue between 1926 and the mid to late 1970s. The first commercial building was constructed at 1500 105<sup>th</sup> Avenue between 1951 and 1952. This building was originally used as a candy factory and continued to be used as such until the mid to late 1960s. The 1965 Sanborn Map indicates that the former candy factory was being used as a photo lab at that time. The photo lab occupied this parcel until the mid 1990s. Additional commercial buildings were constructed along the even numbered side of 105<sup>th</sup> Avenue from the mid 1960s through the 1980s. These commercial buildings were used as a print shop (1550 105<sup>th</sup> Avenue) and auto repair shops.

**Parcel Group C** – Railroad tracks were present on the A/C Transit parcel in all of the Sanborn Maps and aerial photographs reviewed for this assessment. The A/C Transit parcel appeared as vacant land in all of the Sanborn Maps and aerial photographs reviewed by ENSR's personnel. In 1985, a building was constructed adjacent (off-site) and to the south of the A/C Transit parcel. According to Mr. Rich, the owner's representative, this building is used by A/C Transit for washing buses and vehicles. This building was present in the remaining aerial photographs reviewed for this assessment. Railroad tracks were present on the Union Pacific Railroad (UPRR) parcel in all of the aerial photographs and Sanborn Maps reviewed for this assessment.

**Extension Parcel Group** – Sanborn Maps dated between 1926 and 1969 depict a door cabinet manufacturer (with lumber storage) at 1429 105<sup>th</sup> Avenue. Building permits dated 1994 indicated that this parcel was occupied by a construction company at that time. At the time of this Phase I ESA, the building addressed 1433 and 1439 105<sup>th</sup> Avenue was occupied by United Acoustics. Other companies that have operated at the site according to the historical review include: Winca Chemical Company (a manufacturer of dry cleaning detergent, laundry detergent, and pool chemicals), and Akana Designs (a carpentry company).

Residential properties are depicted at the odd numbered addresses between 1501 and 1545 105<sup>th</sup> Avenue in the historical maps and aerial photographs dated between 1926 and 1999. A trailer park (1525 and 1545 105<sup>th</sup> Avenue) that was observed during ENSR's site visit was also cited in building permits dating back to 1941 and aerial photographs dating back to 1947.

A multi-tenant commercial building was observed at 1557 through 1561 105<sup>th</sup> Avenue during the site visit for this assessment. One occupant of this building was noted to be an antique Volkswagen business. According to a review of historical sources, former uses of the building included a plumbing and carpentry business, a venetian blind manufacturer, a drapery facility, a plastic bag facility, a machine shop, and a vending machine storage company depicted in the 1951 through 1969 Sanborn Maps.

According to a review of historical maps and aerial photographs dated between 1926 and 1999, the even numbered addresses located between 1440 and 1648 104<sup>th</sup> Avenue and at 10403 Walnut Street have been residential properties during this time frame. According to building department files, permits for application of pest control chemicals were issued to occupants of 1604 and 1616 104<sup>th</sup> Avenue.

A roadway, currently designated 105<sup>th</sup> Avenue, was present along its current alignment through the center of the project site in the aerial photographs and Sanborn Maps reviewed for this assessment. Railroad tracks were present in the center of the roadway back to 1926.

## 1.2 SITE CONDITIONS

For clarity, ENSR's observations for each parcel group are discussed separately. Due to access constraints, ENSR was unable to enter some of the on-site parcels and buildings at the time of this assessment. Observations of these site parcels were made from public rights-of-way and sidewalks.

**Parcel Group A** – At the time of our site visit, the parcel addressed 1424 105<sup>th</sup> Avenue was developed with one structure and the eastern portion of the parcel addressed 10550 East 14<sup>th</sup> Street was occupied by one structure. Lloyd Wise Automotive had used both of these structures in the past as service buildings/automobile repair shops. At the time of ENSR's visit, the buildings were not occupied. The area to the east of the service building at 10550 East 14<sup>th</sup> Street was being utilized as an automobile storage lot. The showroom and office buildings at 10500 East 14<sup>th</sup> Street and 10550 East 14<sup>th</sup> Street and their associated parking lots were not part of the project site for this assessment.

According to Mr. Rich, the property owner's representative, vehicle repairs have not been performed on these parcels for approximately one year. However, waste oils and solvents were used on these parcels in the past. These substances were stored in tanks and drums located within or near the service buildings.

Several aboveground storage tanks (ASTs) were observed inside the buildings on these parcels. At the time of ENSR's visit, these ASTs were empty. Staining was noted on the concrete floor around some of the ASTs.

A number of hydraulic lifts were present on these parcels in the past; however, one lift was present at the time of ENSR's visit. A subsurface oil/water separator was also present on the site at the time of our visit. The contents of the oil/water separator were not observed

during ENSR's site visit. Mr. Rich stated that the floor drains in the maintenance shop were connected to this separator in the past. At the time of ENSR's visit, only the floor drain in one bay (the car washing bay) was connected to the separator.

Access to the "Parcel Group A" properties was obtained during ENSR's site visit.

**Parcel Group B** – The parcels located along the south side (even-numbered addresses) of 105<sup>th</sup> Avenue are occupied by a number of commercial buildings. At the time of ENSR's visit, these buildings housed a management company warehouse and auto body and painting shops. Spray paint booths were present at Bill & Bill's at 1500 105<sup>th</sup> Avenue and at Ward's Custom Paints at 1544 105<sup>th</sup> Avenue. No permits associated with paint booth activities were observed during the site visit. Hazardous substances used and stored at these businesses include paints and thinners.

A metal plate was observed over an in-ground vault on the north side of the parcel addressed 1510 105<sup>th</sup> Avenue. Mr. Rich stated that the vault was empty and he had no knowledge of its past use. Information obtained from ENSR's review of a previous Phase I ESA report prepared for this parcel by another consultant indicated that a water supply well was present at this location.

The remaining lots of this parcel group were being used for storage of vehicles for Wards's Custom Paints and Chevron Tow.

Access to the "Parcel Group B" properties was obtained during ENSR's site visit with the exception of 1560/1570 105<sup>th</sup> Avenue (Chevron Tow).

**Parcel Group C** – Railroad tracks are present on the A/C Transit and Union Pacific Railroad parcels at the time of ENSR's visit. Access to the "Parcel Group C" properties was not obtained during ENSR's site visit.

An A/C Transit building, reportedly used for vehicle washing, was located adjacent and to the south of this parcel group.

**Extension Parcel Group** – The parcels along the north (odd-numbered addresses) side of 105<sup>th</sup> Avenue are occupied by mixed commercial and residential properties. The commercial properties were occupied by United Acoustics at 1433 and 1439 105<sup>th</sup> Avenue and a multi-tenant commercial building at 1557 through 1561 105<sup>th</sup> Avenue at the time of our visit. A sign entitled "Antique Volkswagen" was observed on the 1557 105<sup>th</sup> Avenue



tenant space. According to phone book listings for the City of Oakland dated 2000, Gomez Foods currently occupies 1559 105<sup>th</sup> Avenue, and Winca Chemicals currently occupies 1439 105<sup>th</sup> Avenue.

A trailer park was observed at 1525 105<sup>th</sup> Avenue and single family houses were observed at 1501 and 1545 105<sup>th</sup> Avenue.

The properties between 1440 through 1648 104<sup>th</sup> Avenue and at 10403 Walnut Street were occupied by residential buildings and associated structures (garages and sheds) at the time of ENSR's site visit.

Access to the "Extension Parcel Group" properties was not obtained during ENSR's site visit.

#### **General**

- Fluorescent lights were noted inside the on-site buildings. In the past, electrical equipment such as fluorescent light ballasts and transformers contained cooling fluids with polychlorinated biphenyls (PCBs).
- No evidence of on-site USTs was observed at the time of ENSR's visit. We were unable to gain access to many of the parcels and buildings during our site visit, therefore, we were unable to note whether evidence of undocumented USTs is present on these parcels.
- Measurements of groundwater in monitoring wells during a subsurface investigation conducted at the subject property and nearby properties in September 1995 by Piers Environmental Services indicated that shallow groundwater is present at a depth of approximately 15 feet and flows to the southwest. The site elevation is approximately 40 feet above Mean Sea Level (MSL) with a surface slope downward to the northwest.

#### **1.3 REGULATORY REVIEW**

- Five of the project site parcels were included on the regulatory lists reviewed for this assessment, including 10500 (1424 105th Ave)/10550 East 14<sup>th</sup> Street, 1433 105<sup>th</sup> Avenue, 1500 105<sup>th</sup> Avenue, 1550 105<sup>th</sup> Avenue and 1561 105<sup>th</sup> Avenue. Information on these addresses is summarized below; additional information is presented in Sections 4 and 5.3 of this report.

- ◆ Lloyd Wise Honda/Nissan – 10500 East 14<sup>th</sup> Street (including 1424 105<sup>th</sup> Ave): This business was included on the California Regional Water Quality Control Board – San Francisco Bay Region (RWQCB) Leaking Underground Storage Tank (LUST) List, the Registered UST List, the RCRA Generator List and the Oakland Fire Department Hazardous Materials Storage (HAZMAT) List.

A waste oil UST and a sump were reportedly removed from the parcel addressed 1424 105<sup>th</sup> Avenue in 1993 according to reports prepared by other consultants. However, Mr. Rich, the property owner's representative for Parcel Groups A and B, stated that a waste oil UST was not located on this parcel in the past. Analytical results of soil samples collected in the vicinity of the waste oil tank did not reveal significant levels of petroleum hydrocarbons and no further action was required in this area

ENSR did not obtain information on other USTs previously or currently located on this parcel group. As discussed below, a gasoline UST was removed from the western portion of the parcel addressed 10500 East 14<sup>th</sup> Street in 1993. This UST was located off the project site.

- ◆ United Acoustics – 1433 105<sup>th</sup> Avenue: This business was included on the LUST and the HAZMAT Lists. A release was detected in 1991, the affected material was excavated and disposed of, and the site was granted closure by the local regulatory agency in 1999.
- ◆ Bill and Bill's Auto Body - 1500 105<sup>th</sup> Avenue: This property was included on the Oakland Fire Department HAZMAT List. No releases have been reported at this property.
- ◆ Milichichi Auto Body Fender – 1550 105<sup>th</sup> Avenue (current address is 1544 105<sup>th</sup> Avenue): This property was included on the Resource Conservation and Recovery Act (RCRA) Generator (hazardous waste) list and the HAZMAT. No releases have been reported at this property.
- ◆ 1561 105<sup>th</sup> Avenue: This property was included on the Emergency Response Notification System (ERNS). There was a release of 35 gallons of motor oil on October 9, 1992. The site was not reported on other regulatory lists for remediation or compliance.

- Numerous regulated facilities were mapped by Vista Information Solutions, Inc. (Vista) within a 0.25-mile radius of the project site. Three of the regulated facilities are located adjacent to the site and have been included on the LUST List. These facilities have been granted case closure. Due to their proximity to the site, the releases on the adjacent parcels could have impacted the project site, in ENSR's opinion. It should be noted that case closure may have been granted with residual concentrations of chemicals of concern still present in soil and/or groundwater. These residual concentrations could present a concern to development of the project site with a school if migration onto the project site has occurred.
- Numerous additional regulated facilities were mapped by Vista within the specified search distances. In ENSR's opinion, releases at these facilities would be unlikely to impact the project site due to their distances, locations in cross- to downgradient directions, impacts to soil only and/or case closure being granted by regulatory agencies.

#### 1.4 CONCLUSIONS AND RECOMMENDATIONS

- Soil and groundwater samples were collected from the reported area of the former waste oil UST and sump at 1424 105th Avenue. Soil and groundwater samples collected from the tank excavation in 1993 and a boring located in this area in 1997 revealed non-detectable to low levels of petroleum hydrocarbons and cadmium, chromium, lead, nickel and zinc. Since it is unclear as to whether a waste oil UST was present at this location in the past, ENSR recommends collection and analysis of groundwater samples from the area of the former waste oil UST to evaluate the presence of petroleum hydrocarbons, metals and volatile organic compounds (VOCs) as cleaning solvents were occasionally disposed of in waste oil tanks in the past.
- A subsurface oil/water separator and sump are present at 1424 105th Avenue. ENSR recommends that soil and groundwater samples be collected from the areas of the oil/water separator and sump to evaluate if leakage has occurred in the past.
- Underground hydraulic fluid reservoirs associated with the hydraulic lifts in the maintenance shops at 1424 105<sup>th</sup> Avenue and 10550 East 14<sup>th</sup> Street were removed in the mid 1980s. No stained or discolored soils were noted at that time, according to Mr. Rich. To evaluate if leakage from the reservoirs occurred in the past, ENSR recommends collection and analysis of soil samples from the areas around the former lifts.

- Due to the past history (dating back to the 1960s) of auto repair/vehicle maintenance at 1424 105<sup>th</sup> Avenue and in the service building at 10550 East 14<sup>th</sup> Street, consideration should be given to collection and analysis of soil and groundwater samples from the areas around these buildings.
- ENSR recommends collection and analysis of soil and groundwater samples from the area around 1500 105<sup>th</sup> Avenue to evaluate if past activities at the candy factory and photo development laboratory have impacted the subsurface.
- Collection and analysis of soil and groundwater samples from the areas around 1544/1548 105<sup>th</sup> Avenue should be performed to evaluate impacts, if any, to the subsurface from past activities at the manufacturing facility formerly located on these parcels.
- ENSR recommends collection and analysis of soil and groundwater samples from the area around 1429 through 1439 105<sup>th</sup> Avenue to evaluate if past or present activities by the site occupants have impacted the subsurface.
- Soil and groundwater samples should be collected for analysis from borings placed in the area of the former print shop (per Building Department Permits) at 1550 105<sup>th</sup> Avenue (former address for 1544 105<sup>th</sup> Avenue) to evaluate if past activities have impacted the subsurface.
- ENSR recommends that soil samples be collected for analysis from the vacant lot on the east side of 1520 105<sup>th</sup> Avenue and current residential parcels to evaluate if lead from exterior paints from the former residential buildings or pesticides applied during fumigation have impacted the shallow soils. In ENSR's opinion, elevated levels of lead and pesticides are unlikely to be present in shallow soils of the remaining lots that were residentially developed in the past due to likely removal of surface soils during redevelopment of these parcels.
- ENSR recommends collection and analysis of soil and groundwater samples from borings placed on the A/C Transit parcel to evaluate impacts to the project site from the A/C Transit vehicle wash building (i.e., leakage from chemical storage areas or subsurface oil/water separators).
- Soil samples should be collected from along the railroad tracks located on the A/C Transit and UPRR parcels to evaluate the subsurface conditions in these areas.
- The water well located at 1510 105<sup>th</sup> Avenue should be properly destroyed if still present at this location.



- Heating oil USTs may have been installed on the parcels that are occupied by residential buildings. Collection and analysis of soil and groundwater samples from parcels along 105<sup>th</sup> Avenue should be considered to evaluate current groundwater conditions.
- Based on the age of the on-site buildings, materials suspected of containing asbestos and lead-based paints (LBPs) are likely present. ENSR recommends that a building materials survey be conducted to establish if asbestos containing materials (ACMs) or LBPs are present prior to renovation or demolition of the buildings. ACMs and peeling/flaking LBPs should be removed by a California Occupational Safety and Health Administration (Cal/OSHA) registered contractor using appropriate worker protection.
- Fluorescent light ballasts in the on-site buildings may contain PCBs based on the ages of the buildings. A survey should be conducted to identify ballasts with PCBs so that these ballasts can be properly removed and disposed of during routine maintenance work or prior to renovation/demolition that would require their removal.
- In ENSR's opinion, the releases at facilities located adjacent to the site could have impacted the site. Consideration should be given to reviewing the files for these facilities at the regulatory agencies. The remaining releases mapped in the site vicinity would be unlikely to impact the project site, in ENSR's opinion, due to their distances, locations in cross- to downgradient directions, impacts to soil only and/or case closure being granted by regulatory agencies.

In conclusion, several significant environmental concerns were noted during ENSR's site reconnaissance or site history review. The findings are discussed in greater detail in the text of this report.

ENSR, as required by SB162, includes the following recommendation: A Preliminary Endangerment Assessment (PEA) is needed, including sampling or testing, to establish the following:

- (A) The likelihood that a release of hazardous material has occurred and, if so, the extent of the release;
- (B) If there is the threat of a release of hazardous materials; and
- (C) If a naturally occurring hazardous material is present.

## 2.0 INTRODUCTION

In May 2000, OUSD contracted with ENSR to conduct a Phase I ESA of the project site. ENSR understands that this report will assist the client in understanding site specific recognized environmental conditions associated with the site's past and current use. ENSR performed this Phase I ESA in general accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-97)* to the extent possible, the California Education Code Section 17213 and ENSR's proposal 8727-A24 dated May 2, 2000 and subsequent Requests for Additional Authorization. In addition, this Phase I ESA was completed under the oversight of Lita D. Freeman, a California Registered Environmental Assessor (R.E.A.) Class II, as required by California Statue (Senate Bill 162).

### REPORT FORMAT

The following sections describe ENSR's work scope:

Sections 1 and 2, above, *Summary and Introduction*, respectively.

Section 3, *Site Setting*, is a compilation of information concerning the site's location, physical setting, geologic and hydrogeologic conditions, and adjacent property use.

Section 4, *Records Review*, is a compilation of ENSR's review of several databases available from Federal, State, and local regulatory agencies regarding hazardous substance use, storage, or disposal at the subject site; and for off-site facilities within the specified search radius.

Section 5, *History of the Site*, details the history of the site and adjoining properties based on review of various sources which may have included aerial photographs, city or suburban directories, and historical maps.

Section 6, *Site Reconnaissance*, describes observations made during the site reconnaissance conducted by ENSR. It should be noted that ENSR was not able to access various parcels and our observations are based on observations from ROWS and sidewalks.

Section 7, *Interviews*, summarizes the interviews and telephone conversations conducted by ENSR with people knowledgeable about the site.

Section 8, *Findings and Conclusions*, is a presentation of ENSR's findings and conclusions regarding the information contained in Sections 3 through 7; and presents ENSR's opinion regarding recognized environmental conditions at the site.

Sections 9 and 10 include ENSR's *Limitations* and *References*, respectively.

### 3.0 SITE SETTING

The site setting is evaluated to assess the impact of possible migration of potential contamination from recognized environmental conditions on the subject site. Tables 2 through 5 summarize the physical characteristics of the site and bordering properties. The site location is shown on Figure 1.

The information presented in Table 2 includes the physical location and size of the subject site, as well as its current and proposed use. This information was obtained from review of various maps (such as topographic maps), and/or review of public records at the city and/or county offices. As shown on the Site Location Map, Figure 1, the site is located northeast and southeast of the intersection of 105<sup>th</sup> Avenue and East 14<sup>th</sup> Street (International Boulevard) and to the southeast of the intersection of Plymouth Street and 104<sup>th</sup> Avenue in Oakland, California. The Oakland International Airport is located approximately 2.25 miles west of the site.

<b>TABLE 2 SITE SETTING</b>	
Current Address	Part of 10550 East 14 <sup>th</sup> St; 1424, 1429/1433, 1439, 1449, 1500, 1501, 1510, 1525, 1536, 1544, 1545, 1557, 1557½, 1559A, 1559C, 1560, 1561A, 1561B and 1570 105 <sup>th</sup> Ave; 1440, 1446, 1452, 1604, 1608, 1616, 1626, 1632, 1636, 1640, and 1648 104 <sup>th</sup> Ave; 10402 Walnut St; no addresses assigned to the A/C Transit or Union Pacific Railroad Company parcels
Location	Oakland, California
Township/Range Section/Subsection	Township 2 South, Range 3 West, Section 23, Subsection P (Source: San Leandro Quadrangle Topographic Map); Latitude 37.739303, Longitude 122.164525
Assessor's Parcel No.	See Table 1
Acreage	Approximately 7 acres
Current Use	Various commercial buildings
Proposed Use	School

Table 3 includes information on the physical setting of the site. The United States Geological Survey (USGS) San Leandro Quadrangle 7.5 Minute Topographic Map reviewed during the course of this assessment was produced in 1993. A copy of this map is presented in Appendix A. Information on soil types at the site was obtained from the United States Department of Agriculture, Soil Conservation Service (USDA, SCS) for Alameda County, California.

**TABLE 3  
 PHYSICAL SETTING**

Source Title	Author/Source	Comments
Topographic Map	USGS San Leandro 7.5 Minute Quadrangle, 1993	The site elevation is approximately 40 feet above MSL; surface slope is to northwest.
Soil Survey Of Alameda County, California, Western Part	USDA, SCS, 1981	The southwest portion of the subject property lies on Yolo silt loam. These soils are on flood plains and alluvial fans. Runoff is slow and there is no erosion hazard. These soils are used mainly for urban development. The northeast portion of the subject property lies on Urban land-Danville complex. This complex is on low terraces and alluvial fans at an elevation of about 20 to 300 feet. Runoff is slow and the erosion hazard is slight.

Information on regional geology and hydrogeology is presented in Table 4 below. This information was obtained from published data and maps of the site area. The geologic map reviewed was prepared by the California Division of Mines and Geology (CDMG) and information on contaminated public water wells was obtained from the report prepared by the California State Water Resources Control Board (SWRCB).

**TABLE 4  
 REGIONAL GEOLOGY AND HYDROGEOLOGY**

Source Title	Author/Source	Comments
Regional Geomorphic Province	Norris and Webb, 1990	Coast Range
Generalized Geologic Map	<i>Geologic Map of the San Francisco - San Jose Quadrangle, California</i> , CDMG, 1990	Site is underlain by Recent alluvium (Q) consisting of stream deposits of clay to boulder size.
Depth To Groundwater	<i>Groundwater Contour Map</i> , Piers Environmental Services, September 1995	According to a previous subsurface investigation conducted at the subject property in September 1995 by Piers Environmental Services, groundwater was encountered at depths of approximately 15 feet below ground surface (bgs). Changes to hydrogeologic regime (seasonal fluctuations, pumping from wells, etc.) may result in changes to groundwater levels.

<b>TABLE 4 (continued)</b>		
<b>REGIONAL GEOLOGY AND HYDROGEOLOGY</b>		
<b>Source Title</b>	<b>Author/Source</b>	<b>Comments</b>
Expected Local Groundwater Flow Direction	<i>Groundwater Contour Map, Piers Environmental Services, September 1995</i>	Measurements of groundwater in monitoring wells on the subject property and nearby properties in September 1995 indicated that groundwater flows to the southwest.
Regional Groundwater Quality Problems	<i>Vista, 2000, Site Assessment Plus Report and SWRCB, 1991, Well Investigation Program Report</i>	Several reported releases in area; however, no regional problems indicated by review of Vista's report and no contaminated public water supply wells reported in area.

A brief drive-by survey of the parcels adjacent to the site was conducted on the same day as the site visit, May 30, 2000. The results of this survey are presented below in Table 5. Additional businesses in the area that use and store hazardous materials are noted in Section 4 of this report.

<b>TABLE 5</b>	
<b>BORDERING PROPERTIES</b>	
<b>Location</b>	<b>Property Use</b>
North	Residential developments
East	A/C Transit facility
South	Lloyd Wise Auto showroom and office buildings abutting to the west-southwest and A/C Transit facility abutting to the south-southeast. Commercial properties across East 14 <sup>th</sup> St to the south and southwest.
West	A church and residential properties along 104 <sup>th</sup> Ave. Commercial properties beyond East 14 <sup>th</sup> St to the west.

#### 4.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that would help to evaluate recognized environmental conditions in connection with the subject site and bordering properties. ENSR reviewed databases available from the Federal, State, and local regulatory lists. This review was performed by Vista of San Diego, California and is summarized below in Table 6. The acronyms used in Tables 6, 7A, 7B and/or 7C are defined in Vista's Site Assessment Plus Report in Appendix B. The acronym HAZMAT pertains to facilities for which files were identified at the local fire department for either hazardous materials storage, maintaining underground storage tanks, or part of the local oversight program. According to information provided by the Bay Area Air Quality Management District (BAAQMD) no facilities with air emissions permits are located within a 0.25-mile radius of the subject property.

Vista utilizes a geographical information system to plot the locations of reported incidents. This information is reviewed by ENSR to help establish if the project site or nearby properties have been included on the noted databases and lists. The Vista report includes maps which show the locations of the regulated properties with respect to the project site (Pages 3 through 5 of Vista's report) and a summary of pertinent information for these properties, including the responsible party, the property address, the distance and direction from the project site, and the databases and lists on which the property appears (see Pages 6 through 15 of Vista's report).

Vista was unable to map a number of regulated facilities due to insufficient addresses (Pages 16 and 17 of Vista's report). ENSR's review indicated that these unmapped facilities were not located with the specified search distances.

<b>TABLE 6</b>			
<b>RECORDS REVIEWED-SEARCH DISTANCES</b>			
<b>FEDERAL</b>		<b>STATE</b>	
NPL	1 Mile	SPL	1 Mile
CERCLIS	0.5 Mile	SCL	0.5 Mile
RCRA CORRACTS TSD	1 Mile	SWIS	0.5 Mile
RCRA NON-CORRACTS TSD	0.5 Mile	LUST	0.5 Mile
RCRA-GEN	Site & Bordering	CORTESE	0.5 Mile
ERNS	Site	UST	Site and Bordering

<b>TABLE 6</b>	
<b>RECORDS REVIEWED-SEARCH DISTANCES</b>	
<b>LOCAL</b>	
LANDFILLS	0.5 Mile
CONTAMINATED WELLS	0.5 Mile
REGISTERED UST	Site & bordering
HAZMAT	0.25-Mile

**Project Site**

Table 7A below presents the subject property addresses that were included on the following databases/lists reviewed for this assessment.

<b>TABLE 7A</b>		
<b>REGULATED SUBJECT PROPERTY FACILITIES</b>		
Vista Map ID No.	Facility Name and Address	Lists / Databases and Case Summary
1A&1B	Lloyd Wise Honda/Nissan 10500 East 14 <sup>th</sup> St (formerly part of 1424 105 <sup>th</sup> Ave) and 10550 East 14 <sup>th</sup> St (eastern portion)	<i>LUST, UST, RCRA Generator, HAZMAT</i> – A waste oil UST was removed in 1993 from the parcel addressed 1424 105 <sup>th</sup> Avenue (formerly 10500 E 14 <sup>th</sup> St). A gasoline UST was removed from area between 10500 and 10550 E 14 <sup>th</sup> St; according to available maps, this UST was not located on the project site. This site has been granted closure by the local regulatory agency. Facility is listed as a small quantity generator, however, according to observations and interviews with site personnel during the site visit, the site no longer generates hazardous wastes. See Section 5.2 for details.
1A	United Acoustics 1433 105 <sup>th</sup> Ave	<i>LUST, HAZMAT</i> – This site has been granted closure by the local regulatory agency.
Not on VISTA	Bill and Bill's Auto Body 1500 105 <sup>th</sup> Ave	<i>HAZMAT</i> - See Section 5.2 for details.
1A	Milichichi Auto Body Fender 1550 105 <sup>th</sup> Ave (current address is 1544 105 <sup>th</sup> Avenue)	<i>RCRA Generator, HAZMAT</i> - Facility is a small quantity hazardous waste generator. See Section 5.2 for details.
1A	Unknown	<i>ERNS</i> - 35 gallons of motor oil was released



	1561 105 <sup>th</sup> Ave	on site on October 9, 1992.
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**Surrounding Areas**

Numerous mapped regulated facilities included on the databases/lists reviewed for this assessment were located within the specified search distances. Those facilities located within a 0.25-mile radius are presented in Table 7B. Additional facilities located within the ASTM specified search distances and located in an upgradient direction are presented in Table 7C.

**Regulated Facilities Within 0.25 Mile Radius**

Thirteen regulated facilities were located within a 0.25-mile radius of the site. These facilities are presented in Table 7B below. Based on criteria including the topographical and hydrogeological conditions characteristic of the Subject Property vicinity, in ENSR's opinion only those sites that are adjacent and/or within 0.25-mile and upgradient of the Subject Property have potential to impact the Subject Property and are listed in bold below.

<b>TABLE 7B REGULATED FACILITIES WITHIN A 0.25 MILE RADIUS</b>			
<b>Vista Map ID No.</b>	<b>Facility Name and Address</b>	<b>Distance and Direction from Site</b>	<b>Lists / Databases and Case Summary</b>
1A	Lloyd Wise Oldsmobile/GMC 10440 East 14 <sup>th</sup> St	Adjacent to the northwest and crossgradient	<b>LUST, UST, HAZMAT</b> – This site has been granted closure by the local regulatory agency. Facility is a small quantity generator.

**TABLE 7B  
 REGULATED FACILITIES WITHIN A 0.25 MILE RADIUS**

Vista Map ID No.	Facility Name and Address	Distance and Direction from Site	Lists / Databases and Case Summary
1A & 1B	Lloyd Wise Honda/Nissan 10500 & 10550 East 14 <sup>th</sup> St	Adjacent to the southwest and downgradient	<i>LUST, UST, RCRA Generator, HAZMAT</i> – A gasoline UST was removed from this property in 1993. This site has been granted closure by the local regulatory agency following removal of a gasoline UST. Facility is listed as a small quantity generator, however, according to observations and interviews with site personnel during the site visit, the site no longer generates hazardous wastes. See discussion at end of Table 7B for details.
1B	Alameda Co Transit 10626 E. 14 <sup>th</sup> St	Adjacent to the northeast, east, and southeast and upgradient	<i>ERNS, LUST, UST, RCRA generator, HAZMAT</i> – 300 gallons of waste oil and water mix was released to a concrete slab and a storm drain. Facility is a small quantity generator. This site has been granted closure by the local regulatory agency.
1B	General Motors Parts Division 10626 E. 14 <sup>th</sup> St	Approximately 100 feet to the south-southeast and downgradient	<i>CERCLIS NFRAP, HAZMAT</i> - Not on the NPL. Preliminary Assessment completed. No further remedial action planned
2	JM Paint 10320 E 14 <sup>th</sup> St	Approximately 350 feet to the northwest and crossgradient	<i>RCRA Generator, HAZMAT</i> - Facility is a small quantity generator.
2	Aamco Transmissions 10214 E. 14 <sup>th</sup> St	Approximately 350 feet to the northwest and crossgradient	<i>RCRA Generator, HAZMAT</i> - Facility is a small quantity generator.
3	Crescent Western Warehouse Co./ General Motors Parts Division 10800 E. 14 <sup>th</sup> St	Approximately 450 feet to the south and crossgradient	<i>UST, HAZMAT, RCRA Generator, NFRAP</i> - Facility is a large quantity generator. Not on the NPL. Preliminary Assessment completed. No further remedial action planned. No violations are listed in association with the on site UST(s).

**TABLE 7B  
 REGULATED FACILITIES WITHIN A 0.25 MILE RADIUS**

Vista Map ID No.	Facility Name and Address	Distance and Direction from Site	Lists / Databases and Case Summary
4	Starlight Unocal #7124 10151 E. 14 <sup>th</sup> St	Approximately 1,000 feet to northwest and crossgradient	UST, HAZMAT - No violations are listed in association with the on site UST(s).
4	Quan's Automotive 10100 E. 14 <sup>th</sup> St Oakland	Approximately 1,000 feet to northwest and crossgradient	LUST, HAZMAT - A release of gasoline occurred at the property. The leak is being confirmed.
5A	San Leandro Datsun/Collision Specialists 110 E. 14 <sup>th</sup> St San Leandro	Approximately 1,060 feet to the south-southeast and crossgradient	RCRA Generator - Facility is a small quantity generator.
5A	Beacon Station 111 E. 14 <sup>th</sup> St	Approximately 1,060 feet to the south-southeast and crossgradient	UST - Property has a registered UST. No releases reported.
5A	Breed Properties 150 E. 14 <sup>th</sup> St	Approximately 1,060 feet to the south-southeast and crossgradient	LUST, UST - Media affected was soil only. This site has been granted closure by the local regulatory agency.
5A	San Leandro Chrysler Plymouth/ Bill Cox San Leandro Chrysler 232 E. 14 <sup>th</sup> St San Leandro	Approximately 1,060 feet to the south-southeast and crossgradient	LUST, UST, RCRA Generator - Facility is a small quantity generator. Media affected was soil only. This site has been granted closure by the local regulatory agency. No violations are listed in association with the on site UST(s).

- Lloyd Wise Nissan, 10500 East 14<sup>th</sup> Street: According to a Case Closure Summary generated by the Leaking Underground Fuel Storage Tank Program in April 1998, there were formerly two USTs located at this address. A waste oil tank of approximately 550 gallons and a 2,000-gallon gasoline tank were removed from the site in February 1993, according to the information contained in the case closure summary. As noted in Section 5.2 of this report, the available maps indicated that the waste oil UST was located on the parcel addressed 1424 105<sup>th</sup> Avenue (part of the project site).

Up to 160 milligrams per kilogram (mg/kg) of total petroleum hydrocarbons as gasoline (TPHg) and 0.21 mg/kg, 0.57 mg/kg, and 0.98 mg/kg of toluene,

ethylbenzene, and total xylenes, respectively, were detected in soil samples collected at 8 feet below ground surface (bgs) in the vicinity of the gasoline tank excavation located on the southwest portion of the subject property. After the overexcavation of the gasoline tank pit in March 1993, no detectable levels of TPHg or BTEX were detected in soil samples collected from the excavation.

A monitoring well was installed at the site immediately to the west of the former gasoline pit. Up to 120,000 micrograms per liter ( $\mu\text{g/L}$ ) of TPHg, 2,000  $\mu\text{g/L}$  of benzene, 2,600  $\mu\text{g/L}$  of toluene, 4,500  $\mu\text{g/L}$  of ethylbenzene, and 40,000  $\mu\text{g/L}$  of total xylenes were detected in the groundwater samples collected from the well MW-1. Elevated levels of TPHg and BTEX were also detected in the second monitoring well (MW-2) located downgradient of MW-1. Sampling events between April 1994 to February 1998 showed a decrease in TPHg and BTEX. The final sampling event, which occurred in February 1998, revealed up to 18,000  $\mu\text{g/L}$  of TPHg, 270  $\mu\text{g/L}$  of benzene, 120  $\mu\text{g/L}$  of toluene, 1,800  $\mu\text{g/L}$  of ethylbenzene, and 6,300  $\mu\text{g/L}$  of total xylenes.

Case closure was granted by the ACHCSA based on the removal of the source, the plume not migrating offsite and unlikely impact to surface water or other sensitive nearby receptors. However, it was stated in the closure summary that the construction of a building over the vicinity of the former gasoline UST would require an evaluation of risk to human health due to volatilization of chemicals of concern from soil and groundwater to indoor air.

*Remaining Releases*

Regulated facilities greater than 0.25-mile and upgradient from the project site are listed in Table 7C below. Releases at these facilities could impact the project site due to their upgradient locations; however, in ENSR's opinion, the likelihood of impact from these facilities is low.

<b>TABLE 7C REGULATED FACILITIES UPGRADIENT WITHIN PRESCRIBED ASTM DISTANCES</b>			
<b>Vista Map ID No.</b>	<b>Facility Name and Address</b>	<b>Distance and Direction from Site</b>	<b>Lists / Databases and Case Summary</b>
14	Eltra Corp Prestolite Battery 98 <sup>th</sup> Ave and Bancroft Ave	Approximately 2,640 feet to the north-northeast and upgradient.	CERCLIS NFRAP – Not on NPL. No further remedial action planned.

14	Verdese Carter Park 98 <sup>th</sup> Ave and Bancroft Ave	Approximately 2,640 feet to the north-northeast and upgradient.	SCL – No other information provided.
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<b>TABLE 7C REGULATED FACILITIES UPGRADIENT WITHIN PRESCRIBED ASTM DISTANCES</b>			
<b>Vista Map ID No.</b>	<b>Facility Name and Address</b>	<b>Distance and Direction from Site</b>	<b>Lists / Databases and Case Summary</b>
14	Tosco Northwest Co 2220 98 <sup>th</sup> Ave	Approximately 2,640 feet to the north-northeast and upgradient.	<i>RCRA Generator</i> – Facility is a small quantity generator.
14	BP Oil Company Facility #11133 2220 98 <sup>th</sup> Ave	Approximately 2,640 feet to the north-northeast and upgradient.	<i>UST, LUST</i> – A release of gasoline occurred in 1987 and a remediation plan has been generated.
14	Unocal 9780 Bancroft	Approximately 2,640 feet to the north-northeast and upgradient.	<i>LUST</i> - This site has been granted closure by the local regulatory agency.
18	Allied Signal 9631-9637 Sunnyside St	Approximately 2,700 feet to the north-northeast and upgradient.	<i>RCRA Generator</i> - Facility is a large quantity generator.
19A	Allied Signal 9808 Springfield St	Approximately 2,700 feet to the north-northeast and upgradient.	<i>RCRA Generator</i> - Facility is a large quantity generator.
19B	L H Auto 9868 MacArthur	Approximately 3,430 feet to the north-northeast and upgradient.	<i>UST</i> - No violations were listed in association with the on site UST.

In ENSR's opinion, the remaining release sites mapped in the site vicinity that are located over 0.25-mile and not upgradient of the subject property would be unlikely to impact the site due to their distances, locations in cross- to downgradient directions, impacts to soil only and/or case closure being granted by regulatory agencies. Information on these facilities is presented in Vista's report in Appendix B.

**5.0 HISTORY OF THE SITE**

The history of the site was researched to identify obvious uses of the site back to the first developed use, or 1940, whichever is earlier or readily available. Table 8 summarizes the available information which was reviewed during this assessment. Aerial photographs dated earlier than those noted in Table 8 were not readily available during the course of this assessment. This information was obtained by ENSR's staff.

<b>TABLE 8 HISTORICAL INFORMATION REVIEWED/AGENCY RECORDS SUMMARY</b>				
<b>Source / Agency</b>	<b>Date</b>	<b>Contact Name</b>	<b>Phone</b>	<b>Type of Information and Results</b>
Pacific Aerial Surveys, Oakland, California	5/31/00 and 8/10/00	Librarian	(510) 632-2020	Aerial Photographs. Years Reviewed: 1947, 1953, 1959, 1966, 1971, 1975, 1981, 1985, 1990, 1994 and 1999. Scales and ID # in References (Section 10). See discussion below and Table 9. Copies of 1947 and 1994 photographs are presented in Appendix C.
Environmental Data Resources (EDR)	5/10/00	Customer Service Representative	(800) 352-0050	Sanborn Fire Insurance Maps. Maps originally produced to show building details for insurance underwriters to evaluate risks and establish premiums. Sanborn Maps dated 1926, 1951, 1952, 1959, 1960, 1961, 1965, 1968 and 1969 were available. See discussion below and Table 10. Copies of the maps are presented in Appendix D.
Oakland Community and Economic Development Department	5/25/00	Research Clerk	Building (510) 238-3443 Planning (510) 238-3941	Building Permits/Zoning. See discussion below.
Oakland Fire Department	5/25/00	Vibhor Jain, Public Information Officer	(510) 238-7491	Chemical Usage and Registered USTs/ASTs. See discussion below.

**TABLE 8  
 HISTORICAL INFORMATION REVIEWED/AGENCY RECORDS SUMMARY**

Source / Agency	Date	Contact Name	Phone	Type of Information and Results
Alameda County Environmental Health Department	6/5/00	Arlene Coleman, Public Information Clerk	(510) 567-6700	Hazardous Waste Generators, Chemical Usage and Registered USTs/ASTs. According to Ms. Coleman, the files for the site contain the data reviewed at the Oakland Fire Department.
Alameda County Assessor's Office	5/25/00	File Clerk	(510) 272-3787	Current APNs and street addresses obtained from file clerk (see Table 1).
Alameda County Agricultural Commissioner's Office	5/31/00	Sharon Neklason-Seslowe, Public Information Officer	(510) 670-5232	Information on restricted pesticide use maintained for current and previous two years only. Site has been developed since at least the 1940s, therefore, records not available for the site.
California Department of Water Resources	6/2/00	Ann Roth	(916) 653-5791	Water well logs. No wells were listed in site vicinity at DWR.
Bay Area Air Quality Management District		Rochelle Walker	(415) 749-4784	Air Emissions Permits. According to Ms. Walker no air emission permits have been issued for the subject property.
Title Report		First American Title Guaranty	(510) 763-0500	Preliminary title reports and chains-of-title provided by OUSD. See discussion below.



**TABLE 9  
 AERIAL PHOTOGRAPH REVIEW**

Parcel Number and Address	2/24/47	10/2/53	7/7/59	4/21/66	5/19/71	5/6/75	6/22/81	5/15/85	6/12/90	11/29/94	4/15/99
#47-5519-5-2 10550 East 14 <sup>th</sup> St (eastern portion)	Vacant	Vacant	Vacant	Vacant	Vacant	No change	A parking /car storage area.	No change	No change	No change	No change
#47-5509-10 1424 105 <sup>th</sup> Ave	One house on site	No Change	No change	No change	Vacant lot	Vacant lot with a trailer on site	One commercial building along the southwest portion of the parcel with an associated parking area	No change	No change	No change	No change
#47-5509-15-3 1429 105 <sup>th</sup> Ave	Large interconnected commercial building complex	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change
#47-5509-15-4 1449 105 <sup>th</sup> Ave (formerly 1491 105 <sup>th</sup> Ave)	Large interconnected commercial building complex	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change
#47-5509-9-1 1500 105 <sup>th</sup> Ave	Vacant lot	A large commercial building on site associated with a building covering a parcel adjacent to the northeast	No change	No change	No change	No change	No change	No change	No change	No change	No change

**TABLE 9  
 AERIAL PHOTOGRAPH REVIEW**

Parcel Number and Address	2/24/47	10/2/53	7/7/59	4/21/66	5/19/71	5/6/75	6/22/81	5/15/85	6/12/90	11/29/94	4/15/99
#47-5509-17 1501 105th Ave	One house with a garage on site	No change	No change	No change	No change	No change	Miscellaneous material storage in the backyard of the house; materials appear disorganized.	No change	No change	No change	Backyard of house on site appears vacant
#47-5509-7 1520 105 <sup>th</sup> Ave Oakland	One house on site	No change	No change	No change	No change	No change	No Change	No change	No change	No change	No change
#47-5509-21-1 1525 and 1545 105th Ave	A residential structure and a trailer park are depicted on site.	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change
#47-5509-6 1528 105 <sup>th</sup> Ave	House located along the northwestern portion of the site	No change	No change	No change	No change	No change	House no longer present; Lot combined with lot to the northeast (1536 105 <sup>th</sup> Ave) for vehicle storage	No change	No change	No change	No change
#47-5509-5 1536 105 <sup>th</sup> Ave	House located along the northwestern portion of the site	No change	No change	No change	No change	No change	House no longer present; Lot combined with lot to the southwest(1528 105 <sup>th</sup> Ave) for vehicle storage	No change	No change	No change	No change

**TABLE 9  
 AERIAL PHOTOGRAPH REVIEW**

Parcel Number and Address	2/24/47	10/2/53	7/7/59	4/21/66	5/19/71	5/6/75	6/22/81	5/15/85	6/12/90	11/29/94	4/15/99
#47-5509-4 1544 105 <sup>th</sup> Ave	Vacant Lot	No change	No change	One commercial building associated with buildings on lot adjacent to the northeast (1548 105 <sup>th</sup> Ave)	No change	No Change	No Change	No Change	No Change	No Change	No Change
#47-5509-3 1548 105 <sup>th</sup> Ave (formerly 2 parcels; now includes 1550 105 <sup>th</sup> Ave)	Vacant Lot	Single family residence	Single family residence	Single family residence	Two linked commercial/ industrial buildings on site.	No change	No change	No change	No change	No change	No change
#47-5509-23-1 1557, 1559, 1561 105 <sup>th</sup> Ave (formerly 1561 and 1571 105 <sup>th</sup> Ave)	A large commercial building is depicted on site.	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change
#47-5509-1-1 1560 105 <sup>th</sup> Ave, (formerly 2 parcels; now includes 1570 105 <sup>th</sup> Ave)	Two houses, one on the northwest side and one on the southeast side of the lot. The northeast portion of the lot is vacant.	No change	No change	No change	No change	No change	Vacant parcel	House no longer present; Lot with vehicle storage	No change	No change	No change
#47-5509-032-01 10403 Walnut St.	One house with a garage on site	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change
#47-5509-036-01 1440 104 <sup>th</sup> Ave	One house with a garage on site	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change

**TABLE 9  
 AERIAL PHOTOGRAPH REVIEW**

Parcel Number and Address	2/24/47	10/2/53	7/7/59	4/21/66	5/19/71	5/6/75	6/22/81	5/15/85	6/12/90	11/29/94	4/15/99
#47-5509-034-00 1446 104 <sup>th</sup> Ave	One house on site	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change
#47-5509-033-00 1452 104 <sup>th</sup> Ave	One duplex on site	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change
#47-5509-031-00 1604 104 <sup>th</sup> Ave (formerly part of 1608 104 <sup>th</sup> Ave)	A house is depicted on site.	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change
#47-5509-030-00 1608 104 <sup>th</sup> Ave	A house is depicted on site.	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change
#47-5509-029-00 1616 104 <sup>th</sup> Ave	A house is depicted on site.	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change
#47-5509-028-00 1626 104 <sup>th</sup> Ave	A house is depicted on site.	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change
#47-5509-027-00 1632 104 <sup>th</sup> Ave	A house is depicted on site.	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change
#47-5509-026-00 1636 104 <sup>th</sup> Ave (formerly part of 1634 104 <sup>th</sup> Ave)	A house is depicted on site.	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change
#47-5509-025-0 1640 104 <sup>th</sup> Ave (formerly 1634 104 <sup>th</sup> Ave)	A house is depicted on site.	No change	No change	A larger house appears on site than in previously depicted	No change	No change	No change	No change	No change	No change	No change

**TABLE 9  
 AERIAL PHOTOGRAPH REVIEW**

Parcel Number and Address	2/24/47	10/2/53	7/7/59	4/21/66	5/19/71	5/6/75	6/22/81	5/15/85	6/12/90	11/29/94	4/15/99
#47-5509-024-00 1648 104 <sup>th</sup> Ave (formerly 1640 104 <sup>th</sup> Ave)	A house is depicted on site.	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change
AC Transit Parcel	Vacant	No change	No change	No change	No change	No change	No change	One commercial building on site.	No change	No change	No change
UPRR Parcel	Railroad tracks present	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change
105 <sup>th</sup> Avenue ROW	Roadway with railroad tracks	No change	No change	No change	No change	No change	No change	No change	No change	No change	No change

**TABLE 10  
 SANBORN FIRE INSURANCE MAP REVIEW**

Parcel Number and Address	1926	1951	1952	1959	1960	1961	1965	1968	1969
#47-5509-10 1424 105 <sup>th</sup> Ave	Single family residence on southern portion of parcel	Single family residence with private garage on southern portion of parcel	No change	No change	No change	No change	No change	No change	No change
#47-5509-15-3 1429 105 <sup>th</sup> Ave	A door and cabinet manufacturing factory with lumber storage	A planing mill for a door company	No change	No change	No change	No change	No change	No change	No change
#47-5509-15-4 1449 105 <sup>th</sup> Ave (formerly 1491 105 <sup>th</sup> Ave)	Single Family Residence with a private garage	Same as previous except one additional building is located to the southwest of the residential building	No change	Property operated by the door company to the south as a wood storage area	No change	No change	Property operated by the door company to the south as a cabinet shop	No change	No change
#47-5509-9-1 1500 105 <sup>th</sup> Ave	Vacant lot	No change	Candy Factory on the east side	Candy Factory covering the entire parcel	No change	No change	Hand Bill Distribution Depot on the east side of the parcel, and a Roller Rink on the west side of the parcel	No change	Hand Bill Distribution Depot on the east side of the parcel, and a Photo Service building on the west side of the parcel
#47-5509-17 1501 105 <sup>th</sup> Ave	Single Family Residence with a private garage	No change	No change	No change	No change	No change	No change	No change	No change

**TABLE 10  
 SANBORN FIRE INSURANCE MAP REVIEW**

Parcel Number and Address	1926	1951	1952	1959	1960	1961	1965	1968	1969
#47-5509-7 1520 105 <sup>th</sup> Ave	Single family residence with private garage	No change	No change	No change	No change	No change	Single family residence	No change	No change
#47-5509-21-1 1525 and 1545 105th Ave	Southern portion of the parcel is vacant. A Single Family Residence and lumber storage yard on the northern portion.	Four single family residences on the southern portion; the northern portion is the same as previous except a storage building was added.	No change	No change	No change	No change	No change	No change	No change
#47-5509-6 1528 105 <sup>th</sup> Ave	Single family residence with private garage	No change	No change	No change	No change	No change	No change	No change	No change
#47-5509-5 1536 105 <sup>th</sup> Ave	Residential with private garage	No change	Single family residence with private garage	No change	No change	No change	A multi-family residential building	No change	No change
#47-5509-4 1544 105 <sup>th</sup> Ave	Vacant lot	No change	No change	No change	No change	No change	Additional building for the Office and Plastic Bag Factory located at 1548 105 <sup>th</sup> Avenue	No change	No change

**TABLE 10  
 SANBORN FIRE INSURANCE MAP REVIEW**

Parcel Number and Address	1926	1951	1952	1959	1960	1961	1965	1968	1969
#47-5509-3 1548 105 <sup>th</sup> Ave (formerly includes 1550 105 <sup>th</sup> Ave)	Vacant lot	Single Family Residence	No change	No change	Office and Plastic Bag Factory	No change	No change	No change	No change
#47-5509-23-1 1557, 1559, 1561 105th Ave (formerly 1561 and 1571 105 <sup>th</sup> Ave)	Single family residence with two private garages	A facility for plumbing, carpentry and a venetian blind manufacturer are located on the site.	Same as previous except the venetian blind manufacturer was replaced with a repair shop and a cabinet shop.	The site is operated by a drapery facility, carpentry facility and tool shop.	No change	The site is operated by a plastic bag facility, carpenter and a machine shop	The site is operated by a vending machine storage company, machine shop, and carpenter.	No change	No change
#47-5509-1-1 1560 105 <sup>th</sup> Ave (formerly includes 1570 105 <sup>th</sup> Ave) Oakland	Single Family Residence on west side	No change	No change	No change	No change	No change	No change	No change	No change
#47-5509-032-01 10403 Walnut St (formally 10405, 10415 and 1460 104 <sup>th</sup> Ave)	Single family residence	Two single family residences in one building with one private garage	No change	No change	No change	No change	No change	No change	No change
#47-5509-036-01 1440 104 <sup>th</sup> Ave (formally included 1442)	Vacant land	Two single family residences in one building	No change	No change	No change	No change	No change	No change	No change



**TABLE 10  
 SANBORN FIRE INSURANCE MAP REVIEW**

Parcel Number and Address	1926	1951	1952	1959	1960	1961	1965	1968	1969
#47-5509-034-00 1446 104 <sup>th</sup> Ave	Single family residence with private garage	No change	No change	No change	No change	No change	No change	No change	No change
#47-5509-033-00 1452 104 <sup>th</sup> Ave	Vacant land	Single family residence with 2 private garages	No change	No change	No change	No change	No change	No change	No change
#47-5509-031-00 1604 104 <sup>th</sup> Ave (formerly part of 1608 104 <sup>th</sup> Ave)	Yard associated with the Single Family Residence at 1608 104 <sup>th</sup> Ave	Single Family Residence with a storage shed	No change	No change	No change	No change	No change	No change	No change
#47-5509-030-00 1608 104 <sup>th</sup> Ave	Single Family Residence with a private garage	Single Family Residence (different from that depicted in 1926 map) with garage	No change	No change	No change	No change	No change	No change	No change
#47-5509-029-00 1616 104 <sup>th</sup> Ave	Vacant Lot	Single Family Residence with a private garage	No change	No change	No change	No change	No change	No change	No change
#47-5509-028-00 1626 104 <sup>th</sup> Ave	Vacant Lot	Single Family Residence with a private garage	No change	No change	No change	No change	No change	No change	No change
#47-5509-027-00 1632 104 <sup>th</sup> Ave	Single Family Residence with a private garage	No change	No change	No change	No change	No change	No change	No change	No change

**TABLE 10  
 SANBORN FIRE INSURANCE MAP REVIEW**

Parcel Number and Address	1926	1951	1952	1959	1960	1961	1965	1968	1969
#47-5509-026-00 1636 104 <sup>th</sup> Ave (formerly part of 1634 104 <sup>th</sup> Ave)	Yard associated with the Single Family Residence at 1634 104 <sup>th</sup> Ave	Single Family Residence with a private garage	No change	No change	No change	No change	No change	No change	No change
#47-5509-025-0 1640 104 <sup>th</sup> Ave (formerly 1634 104 <sup>th</sup> Ave)	Single Family Residence with a private garage	No change except the yard is now depicted as 1636 104 <sup>th</sup> Ave	No change	No change	No change	No change	A 4-family multi-residential building	No change	No change
#47-5509-024-00 1648 104 <sup>th</sup> Ave (formerly 1640 104 <sup>th</sup> Ave)	Single Family Residence with a private garage	No change	No change	No change	No change	No change	No change	No change	No change
#47-5519-5-2 10550 East 14 <sup>th</sup> St	Vacant	No change	No change	No change	No change	No change	No change	No change	No change
AC Transit Parcel	Vacant	No change	No change	No change	No change	No change	No change	No change	No change
UPRR Parcel	Railroad spur	No change	No change	No change	No change	No change	No change	No change	No change
105 <sup>th</sup> Avenue ROW	Roadway with railroad tracks	No change	No change	No change	No change	No change	No change	No change	No change

## 5.1 BUILDING DEPARTMENT INFORMATION REVIEW

Building permits were reviewed at the City of Oakland Building Permit Department for each address within the boundaries of the Subject Property. Addresses researched included 10500 and 10550 East 14<sup>th</sup> Street, the even and odd numbered addresses between 1400 and 1570 105<sup>th</sup> Avenue (along 105<sup>th</sup> Avenue), the even numbered addresses between 1440 and 1648 104<sup>th</sup> Avenue (along the south side of 104<sup>th</sup> Avenue), and 10403 Walnut Street. Pertinent information is discussed below.

ENSR observed an application to alter use at 1500 105<sup>th</sup> to a Photo Plant dated July 1967. The original building permit was issued in 1952 to erect a warehouse. ENSR also observed an electrical permit for a well pump motor.

A warehouse was constructed at 1510 105<sup>th</sup> Avenue according to a building permit dated April 1951. A permit dated 1962 indicated that the warehouse was used as a roller derby training facility.

ENSR observed a survey report conducted in December 1962 at a residential house located at 1520 105<sup>th</sup> Avenue which indicated eleven violations including the accumulation of rubbish, debris, garbage, and used automobile parts in the yard and garage. The house was demolished in 1979.

ENSR observed an electrical permit dated April 1988 for a car detail shop at 1544 105<sup>th</sup> Avenue.

A furniture warehouse was reportedly constructed at 1548 105<sup>th</sup> Avenue and an application for alter or repair dated 1959 indicated the present use at 1550 105<sup>th</sup> Avenue as a print shop with office and factory.

The remaining addresses between 1400 and 1570 105<sup>th</sup> Avenue were for residential dwellings or were of no environmental significance and therefore are not discussed.

The addresses researched along East 14<sup>th</sup> Street dated back to 1963 and revealed the historical presence of automobile dealerships, which included service shops, body and paint shops, and auto washing and waxing.

An application to construct a building at 1429 105<sup>th</sup> Avenue in 1945 (approved in 1946) was contained in the file. The building was described as a warehouse and office building.

Applications for repairs and alterations in 1953, 1953, 1970, 1975, and 1976 were observed. These applications involved structural changes such as increasing the office space, installing a partition ceiling, or installing a stucco exterior wall.

Applications for alterations at 1525 and 1545 105<sup>th</sup> Avenue were observed in 1941, 1948, 1949, 1952, 1958, 1959, and 1971. Most of the alterations were in regards to electrical wiring or new trailers and additional showers and toilets at the properties. An alteration to re-side a home with asbestos siding occurred in 1948. Two compliance orders in 1959 were observed which stated that too many trailers were on the lot than were permitted for; it also stated that additional plumbing and electrical wiring was not permitted, on site plumbing was not in compliance, and the electricity needed to be grounded.

At 1561 105<sup>th</sup> Avenue two applications for alterations to a storage shed in 1945 and 1946 and an alteration to the frame in 1947 were present in the file.

An application to construct a single-family frame building in 1924 and an application to add a garage in 1929 at 1604 104<sup>th</sup> Avenue was observed. Records of inspections for the building and for plumbing and mechanical in 1973 and in 1975 were observed. Finally, an application and approval for a structural pest control permit in 1975 in which the chemicals chlordane and pentachlorophenol were used was contained in the file.

Two applications for alterations at 1608 104<sup>th</sup> Avenue were issued in 1945 and 1949.

An application for a frame building and a tenant improvement at 1616 104<sup>th</sup> Avenue in 1946 was observed. A second improvement application and approval for a structural pest control permit (for use of the chemicals chlordane and pentachlorophenol) was issued in 1976. Furthermore, two reports of building inspections in 1976 and 1985 were contained in the file.

At 1626 104<sup>th</sup> Avenue, a frame building application issued in 1945 was present in the file.

The only reports identified for the address 1632 104<sup>th</sup> Avenue were a plumbing inspection in 1980 and tenant improvement in 1983.

An application for an alteration at 1640 104<sup>th</sup> Avenue in 1940 was observed. The building was demolished according to a permit in 1962, and a new four-apartment house was constructed on the property the same year.

Two applications for tenant improvements in 1945 and 1963 and an application for repair in 1971 were observed for the address 1648 104<sup>th</sup> Avenue.

An application for a frame building permit in 1947 and a certificate of occupancy in 1971 was observed for the property at 1440-1442 104<sup>th</sup> Avenue.

An application in 1922 for a frame building was observed for the address at 1446 104<sup>th</sup> Avenue. One application for an addition in 1937, and two applications for structural remodeling and repairs in 1972 and 1980 were also observed. Finally, a record of a pest control inspection and termite work in 1980 was observed.

A frame building application and permit in 1927 was observed for 1452 104<sup>th</sup> Avenue. Four applications for structural repairs and alterations from 1931 to 1981 were observed. An application and approval for a pest control permit in 1971, which was soil topic was observed. A Certificate of Occupancy was issued in 1971.

## 5.2 FIRE DEPARTMENT INFORMATION REVIEW

ENSR conducted a file review at the City of Oakland Fire Department, Office of Emergency Services for parcels on the project site. Files available at this agency pertain to hazardous materials storage, USTs and facilities included in the local oversight program (facilities with releases). The following information was obtained regarding the subject property addresses (copies of documents obtained from the Fire Department are presented in Appendix E):

- Lloyd Wise Nissan, 10500 E. 14<sup>th</sup> Street (formerly part of 1424 105<sup>th</sup> Avenue): According to a Case Closure Summary generated by the Leaking Underground Fuel Storage Tank Program in April 1998, there were formerly two USTs located at this address. A waste oil tank of approximately 550 gallons and a 2,000-gallon gasoline tank were removed from the site in February 1993, according to the information contained in the case closure summary. Our review of the available maps indicated that only the waste oil UST was located on the project site (on the parcel addressed 1424 105<sup>th</sup> Avenue). However, Mr. Rich stated that this appears to be an error as a waste oil UST was never located on the subject property to his knowledge. Analytical results of soil samples collected in the vicinity of the waste oil tank located along the northeast boundary of the showroom and service bay (according to the map contained in the case closure summary), did not reveal significant levels of petroleum hydrocarbons and no further action was required in this area.

A Hazardous Materials Inspection Report Form dated March 5, 1999 was reviewed for 10550 East 14<sup>th</sup> Street (former address of 1424 105<sup>th</sup> Avenue). The form indicated that hazardous materials observed on site included 30-gallons Safety Kleen parts-cleaning solvent, 30-pound containers of freon, 55-gallon containers of automatic transmission

fluid, 120- and 220-gallon virgin oil in ASTs, and antifreeze. Wastes included a 250-gallon used oil AST and oily rags stored in fireproof containers. A rainwater/oil mixture was observed in the waste storage area and oily residues were observed in the driveways.

- United Acoustics, 1429 105<sup>th</sup> Avenue (parcel formerly occupied by Barker & Dawson Construction Company): According to a Hazardous Waste Generator Inspection Report generated by the ACHCSA dated August 22, 1994, this facility was identified as a general contractor that stored acetylene and had four 55-gallon drums of used oil on site. This company closed in April 1997.
- Winca Chemical Company, 1439-A 105<sup>th</sup> Avenue: According to a Hazardous Waste Generator Inspection Report generated by the ACHCSA dated August 17, 1994, this facility was identified as a detergent manufacturer and distributor that sold their products to dry cleaners and laundry facilities. It was also noted that the facility mixes and stores swimming pool chemicals such as bleach and soda ash. Chemicals stored at the property included: bleach, surfactants, neutralizers, cleaning solvents, pine oil, soda ash, softener, pentahydrate, sodium perborate, caustic soda, detergents, sodium soap, sodium metasilicate, and propane.
- Akana Designs, 1449 105<sup>th</sup> Avenue: According to a Hazardous Waste Generator Inspection Report generated by the ACHCSA dated August 17, 1994, this facility was identified as a new carpentry contracting business that generates a small amount of waste paints, solvents, and sealers. The facility was out of compliance for its storage and disposal methods of hazardous waste.
- School Products Inc., 1500 105<sup>th</sup> Avenue (parcel currently occupied by Bill & Bill's Auto Body): This facility was identified as a photolab that was a hazardous waste generator for generating steel wool cartridges containing silver. This facility is no longer operating at the subject property.
- Ward's Custom Painting, 1550 105<sup>th</sup> Avenue (parcel previously occupied by Budget Fleet and Milichichi; current address is 1544 105<sup>th</sup> Avenue): This facility was identified as generating paint-related waste and maintaining permits from BAAQMD for air emissions from the paint booth. The facility was also identified as maintaining a permit with EBMUD for water discharges.
- American Motorcycle Repair, 1557 105<sup>th</sup> Avenue: According to a Hazardous Waste Generator Inspection Report generated by the ACHCSA dated September 29, 1994, this facility was identified as a small motorcycle repair shop that generated used oil, used oil filters, paints, solvents, batteries and wipe rags. A spray booth was under construction at

this site during the visit. The facility was out of compliance for its storage and disposal methods of hazardous waste. This facility went out of business in October 1996.

- Alex Truck Repair, 1559-B 105<sup>th</sup> Avenue: According to a Hazardous Waste Generator Inspection Report generated by the ACHCSA dated July 12, 1994, this facility was identified as a small truck repair shop that generates small quantities of used oil, used oil filters, batteries, and other auto fluids. The facility was out of compliance for its storage and disposal methods of hazardous waste.
- Paul & Michele's, 1561 105<sup>th</sup> Avenue: This facility was identified as manufacturer of specialty wood products. According to a *Hazardous Waste Surveillance and Enforcement Report*, dated April 16, 1981, the owner stated that lacquer thinner was used to clean spray guns in the backyard, and the back fence and ground were most likely impacted. Excess thinner was also placed in uncapped 5-gallon drums and placed in the dumpster for disposal. A *Request for Service* form generated by the ACHCSA dated April 3, 1981, stated that "the owner had been dumping lacquer thinner and other chemicals in his backyard for three years."
- Alzheimer & Son, 1561-A 105<sup>th</sup> Avenue: This facility was identified as a small auto repair facility that generated small quantities of used oil and used oil filters. This facility went out of business in January 1997.

### 5.3 REVIEW OF PREVIOUS REPORTS

ENSR was provided with several reports prepared by Piers Environmental Services (Piers) for the various parcels of the project site. These reports included Phase I ESAs for the parcels addressed 1500 - 1510 105<sup>th</sup> Avenue (Piers, 1996) and 1520 105<sup>th</sup> Avenue (Piers, 1998). Information obtained from these reports is summarized below.

#### *Phase I ESA Report for 1500 - 1510 105<sup>th</sup> Avenue*

- Bill Thompson was the parcel owner at the time of the report.
- A photodeveloping lab (Schools Products) operated by Mr. Thompson was present at 1500 105<sup>th</sup> Avenue and a commercial printing business (Hill and Sons Printing) occupied 1510 105<sup>th</sup> Avenue.
- A water supply well with an above ground pump housing was located on the north side of 1510 105<sup>th</sup> Avenue (outside front door). According to Mr. Thompson, the well was present when he purchased the parcel in 1967. The report states that Mr. Thompson indicated that the well was not used by him but that it was deepened to approximately 100 feet in

1974. This well appears to be in the same location as the metal grate noted during ENSR's site visit.

- Piers' representative noted that a sink and drain at the south corner of the photodevelopment laboratory appeared to be corroded.
- Two sumps (approximately 1.5 feet deep) were observed at the rear of 1510 105<sup>th</sup> Avenue. Mr. Thompson stated that the sumps were used in the past by the candy factory to contain wastewater from floor washing activities but were covered and not used by Mr. Thompson.

*Phase I ESA Report for 1520 105<sup>th</sup> Avenue*

- Ida Rodrigues was the parcel owner at the time of the report.
- Piers' research indicated that a residence was present on this parcel from at least 1926 until it was demolished in 1979.
- The parcel was a vacant lot from 1979 until Piers site visit in 1998.

**5.4 TITLE REPORT INFORMATION REVIEW**

ENSR was provided with preliminary title reports and chains-of-title for the parcels. These documents were prepared by First American Title Guaranty Company. Information obtained from these reports is presented in Table 11 below.

<b>TABLE 11 TITLE REPORT SUMMARY</b>		
<b>Street Address(es)</b>	<b>APN</b>	<b>Data</b>
1424 – 1560 105 <sup>th</sup> Ave 10550 East 14 <sup>th</sup> St	047-5509-001-01 047-5509-003-00 047-5509-004-00 047-5509-005 047-5509-006 047-5509-007 047-5509-009-01 047-5509-010 047-5519-005-02 (East Part)	Parcel Owner: Anthony Batarse, Trustee under the Batarse Family Trust Agreement  No easements or environmental concerns noted in reports for these properties.



<p>105<sup>th</sup> Ave (AC Transit Parcel)</p>	<p>047-5519-004-03</p>	<p>Parcel Owner: Alameda-Contra Costa Transit District</p> <p>Easements: To Southern Pacific Railroad Company (currently Union Pacific Railroad) in 1980 for transportation, railroad and communication</p>
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1429 105 <sup>th</sup> Ave	047-5509-015-03	Parcel Owner: Ronald Poonkee Ko
1449 105 <sup>th</sup> Ave	047-5509-015-04	Parcel Owner: Ronald Poonkee Ko
1501 105 <sup>th</sup> Ave	047-5509-17	Parcel Owner: Dave Timmerman
1525 & 1545 105 <sup>th</sup> Ave	047-5509-021-01	Parcel Owner: Charlynn Ann Beacom
1557, 1559, & 1561 105 <sup>th</sup> Ave	047-5509-023-01	Parcel Owner: Nicholas and Silke L. Balas
10403 Walnut Street	047-5509-32-01	Parcel Owner: Gloria D. Woods
1440 104 <sup>th</sup> Ave	047-5509-36-01	Parcel Owner: Luther T. and Candice M. Jessie
1446 104 <sup>th</sup> Ave	047-5509-34-00	Parcel Owner: Anthony A. Batarse, Jr.
1452 104 <sup>th</sup> Ave	047-5509-33-00	Parcel Owner: Louise Knox as to an undivided ½ interest; Dorothy J. Brown, as her sole and separate property as to an undivided ½ interest.
1604 104 <sup>th</sup> Ave	047-5509-031-00	Parcel Owner: Carlous A. and Towanda D. Lee
1608 104 <sup>th</sup> Ave	047-5509-030-00	Parcel Owner: Margie E. Henry
1616 104 <sup>th</sup> Ave	047-5509-029-00	Parcel Owner: Dwight J. Howard
1626 104 <sup>th</sup> Ave	047-5509-028-00	Parcel Owner: Evelyn McCullum
1632 104 <sup>th</sup> Ave	047-5509-027-00	Parcel Owner: Sergio Gonzalez
1636 104 <sup>th</sup> Ave	047-5509-026-00	Parcel Owner: Luis R. Gonzalez

1640 104 <sup>th</sup> Ave	047-5509-025-00	Parcel Owner: Clifford M. Ray
1648 104 <sup>th</sup> Ave	047-5509-024-00	Parcel Owner: Naomi Oliver
Union Pacific Railroad	047-5519-004-10 047-5519-003	Parcel Owner: Anil P. Agarwal Albert and Lilian Levinson

## 5.5 HISTORICAL USES OF BATARSE PROJECT SITE

### Project Site

Information obtained from ENSR's review of aerial photographs and Sanborn maps for specific parcels is presented in Tables 9 and 10. A summary of the past site uses as noted in aerial photographs and Sanborn Maps is presented below.

**Parcel Group A** – Sanborn Maps indicate that between 1926 and 1969, a single family residence with a private garage was at the parcel addressed 1424 105<sup>th</sup> Avenue. By the early 1980s, the residence had been replaced by a commercial building. This building appears to be the maintenance shop that is currently present on the parcel. These maps show the eastern part of the parcel at 10550 East 14<sup>th</sup> Street as vacant land. By 1981, a commercial building was present on the eastern part of the parcel at 10550 East 14<sup>th</sup> Street; this building was present in the remaining photographs reviewed for this assessment and appeared to be the service building currently present on this parcel.

A waste oil UST and a sump were reportedly removed from the parcel addressed 1424 105<sup>th</sup> Avenue in 1993 according to reports prepared by other consultants. Maps contained in the previous reports indicated that the former waste oil UST was located near the southwest corner of the parcel addressed 1424 105<sup>th</sup> Avenue; however, the address was given in the previous report as 10500 East 14<sup>th</sup> Street. According to Mr. Rich, the property owner's representative for Parcel Groups A and B, a waste oil UST was not located on the subject property parcel, 1424 105<sup>th</sup> Avenue, or on the adjacent parcel, addressed 10500 East 14<sup>th</sup> Street, in the past.

Analytical results of soil samples collected in the vicinity of the waste oil tank did not reveal significant levels of petroleum hydrocarbons and no further action was required in this area by the ACHCSA, the local regulatory agency. Our review of available reports indicated that no soil or groundwater samples were collected from the area of the sump in the past.

**Parcel Group B** – Residential buildings and vacant lots were present along 105<sup>th</sup> Avenue between 1926 and the mid to late 1970s. The first commercial building was constructed at 1500 105<sup>th</sup> Avenue between 1951 and 1952. This building was originally used as a candy factory and continued to be used as such until the mid to late 1960s. The 1965 Sanborn Map indicates that the former candy factory was being used as a photo lab at that time. The photo lab occupied this parcel until the mid 1990s. Additional commercial buildings were constructed along the even numbered side of 105<sup>th</sup> Avenue from the mid 1960s through the 1980s. These commercial buildings were used as a print shop (1550 105<sup>th</sup> Avenue) and auto repair shops.

**Parcel Group C** – Railroad tracks were present on the A/C Transit parcel in all of the Sanborn Maps and aerial photographs reviewed for this assessment. The A/C Transit parcel appeared as vacant land in all of the Sanborn Maps and aerial photographs reviewed by ENSR's personnel. In 1985, a building was constructed adjacent (off-site) and to the south of the A/C Transit parcel. According to Mr. Rich, the owner's representative, this building is used by A/C Transit for washing buses and vehicles. This building was present in the remaining aerial photographs reviewed for this assessment. Railroad tracks were present on the UPRR parcel in all of the aerial photographs and Sanborn Maps reviewed for this assessment.

**Extension Parcel Group** – Sanborn Maps dated between 1926 and 1969 depict a door cabinet manufacturer (with lumber storage) at 1429 105<sup>th</sup> Avenue. Building permits dated 1994 indicated that this parcel was occupied by a construction company at that time. At the time of this Phase I ESA, the building addressed 1433 and 1439 105<sup>th</sup> Avenue was occupied by United Acoustics. Other companies that have operated at the site according to the historical review include: Winca Chemical Company (a manufacturer of dry cleaning detergent, laundry detergent, and pool chemicals), and Akana Designs (a carpentry company).

Residential properties are depicted at the odd numbered addresses between 1501 and 1545 105<sup>th</sup> Avenue in the historical maps and aerial photographs dated between 1926 and 1999. A trailer park (1525 and 1545 105<sup>th</sup> Avenue) that was observed during ENSR's site visit was also cited in building permits dating back to 1941 and aerial photographs dating back to 1947.

A multi-tenant commercial building was observed at 1557 through 1561 105<sup>th</sup> Avenue during the site visit for this assessment. One occupant of this building was noted to be an antique Volkswagen business. According to a review of historical sources, former uses of the building included a plumbing and carpentry business, a venetian blind manufacturer, a drapery facility, a plastic bag facility, a machine shop, and a vending machine storage company depicted in the 1951 through 1969 Sanborn Maps.

According to a review of historical maps and aerial photographs dated between 1926 and 1999, the even numbered addresses located between 1440 and 1648 104<sup>th</sup> Avenue and at 10403 Walnut Street have been residential properties during this time frame. According to building department files, permits for application of pest control chemicals were issued to occupants of 1604 and 1616 104<sup>th</sup> Avenue.

A roadway, currently designated 105<sup>th</sup> Avenue, was present along its current alignment through the center of the project site in the aerial photographs and Sanborn Maps reviewed for this assessment. Railroad tracks were present in the center of the roadway back to 1926.

## 6.0 SITE RECONNAISSANCE

ENSR's representatives, Lita Freeman and Melissa Sautter, conducted a site reconnaissance on May 30, 2000 (Parcel Groups A, B and C) and July 18, 2000 (Extension Parcel Group). The purpose of the site visit was to observe environmental conditions involving the use, storage, disposal and handling of potentially hazardous substances. Ms. Freeman and Ms. Sautter were accompanied during the first site visit by Les Rich, Vice President of Lloyd A. Wise, Inc.

The Site Plan (Figure 2) shows the approximate site boundaries and the locations of the items discussed in the following paragraphs. Photographs taken during the site reconnaissance are presented in Appendix F.

At the time of the visit, the approximately 7-acre site was occupied by numerous commercial buildings (see Table 1). For clarity, each of the parcels will be discussed separately. Current tenants are listed in Table 1.

### PARCEL GROUP A

#### *Lloyd Wise Auto Sales – 1424 105<sup>th</sup> Avenue and 10550 East 14<sup>th</sup> Street (eastern portion)*

This parcel was occupied by four buildings at the time of ENSR's visit two of which are a part of Parcel Group A. These buildings, including, a maintenance shop and a service building, were occupied by Lloyd Wise, Inc. (Lloyd Wise). Mr. Rich stated that Lloyd Wise acquired the parcel in the 1960s and has used the parcel for auto sales and repairs. At the time of ENSR's site visit, vehicle repair work was no longer being performed at the site. According to Mr. Rich, these operations were moved to another location and no repairs have been performed on the site for at least one year.

#### *Maintenance Shop*

The maintenance shop (addressed 1424 105<sup>th</sup> Avenue) was located on the northeast side of the showroom building. This shop was divided into 10 maintenance bays. The following observations were made in the shop building.

- The underground hydraulic lifts were removed from this building in the mid 1980s except for the one at the southeast end of the building. According to Mr. Rich, this lift was left in place for use with the "front end machine"; however, this machine and lift have not been used since at least the early 1990s. Mr. Rich stated that no stained soil was observed by the contractor that removed the lifts.

- Two approximately 100-gallon ASTs and one approximately 200-gallon AST were observed along the northwest wall of the shop. These three ASTs were empty at the time of ENSR's visit. According to Mr. Rich and labels noted on the ASTs, motor oil was stored in these tanks in the past. No significant staining was noted on the concrete floor around the ASTs.
- The northernmost bay was being used for hand washing of automobiles. Containers of cleaners and waxes were noted on a cart in this bay. No staining was observed on the concrete floor of this bay.
- One open floor drain was noted in the car wash bay. The remaining five floor drains were backfilled with concrete at the time of ENSR's visit. According to Mr. Rich, these drains were plugged at the request of East Bay Municipal Utility District (EBMUD).
- A trench drain was located outside and along the northeast side of the shop.
- A 600-gallon two-stage subsurface oil/water separator was observed outside the northernmost bay. According to Mr. Rich, the floor drains inside the shop and the trench drain located outside the shop were routed to this oil/water separator. Mr. Rich stated that the only discharge to this drain at the present time was from the car washing bay. Wastewater from the oil/water separator is discharged to the sanitary sewer while oils and sludge are removed by Evergreen Environmental. In the past Evergreen Environmental visited the site on a quarterly basis to service the oil/water separator; however, since most of the drains inside the shop were plugged approximately 10 years ago, this separator has been serviced generally once every two years due to the limited amount of oil/solids routed to the separator by the car washing activities.
- Solvent parts washing tubs were used in the past, according to Mr. Rich. These tubs were serviced by Safety Kleen.
- The concrete floor in each of the bays appeared to be in good condition with only minor oily staining.
- An air compressor was formerly located in a storage room at the northwest corner of the shop, according to Mr. Rich. Minor oily staining was noted on the concrete floor beneath this compressor.
- Overhead ducting for forced air heating was noted in this building. Mr. Rich stated that the heater was fueled by natural gas.

### *Service Building*

The service building (located on the eastern portion of 10550 East 14<sup>th</sup> Street) was situated across a driveway and to the south of the maintenance shop. According to Mr. Rich, this building was used for vehicle repairs until those operations were relocated approximately one year ago. This building had a total of eight bays, including four on the north side and four on the east side. The following observations were made in the service building.

- The first level of this building was divided into offices, service bays (four each on the north and east sides), tool room, oil storage room and a restroom. The second level was used for offices and storage in the past, according to Mr. Rich. Two restrooms were located on this level. No stains were observed on the floors of the restrooms or in/around the sinks in this building.
- Mr. Rich stated that the hydraulic lifts formerly located in this building were aboveground lifts; no underground lifts were present in the past. The lifts and control panels had been removed prior to ENSR's site visit.
- No drums or ASTs were observed in this building at the time of ENSR's visit. However, according to Mr. Rich, a 200-gallon AST, a 100-gallon AST and two 55-gallon drums for oil storage were located in this room in the past. The ASTs were double walled, according to Mr. Rich. Two oily stained areas, each approximately 2 feet in diameter, were noted on the concrete floor of this room. No floor drains or significant cracks were observed in this room.
- The floor drains located in this building were backfilled with concrete at the time of ENSR's visit.
- The concrete floor in each of the bays appeared to be in good condition with only minor oily staining.
- Overhead electric heaters were observed in the bays of this building.

### *Exterior Areas*

An approximately 300-gallon AST, an air compressor and a secondary containment pallet were observed inside a fenced enclosure outside the east end of the service building. The AST was empty at the time of ENSR's visit; however, according to Mr. Rich, it had contained motor oil in the past. No drums were stored on top of the pallet at the time of the visit. Heavy oily staining was noted on the concrete pad of this enclosure.



Numerous tires, a tire balancing machine and a trash dumpster were located inside a fenced enclosure to the northeast of the maintenance shop. No stains were noted on the pavement in this area.

A second UST for waste oil and a sump were reportedly located at the southeast corner of the maintenance shop building. However, no evidence of a former UST (i.e. a cut in the asphaltic concrete pavement) was observed in this area during ENSR's visit. No groundwater monitoring wells were installed in this area, according to Mr. Rich, and no evidence of wells was observed during the site visit.

Automobiles available for sale were observed on the paved areas along East 14<sup>th</sup> Street, to the east of the maintenance shop and to the east of the service building. Minor oil stains due to leakage from automobiles were noted at various locations on the pavement. No oily stains were observed in or around the on-site storm drains that were accessible at the time of ENSR's visit.

#### **PARCEL GROUP B**

##### ***Bill & Bill's Auto Body - 1500 105<sup>th</sup> Avenue***

This parcel was occupied by the building that housed Bill & Bill's Auto Body shop. Mr. Rich stated that this business has occupied the building since the mid 1990s. According to Paul Vittoria, the manager, operations at this business are limited to spray painting and detailing (waxing, buffing) of vehicles. The following observations were made at this business.

- New paints are purchased from San Leandro Color and stored in cabinets located inside the shop. Generally, one pint to one-quart containers of paints are purchased for use. At the time of ENSR's visit, approximately 250 one-quart containers of paints were stored in the cabinets.
- Two 55-gallon drums were present at the south end of the shop. One drum was labeled as paint thinner and the other was listed as hazardous waste. According to Mr. Vittoria, approximately 85 gallons of paint thinner are used annually. Waste paint and thinner is placed in the second 55-gallon drum, according to Mr. Vittoria. Mr. Vittoria stated that the waste drum is removed on an as needed basis; generally once every 1.5 to 2 years. This waste is removed from the business by Chem Waste Management under a hazardous waste manifest.

- A paint spray booth that can be disassembled was present in the building. According to Mr. Vittoria, no drains are located in this booth. Mr. Vittoria stated that the business does have an air emissions permit on file with the BAAQMD.
- One floor drain was present inside the building; however, this drain was backfilled with concrete in the past.
- The concrete floor of the shop appeared to be in good condition with only minor paint stains noted.
- An air compressor was observed near the northeast corner of the building. No oily stains were observed beneath this compressor at the time of ENSR's visit.
- One restroom was present at the southeast corner of the building. No floor drain was present in this restroom.
- No stains were noted in the restroom sink; however, what appeared to be paint stains were observed in the sink in the shop area.

***Management Company - 1510 105<sup>th</sup> Avenue***

Management Company occupied the building located at this address as well as the vacant lot adjacent to the east. At the time of ENSR's visit, the building was divided into two halves (referred to as 1510 A and 1510 B 105<sup>th</sup> Avenue). This building was divided into offices, restrooms and warehouse spaces. At the time of ENSR's visit, materials (paints, cleaners) needed for repair/maintenance of buildings owned by the Management Company, furniture from closed businesses and files were being stored in the building. According to Mr. Rich, no chemicals other than janitorial supplies are stored in the building. One floor drain was present in 1510A. Mr. Rich stated that this drain discharged to the sanitary sewer. This building is heated by natural gas according to Mr. Rich.

A metal cover that measured approximately 3 feet by 4 feet was located by the front door of 1510A. No labels or identification tags were observed on the cover. Mr. Rich stated that the vault below the cover was empty and he no knowledge of the vault's past use. This vault was in the location of the water supply well noted in the previous Phase I ESA report prepared for this parcel by another consultant (see discussion in Section 5.3 of this report).

The vacant lot to the east of the building was enclosed by a chain link fence with another enclosure located at the south end of the lot. At the time of ENSR's visit, an office trailer and sections of fencing were being stored on this lot. In addition, a gasoline dispenser was located

inside the eastern enclosure. Mr. Rich stated that this dispenser was being stored on the lot and was not connected to a UST.

***Ward's Custom Paint - 1536, 1538 and 1544 105<sup>th</sup> Avenue***

This business occupied several parcels along the northern border of the project site. Two of these parcels, addressed 1536 and 1538 105<sup>th</sup> Avenue, were being used as a parking lot for storage of customer vehicles. The pavement of this parking lot appeared worn with numerous cracks noted across the lot. Minor oily stains were observed in several areas of the parking lot.

Operations at Ward's Custom Paint were limited to spray painting and detailing of vehicles. These operations were conducted in two buildings located at 1544 105<sup>th</sup> Avenue. The following observations were made at this business.

- Numerous containers of paint (spray cans, one quart and 5-gallon) were present inside the buildings. Most of these containers were located on shelves and cabinets inside a locked room at the east end of the southernmost building. No significant staining was observed on the concrete floor of this room.
- Containers of car cleaners and waxes were observed on shelves along the western wall of the southernmost building.
- Approximately two dozen 5-gallon containers of paint thinner (empty and partially full) were observed near the center of the building. The concrete floor in this area appeared to be in fair condition (worn on surface) but no significant staining or cracks were noted during ENSR's site visit.
- According to Mr. Cornelius Ward, the business owner, paints and thinners are purchased from San Leandro Color on an as needed basis. Mr. Ward stated that no hazardous wastes are associated with the on-site operations.
- Two air compressors were present in the buildings. No oily stains were observed on the concrete floor beneath the compressors.
- One paint booth was present in the southernmost building. According to Mr. Ward, no floor drains are present in the booth. At the time of ENSR's visit, a car was being washed inside the booth and water was present on the floor of the booth and on the floor outside the booth.

***Chevron Tow - 1560/1570 105<sup>th</sup> Avenue***

At the time of ENSR's site visit, this property was being used for storage of vehicles. Minor oil staining from leakage of the parked vehicles was observed on the asphaltic concrete across his property. A small office building was located in the northwest corner of this property. No access was gained to this building.

**PARCEL GROUP C**

***A/C Transit Parcel - Northeast end of 105<sup>th</sup> Avenue***

The A/C Transit parcel was enclosed by a fence with a locked gate at the end of 105<sup>th</sup> Avenue. ENSR was unable to gain access to this parcel at the time of the site visit. This parcel is covered by tall grasses and weeds. Railroad tracks were present along 105<sup>th</sup> Avenue and it appeared that tracks were still present across the subject property.

A portion of a building extended onto the southwest corner of this parcel from the adjacent A/C Transit property. According to Mr. Rich, this building was used by A/C Transit for washing of busses/vehicles. ENSR was unable to gain access to this building at the time of ENSR's visit.

***UPRR Parcel - Northeast end of 105<sup>th</sup> Avenue***

ENSR was unable to gain access to this parcel during the site visit; however, the review of recent aerial photographs indicated that railroad tracks were still present on these parcels.

**EXTENSION PARCEL GROUP**

***United Acoustics - 1433 105<sup>th</sup> Avenue***

At the time of ENSR's site visit, this property was observed as being occupied by United Acoustics. However, no access was gained to this building during the site visit.

***Winca Chemical Inc. - 1439 105<sup>th</sup> Avenue***

There was no sign outside this building at the time of the site visit, however, according to the phone book listings for the City of Oakland dated 2000, Winca Chemicals Inc. currently

occupies 1433 105<sup>th</sup> Avenue. No outside storage of chemicals was observed during the exterior walk of the facility. No access was gained to this building during the site visit.

***1501 and 1545 105<sup>th</sup> Avenue***

A house was observed on each of these properties during the site visit. No access was gained to these buildings during the site visit.

***1525 105<sup>th</sup> Avenue***

A trailer park was observed on this site during ENSR's site reconnaissance. Observations made by ENSR from 105<sup>th</sup> Avenue indicated that the facility was in average condition and appeared somewhat disorganized. No access was gained to this property during the site visit.

***1557 through 1561 105<sup>th</sup> Avenue***

This facility was observed to be a multi-tenant commercial building during ENSR's site reconnaissance. Observations from 105<sup>th</sup> Avenue indicated that "Antique Volkswagens" operates at 1557 105<sup>th</sup> Avenue. No other business names were visible on the tenant spaces. According to phone book listings for the City of Oakland dated 2000, Gomez Foods currently occupies 1559 105<sup>th</sup> Avenue. Outside storage of a refrigerator was observed outside this tenant space. No access was gained to this property during the site visit.

***South side of 104<sup>th</sup> Avenue-1440 through 1648 104<sup>th</sup> Avenue and 10403 Walnut Street***

These parcels were occupied by numerous residential buildings and associated structures (garages and sheds). No access was gained to any of these parcels or buildings.

**General**

No obvious evidence of current USTs, monitoring wells or distressed vegetation was observed on site.

Based on the age of the on-site structures, it is likely that ACMs, LBPs and fluorescent light ballasts with PCBs are present.

General site features noted at the time of the assessment are summarized on Table 12.

<b>TABLE 12 SITE RECONNAISSANCE – GENERAL FEATURES</b>	
Roads	East 14th Ave on west side and 105th Ave in the central portion and 104 <sup>th</sup> Ave along the north side.
Potable Water Supply	Public utilities from City of Oakland
Sewage Disposal System	Public utilities from EBMUD
General Description Of Structures	Commercial and residential properties.

The site was visited to note obvious evidence of potential environmental conditions, as summarized on Table 13. As indicated above, access was not available to all of the parcels at the time of our site visit. The comments noted in the following table pertain to the accessible parcels.

<b>TABLE 13 SITE OBSERVATIONS</b>			
	Remarks	Observed	Not Observed
<b>INTERIOR AND EXTERIOR OBSERVATIONS</b>			
Current use	Various commercial and residential properties.	X	
Hazardous substances and petroleum products in connection with unidentified uses			X
Storage tanks - above or underground	Empty ASTs at 10500 and 10550 East 14 <sup>th</sup> St	X	
Odors or pools of liquid			X
Drums (55-gallon and larger)	One 55-gallon drum for new thinner and one 55-gallon drum for waste paints and thinners at Bill & Bill's	X	
Hazardous substances and petroleum products containers (not necessarily in connection with identified uses)	Various size containers of paints and thinners at Bill & Bill's and Ward's Custom Paint (observed). High potential for uses of various chemicals at Winca Chemical Inc. (no access obtained).	X	X
Unidentified substance containers			X
Electrical Equipment (Possibly PCB containing oil)	Light ballasts likely to contain PCBs based on age of buildings	X	
Chemical storage or agricultural chemical mixing	Various size containers of paints	X	

<b>TABLE 13 SITE OBSERVATIONS</b>			
	<b>Remarks</b>	<b>Observed</b>	<b>Not Observed</b>
areas	and thinners at Bill & Bill's and Ward's Custom Paint (observed). High potential for uses of various chemicals at Winca Chemical Inc. (no access obtained).		
Underground hazardous substances pipelines			X
<b>INTERIOR OBSERVATIONS</b>			
Heating/cooling	Natural gas or electric heaters/air conditioning	X	
Stains or corrosion	Minor oily stains on shop floors at 10500 (1424 105th Ave)/10550 E. 14 <sup>th</sup> St	X	
Floor drains & sumps	Floor drains in restrooms of various buildings; floor drains in shop areas of buildings have generally been backfilled with concrete	X	
Hazardous waste storage	Waste thinner and paint in 55-gallon drum at Bill & Bill's	X	
Elevators			X
<b>EXTERIOR OBSERVATIONS</b>			
Pits, ponds, or lagoons			X
Stained soil or pavement	Minor oily stains on parking lot areas	X	
Stressed vegetation			X
Solid waste	General debris/trash in dumpsters	X	
Waste water			X
Wells	Water supply well reported at 1510 105 <sup>th</sup> Ave in past	X	
Septic systems			X
Buried or burn debris			X

## 7.0 INTERVIEWS

The purpose of the interviews is to obtain information suggesting recognized environmental conditions in connection with the subject site. Table 14 is a summary of the individuals contacted for this information.

Owner	Various
Key Site Manager	Various
Occupant	Various, see Table 1 Interviews with: Mr. Les Rich, Vice President, Lloyd A. Wise Mr. Cornelius Ward, Owner, Ward's Custom Paints Mr. Paul Vittoria, Manager, Bill & Bill's Auto Body

Ms. Freeman of ENSR interviewed Mr. Rich regarding his knowledge of past site uses and operations. Mr. Rich noted that the other two buildings on this parcel were used as service/auto repair shops. Vehicle maintenance was performed on this parcel until approximately one year ago, according to Mr. Rich. Evergreen Environmental removed waste oil and serviced the on-site oil/water separator. Safety Kleen visited the site in the past to service the solvent parts washing tubs. Mr. Rich stated that no USTs were located on the parcels along 105<sup>th</sup> Avenue, to his knowledge.

Mr. Rich stated that he has not knowledge of the water well noted in previous at 1510 105<sup>th</sup> Avenue.

Mr. Vittoria of Bill & Bill's stated that his operations include spray painting of vehicles. New paints and paint thinner are purchased at a local store and waste paints and thinner are removed from the site under hazardous waste manifests.



Operations at Ward's Custom Paint include spray painting of vehicles, according to Mr. Ward. Paints are purchased locally on an as needed basis. Mr. Ward stated that there are no wastes are associated with his operations.

## 8.0 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

ENSR performed this Phase I ESA of the subject site in general conformance with the scope and limitations of ASTM Standard Practice E1527-97. The purpose of this assessment was to evaluate recognizable environmental concerns associated with the present or past usage, storage or disposal of hazardous substances on-site. The findings of this Phase I ESA and ENSR's recommendations are presented below.

### 8.1 SITE HISTORY

For clarity, the history of the project site is summarized by the parcels designated in Table 1 above.

*Parcel Group A* – Sanborn Maps indicate that between 1926 and 1969, a single family residence with a private garage was at the parcel addressed 1424 105<sup>th</sup> Avenue. By the early 1980s, the residence had been replaced by a commercial building. This building appears to be the maintenance shop that is currently present on the parcel. These maps show the eastern part of the parcel at 10550 East 14<sup>th</sup> Street as vacant land. By 1981, a commercial building was present on the eastern part of the parcel at 10550 East 14<sup>th</sup> Street; this building was present in the remaining photographs reviewed for this assessment and appeared to be the service building currently present on this parcel.

A waste oil UST and a sump were reportedly removed from the parcel addressed 1424 105<sup>th</sup> Avenue in 1993 according to reports prepared by other consultants. Maps contained in the previous reports indicated that the former waste oil UST was located near the southwest corner of the parcel addressed 1424 105<sup>th</sup> Avenue; however, the address was given in the previous report as 10500 East 14<sup>th</sup> Street. According to Mr. Rich, the property owner's representative for Parcel Groups A and B, a waste oil UST was not located on the subject property parcel, 1424 105<sup>th</sup> Avenue, or on the adjacent parcel, addressed 10500 East 14<sup>th</sup> Street, in the past.

Analytical results of soil samples collected in the vicinity of the waste oil tank did not reveal significant levels of petroleum hydrocarbons and no further action was required in this area by the ACHCSA, the local regulatory agency. Our review of available reports indicated that no soil or groundwater samples were collected from the area of the sump in the past.

**Parcel Group B** – Residential buildings and vacant lots were present along 105<sup>th</sup> Avenue between 1926 and the mid to late 1970s. The first commercial building was constructed at 1500 105<sup>th</sup> Avenue between 1951 and 1952. This building was originally used as a candy factory and continued to be used as such until the mid to late 1960s. The 1965 Sanborn Map indicates that the former candy factory was being used as a photo lab at that time. The photo lab occupied this parcel until the mid 1990s. Additional commercial buildings were constructed along the even numbered side of 105<sup>th</sup> Avenue from the mid 1960s through the 1980s. These commercial buildings were used as a print shop (1550 105<sup>th</sup> Avenue) and auto repair shops.

**Parcel Group C** – Railroad tracks were present on the A/C Transit parcel in all of the Sanborn Maps and aerial photographs reviewed for this assessment. The A/C Transit parcel appeared as vacant land in all of the Sanborn Maps and aerial photographs reviewed by ENSR's personnel. In 1985, a building was constructed adjacent (off-site) and to the south of the A/C Transit parcel. According to Mr. Rich, the owner's representative, this building is used by A/C Transit for washing buses and vehicles. This building was present in the remaining aerial photographs reviewed for this assessment. Railroad tracks were present on the UPRR parcel in all of the aerial photographs and Sanborn Maps reviewed for this assessment.

**Extension Parcel Group** – Sanborn Maps dated between 1926 and 1969 depict a door cabinet manufacturer (with lumber storage) at 1429 105<sup>th</sup> Avenue. Building permits dated 1994 indicated that this parcel was occupied by a construction company at that time. At the time of this Phase I ESA, the building addressed 1433 and 1439 105<sup>th</sup> Avenue was occupied by United Acoustics. Other companies that have operated at the site according to the historical review include: Winca Chemical Company (a manufacturer of dry cleaning detergent, laundry detergent, and pool chemicals), and Akana Designs (a carpentry company).

Residential properties are depicted at the odd numbered addresses between 1501 and 1545 105<sup>th</sup> Avenue in the historical maps and aerial photographs dated between 1926 and 1999. A trailer park (1525 and 1545 105<sup>th</sup> Avenue) that was observed during ENSR's site visit was also cited in building permits dating back to 1941 and aerial photographs dating back to 1947.

A multi-tenant commercial building was observed at 1557 through 1561 105<sup>th</sup> Avenue during the site visit for this assessment. One occupant of this building was noted to be an antique Volkswagen business. According to a review of historical sources, former uses of the building included a plumbing and carpentry business, a venetian blind manufacturer, a drapery facility, a plastic bag facility, a machine shop, and a vending machine storage company depicted in the 1951 through 1969 Sanborn Maps.

According to a review of historical maps and aerial photographs dated between 1926 and 1999, the even numbered addresses located between 1440 and 1648 104<sup>th</sup> Avenue and at 10403 Walnut Street have been residential properties during this time frame. According to building department files, permits for application of pest control chemicals were issued to occupants of 1604 and 1616 104<sup>th</sup> Avenue.

A roadway, currently designated 105<sup>th</sup> Avenue, was present along its current alignment through the center of the project site in the aerial photographs and Sanborn Maps reviewed for this assessment. Railroad tracks were present in the center of the roadway back to 1926.

## 8.2 SITE CONDITIONS

For clarity, ENSR's observations for each parcel group are discussed separately. Due to access constraints, ENSR was unable to enter some of the on-site parcels and buildings at the time of this assessment. Observations of these site parcels were made from public rights-of-way and sidewalks.

**Parcel Group A** – At the time of our site visit, the parcel addressed 1424 105<sup>th</sup> Avenue was developed with one structure and the eastern portion of the parcel addressed 10550 East 14<sup>th</sup> Street was occupied by one structure. Lloyd Wise Automotive had used both of these structures in the past as service buildings/automobile repair shops. At the time of ENSR's visit, the buildings were not occupied. The area to the east of the service building at 10550 East 14<sup>th</sup> Street was being utilized as an automobile storage lot. The showroom and office buildings at 10500 East 14<sup>th</sup> Street and 10550 East 14<sup>th</sup> Street and their associated parking lots were not part of the project site for this assessment

According to Mr. Rich, the property owner's representative, vehicle repairs have not been performed on these parcels for approximately one year. However, waste oils and solvents were used on these parcels in the past. These substances were stored in tanks and drums located within or near the service buildings.

Several ASTs were observed inside the buildings on these parcels. At the time of ENSR's visit, these ASTs were empty. Staining was noted on the concrete floor around some of the ASTs.

A number of hydraulic lifts were present on these parcels in the past; however, one lift was present at the time of ENSR's visit. A subsurface oil/water separator was also present on the site at the time of our visit. The contents of the oil/water separator were not observed

during ENSR's site visit. Mr. Rich stated that the floor drains in the maintenance shop were connected to this separator in the past. At the time of ENSR's visit, only the floor drain in one bay (the car washing bay) was connected to the separator.

Access to the "Parcel Group A" properties was obtained during ENSR's site visit.

**Parcel Group B** – The parcels located along the south side (even-numbered addresses) of 105<sup>th</sup> Avenue are occupied by a number of commercial buildings. At the time of ENSR's visit, these buildings housed a management company warehouse and auto body and painting shops. Spray paint booths were present at Bill & Bill's at 1500 105<sup>th</sup> Avenue and at Ward's Custom Paints at 1544 105<sup>th</sup> Avenue. No permits associated with paint booth activities were observed during the site visit. Hazardous substances used and stored at these businesses include paints and thinners.

A metal plate was observed over an in-ground vault on the north side of the parcel addressed 1510 105<sup>th</sup> Avenue. Mr. Rich stated that the vault was empty and he had no knowledge of its past use. Information obtained from ENSR's review of a previous Phase I ESA report prepared for this parcel by another consultant indicated that a water supply well was present at this location.

The remaining lots of this parcel group were being used for storage of vehicles for Wards's Custom Paints and Chevron Tow.

Access to the "Parcel Group B" properties was obtained during ENSR's site visit with the exception of 1560/1570 105<sup>th</sup> Avenue (Chevron Tow).

**Parcel Group C** – Railroad tracks are present on the A/C Transit and Union Pacific Railroad parcels at the time of ENSR's visit. Access to the "Parcel Group C" properties was not obtained during ENSR's site visit.

An A/C Transit building, reportedly used for vehicle washing, was located adjacent and to the south of this parcel group.

**Extension Parcel Group** – The parcels along the north (odd-numbered addresses) side of 105<sup>th</sup> Avenue are occupied by mixed commercial and residential properties. The commercial properties were occupied by United Acoustics at 1433 and 1439 105<sup>th</sup> Avenue and a multi-tenant commercial building at 1557 through 1561 105<sup>th</sup> Avenue at the time of our visit. A sign entitled "Antique Volkswagen" was observed on the 1557 105<sup>th</sup> Avenue

tenant space. According to phone book listings for the City of Oakland dated 2000, Gomez Foods currently occupies 1559 105<sup>th</sup> Avenue, and Winca Chemicals currently occupies 1439 105<sup>th</sup> Avenue.

A trailer park was observed at 1525 105<sup>th</sup> Avenue and single family houses were observed at 1501 and 1545 105<sup>th</sup> Avenue.

The properties between 1440 through 1648 104<sup>th</sup> Avenue and at 10403 Walnut Street were occupied by residential buildings and associated structures (garages and sheds) at the time of ENSR's site visit.

Access to the "Extension Parcel Group" properties was not obtained during ENSR's site visit.

### General

- Fluorescent lights were noted inside the on-site buildings. In the past, electrical equipment such as fluorescent light ballasts and transformers contained cooling fluids with PCBs.
- No evidence of on-site USTs was observed at the time of ENSR's visit. We were unable to gain access to many of the parcels and buildings during our site visit, therefore, we were unable to note whether evidence of undocumented USTs is present on these parcels.
- Measurements of groundwater in monitoring wells during a subsurface investigation conducted at the subject property and nearby properties in September 1995 by Piers Environmental Services indicated that shallow groundwater is present at a depth of approximately 15 feet and flows to the southwest. The site elevation is approximately 40 feet MSL with a surface slope downward to the northwest.

### 8.3 REGULATORY REVIEW

- Five of the project site parcels were included on the regulatory lists reviewed for this assessment, including 10500 (1424 105<sup>th</sup> Ave)/10550 East 14<sup>th</sup> Street, 1433 105<sup>th</sup> Avenue, 1500 105<sup>th</sup> Avenue, 1550 105<sup>th</sup> Avenue and 1561 105<sup>th</sup> Avenue. Information on these addresses is summarized below; additional information is presented in Sections 4 and 5.3 of this report.

- ◆ Lloyd Wise Honda/Nissan – 10500 East 14<sup>th</sup> Street (including 1424 105<sup>th</sup> Ave): This business was included on the LUST List, the Registered UST List, the RCRA Generator List and the HAZMAT List.

A waste oil UST and a sump were reportedly removed from the parcel addressed 1424 105<sup>th</sup> Avenue in 1993 according to reports prepared by other consultants. However, Mr. Rich, the property owner's representative for Parcel Groups A and B, stated that a waste oil UST was not located on this parcel in the past. Analytical results of soil samples collected in the vicinity of the waste oil tank did not reveal significant levels of petroleum hydrocarbons and no further action was required in this area

ENSR did not obtain information on other USTs previously or currently located on this parcel group. As discussed below, a gasoline UST was removed from the western portion of the parcel addressed 10500 East 14<sup>th</sup> Street in 1993. This UST was located off the project site.

- ◆ United Acoustics – 1433 105<sup>th</sup> Avenue: This business was included on the LUST and the HAZMAT Lists. A release was detected in 1991, the affected material was excavated and disposed of, and the site was granted closure by the local regulatory agency in 1999.
- ◆ Bill and Bill's Auto Body - 1500 105<sup>th</sup> Avenue: This property was included on the Oakland Fire Department HAZMAT List. No releases have been reported at this property.
- ◆ Milichichi Auto Body Fender – 1550 105<sup>th</sup> Avenue (current address is 1544 105<sup>th</sup> Avenue): This property was included on the RCRA Generator (hazardous waste) list and the Fire Department HAZMAT List. No releases have been reported at this property.
- ◆ 1561 105<sup>th</sup> Avenue: This property was included on the ERNS. There was a release of 35 gallons of motor oil on October 9, 1992. The site was not reported on other regulatory lists for remediation or compliance.
- Numerous regulated facilities were mapped by Vista Vista within a 0.25-mile radius of the project site. Three of the regulated facilities are located adjacent to the site and have been included on the LUST List. These facilities have been granted case closure. Due to their proximity to the site, the releases on the adjacent parcels could

have impacted the project site, in ENSR's opinion. It should be noted that case closure may have been granted with residual concentrations of chemicals of concern still present in soil and/or groundwater. These residual concentrations could present a concern to development of the project site with a school if migration onto the project site has occurred.

- Numerous additional regulated facilities were mapped by Vista within the specified search distances. In ENSR's opinion, releases at these facilities would be unlikely to impact the project site due to their distances, locations in cross- to downgradient directions, impacts to soil only and/or case closure being granted by regulatory agencies.

#### **8.4 CONCLUSIONS AND RECOMMENDATIONS**

- Soil and groundwater samples were collected from the reported area of the former waste oil UST and sump at 1424 105th Avenue. Soil and groundwater samples collected from the tank excavation in 1993 and a boring located in this area in 1997 revealed non-detectable to low levels of petroleum hydrocarbons and cadmium, chromium, lead, nickel and zinc. Since it is unclear as to whether a waste oil UST was present at this location in the past, ENSR recommends collection and analysis of groundwater samples from the area of the former waste oil UST to evaluate the presence of petroleum hydrocarbons, metals and VOCs as cleaning solvents were occasionally disposed of in waste oil tanks in the past.
- A subsurface oil/water separator and sump are present at 1424 105th Avenue. ENSR recommends that soil and groundwater samples be collected from the areas of the oil/water separator and sump to evaluate if leakage has occurred in the past.
- Underground hydraulic fluid reservoirs associated with the hydraulic lifts in the maintenance shops at 1424 105<sup>th</sup> Avenue and 10550 East 14<sup>th</sup> Street were removed in the mid 1980s. No stained or discolored soils were noted at that time, according to Mr. Rich. To evaluate if leakage from the reservoirs occurred in the past, ENSR recommends collection and analysis of soil samples from the areas around the former lifts.
- Due to the past history (dating back to the 1960s) of auto repair/vehicle maintenance at 1424 105th Avenue and in the service building at 10550 East 14<sup>th</sup> Street, consideration should be given to collection and analysis of soil and groundwater samples from the areas around these buildings.



- ENSR recommends collection and analysis of soil and groundwater samples from the area around 1500 105<sup>th</sup> Avenue to evaluate if past activities at the candy factory and photo development laboratory have impacted the subsurface.
- Collection and analysis of soil and groundwater samples from the areas around 1544/1548 105<sup>th</sup> Avenue should be performed to evaluate impacts, if any, to the subsurface from past activities at the manufacturing facility formerly located on these parcels.
- ENSR recommends collection and analysis of soil and groundwater samples from the area around 1429 through 1439 105<sup>th</sup> Avenue to evaluate if past or present activities by the site occupants have impacted the subsurface.
- Soil and groundwater samples should be collected for analysis from borings placed in the area of the former print shop (per Building Department Permits) at 1550 105<sup>th</sup> Avenue (former address for 1544 105<sup>th</sup> Avenue) to evaluate if past activities have impacted the subsurface.
- ENSR recommends that soil samples be collected for analysis from the vacant lot on the east side of 1520 105<sup>th</sup> Avenue and current residential parcels to evaluate if lead from exterior paints from the former residential buildings or pesticides applied during fumigation have impacted the shallow soils. In ENSR's opinion, elevated levels of lead and pesticides are unlikely to be present in shallow soils of the remaining lots that were residentially developed in the past due to likely removal of surface soils during redevelopment of these parcels.
- ENSR recommends collection and analysis of soil and groundwater samples from borings placed on the A/C Transit parcel to evaluate impacts to the project site from the A/C Transit vehicle wash building (i.e., leakage from chemical storage areas or subsurface oil/water separators).
- Soil samples should be collected from along the railroad tracks located on the A/C Transit and UPRR parcels to evaluate the subsurface conditions in these areas.
- The water well located at 1510 105<sup>th</sup> Avenue should be properly destroyed if still present at this location.
- Heating oil USTs may have been installed on the parcels that are occupied by residential buildings. Collection and analysis of soil and groundwater samples from parcels along 105<sup>th</sup> Avenue should be considered to evaluate current groundwater conditions.

- Based on the age of the on-site buildings, materials suspected of containing asbestos and lead-based paints (LBPs) are likely present. ENSR recommends that a building materials survey be conducted to establish if ACMs or LBPs are present prior to renovation or demolition of the buildings. ACMs and peeling/flaking LBPs should be removed by a Cal/OSHA registered contractor using appropriate worker protection.
- Fluorescent light ballasts in the on-site buildings may contain PCBs based on the ages of the buildings. A survey should be conducted to identify ballasts with PCBs so that these ballasts can be properly removed and disposed of during routine maintenance work or prior to renovation/demolition that would require their removal.
- In ENSR's opinion, the releases at facilities located adjacent to the site could have impacted the site. Consideration should be given to reviewing the files for these facilities at the regulatory agencies. The remaining releases mapped in the site vicinity would be unlikely to impact the project site, in ENSR's opinion, due to their distances, locations in cross- to downgradient directions, impacts to soil only and/or case closure being granted by regulatory agencies.

In conclusion, several significant environmental concerns were noted during ENSR's site reconnaissance or site history review. The findings are discussed in greater detail in the text of this report.

ENSR, as required by SB162, includes the following recommendation: A PEA is needed, including sampling or testing, to establish the following:

- (D) The likelihood that a release of hazardous material has occurred and, if so, the extent of the release;
- (E) If there is the threat of a release of hazardous materials; and
- (F) If a naturally occurring hazardous material is present.

## 9.0 LIMITATIONS

The scope of work for this report was intended to provide a limited review of certain information related to the possibility of soil and/or groundwater contamination of the referenced site. This Phase I ESA was not intended to be comprehensive, identify all potential concerns, or eliminate the possibility of acquiring land with some degree of problems.

ENSR's report of findings and recommendations are based on review of limited historical documents and information, regulatory agency communications, interviews, and site reconnaissance.

This document may be used only by *Oakland Unified School District, the California Department of Education and the Department of Toxic Substances Control*, and only for the purpose stated, within a reasonable time from its issuance. Land use, site and building conditions may change over time. Additional assessment work may be required with the passage of time.

Any party other than *Oakland Unified School District, the California Department of Education and the Department of Toxic Substances Control* who wishes to use this document shall notify ENSR of such intended use. Based on the intended use of the report, ENSR may require that additional work be performed and that an updated document be issued. Non-compliance with any of these requirements by the Client or anyone else will release ENSR from any liability resulting from the use of this document by any unauthorized party.

ENSR performed this Phase I ESA in accordance with generally accepted standards of care that existed in Northern California at the time of the assessment. No warranty, expressed or implied, is made.

**10.0 REFERENCES**

Aerial Photographs: Pacific Aerial Surveys, Oakland, California

<u>Date</u>	<u>I.D. Number</u>	<u>Scale</u>
03-24-47	AV-11-05-23	1:20,000
08-17-53	AV-119-16-36	1:10,000
07-07-59	AV-337-08-40(41)	1:9,600
04-21-66	AV-710-11-28(29)	1:36,000
05-19-71	AV-995-05-30(31)	1:12,000
05-06-75	AV-1193-07-25(26)	1:12,000
06-22-81	AV-2040-07-31(32)	1:12,000
05-15-85	AV-2640-07-30(31)	1:12,000
06-12-90	AV-3845-12-37(38)	1:12,000
11-29-94	AV-4625-13-33(34)	1:12,000
04-15-99	AV-6100-114-31	1:12,000

Alameda County Health Care Services Agency, 1998, *Fuel Leak Site Case Closure for 10550 E. 14<sup>th</sup> Street, Oakland*

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California Water Resources Control Board, 1991, *Well Investigation Program, Volatile Organic Chemicals in Public Water Supply Wells*

Gen-Tech Environmental, 1994, *Overview of Environmental Conditions at 10550 East 14<sup>th</sup> Street, Nissan/Honda Auto Dealership in Oakland, CA*

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Piers Environmental Services, 1995, *Monitoring Well Installation and Groundwater Sampling for Lloyd Wise Oldsmobile/Nissan, 10550 East 14<sup>th</sup> Street, Oakland, CA*

Piers Environmental Services, 1996, *Phase I Environmental Site Assessment of 1500-1510 105<sup>th</sup> Avenue, Oakland, California*

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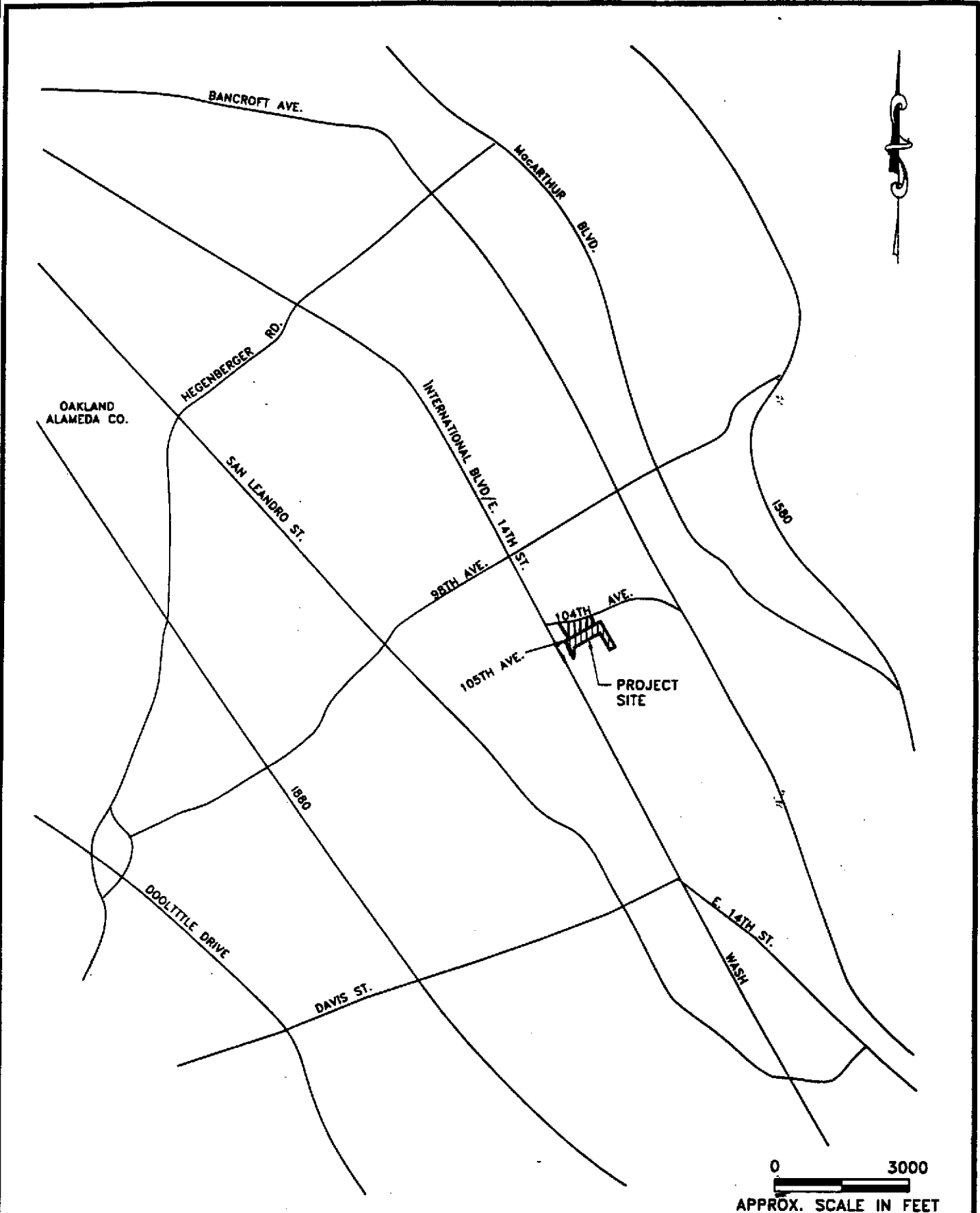
Sanborn Fire Insurance Maps, 1926, 1951, 1952, 1959, 1960, 1961, 1965, 1968, 1969, provided by EDR of Southport, Connecticut.

United States Department of Agriculture, Soil Conservation Service, 1981, *Soil Survey Of Alameda County, California, Western Part*

United States Geological Survey, 1993, *San Leandro Quadrangle 7.5 Minute Topographic Map*

Vista Information Solutions, Inc., Site Assessment Plus Report, May 2000

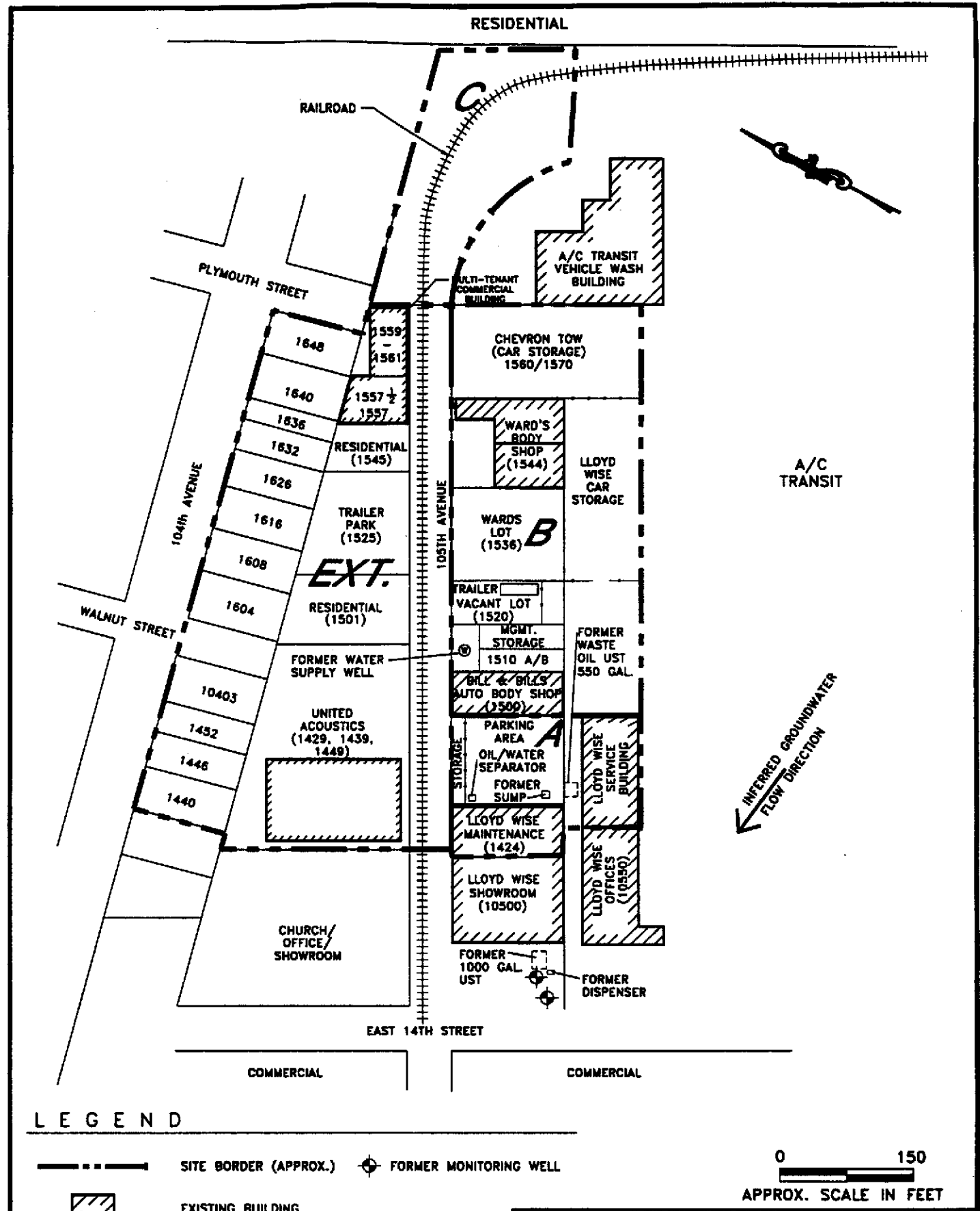
**FIGURES**



**ENSR**  
 Consulting • Engineering • Remediation  
 PROJECT NO: 5107-002-ESA

DRAWN: S. Richardson  
 CHECKED: M. Sautter  
 DATE: June 5, 2000  
 FILENAME: BATSITE

**FIGURE 1**  
**SITE LOCATION MAP**  
 Batarse Project Site  
 92nd Avenue & E Street  
 Oakland, CA



**LEGEND**

- SITE BORDER (APPROX.)
- FORMER MONITORING WELL
- EXISTING BUILDING

0 150  

 APPROX. SCALE IN FEET

<b>ENSR</b> Consulting • Engineering • Remediation	DRAWN: S. Richardson
	CHECKED: M. Sautter
	DATE: Sept. 5, 2000
PROJECT NO: 5107-002-ESA	FILENAME: SITE5107

**FIGURE 2**  
**SITE PLAN**  
 Batarse Project Site  
 105th Avenue & East 14th Street  
 Oakland, CA



**APPENDIX A  
TOPOGRAPHIC MAPS**

SAN LEANDRO QUADRANGLE  
CALIFORNIA  
7.5-MINUTE SERIES (TOPOGRAPHIC)

73

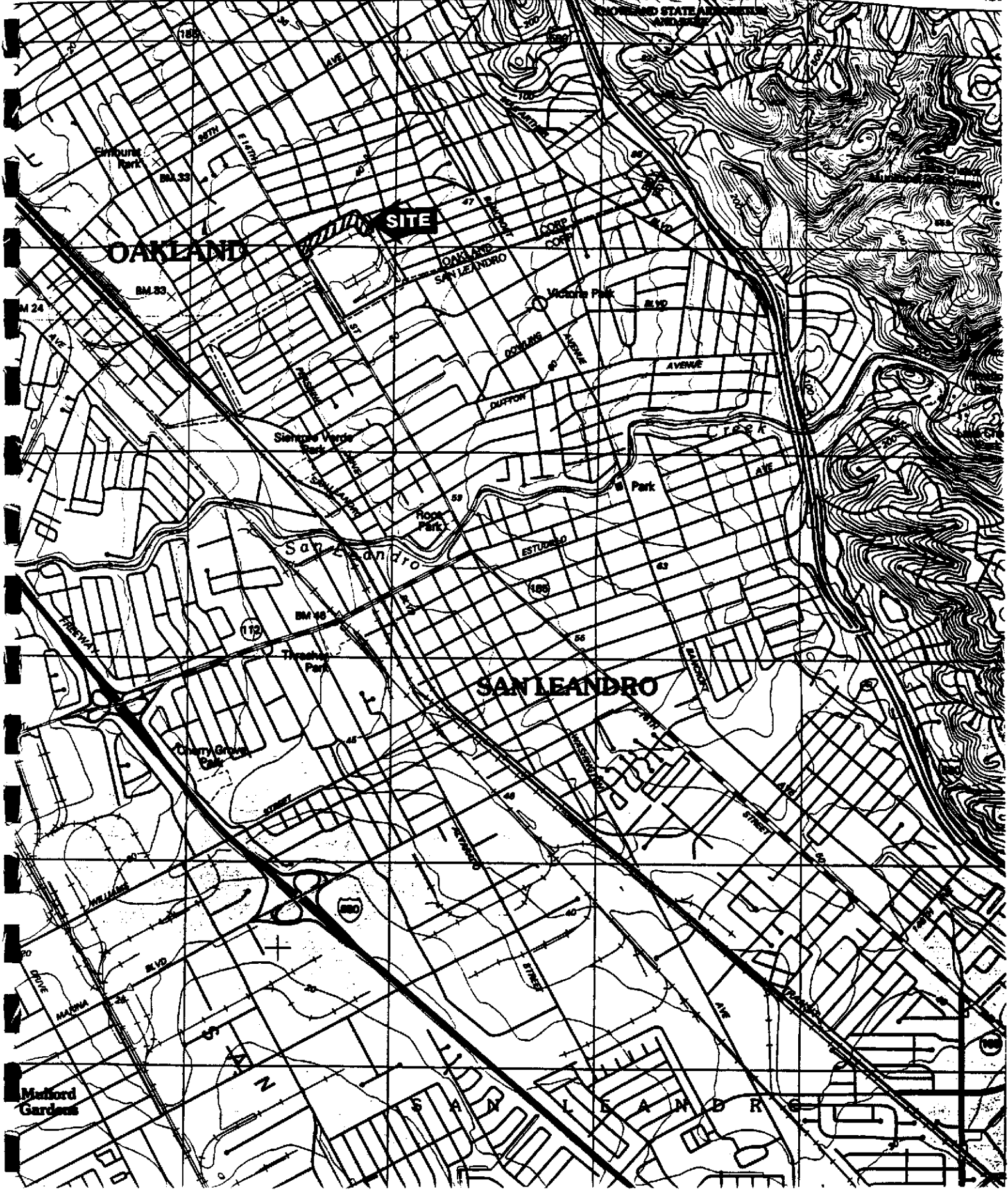
10'

1:520,000 FEET

75

76

122



OAKLAND

SITE

SAN LEANDRO

Millard  
Gardens

**APPENDIX B**  
**VISTA SITE ASSESSMENT PLUS REPORT UPDATE**



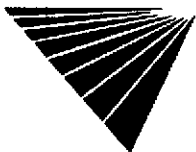




# SITE ASSESSMENT REPORT (EXTENDED BY 1/2 MILE)

## SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 5/8 mile)	VISTA ID DISTANCE DIRECTION	A			B			C		D			
			NPL	CORRACIS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN
1A	UNKNOWN 1561 105TH AVENUE OAKLAND, CA 94603	8567946 0.00 MI NA										X		
1A	MILICHICHI AUTO BODY FENDER 1550 105TH AVE OAKLAND, CA 94603	274886 0.00 MI NA												X
1A	UNITED ACOUSTICS 1433 105TH AVE OAKLAND, CA 94603	3765530 0.00 MI NA						X						
1A	LLOYD WISE NISSAN 10500 14TH ST E OAKLAND, CA 94603	11498358 <0.01 MI W						X						
1A	LLOYD WISE HONDA/NISSAN 10500 E 14TH OAKLAND, CA 94603	4495951 <0.01 MI W							X					
1A	LLOYD WISE OLDSMOBILE / GMC 10440 E 14TH OAKLAND, CA 94603	3190817 <0.01 MI W						X	X					
1B	LLOYD WISE HONDA / NISSAN 10550 E 14TH OAKLAND, CA 94603	3190820 0.01 MI SW							X					
1B	LLOYD WISE HONDA 10550 14TH ST E OAKLAND, CA 94603	11498359 0.01 MI SW						X						
1B	LLOYD WISE INC 10550 E 14TH ST OAKLAND, CA 94603	247803 0.01 MI SW												X
1B	GENERAL MOTORS PARTS DIV 10626 E 14TH ST OAKLAND, CA 94603	168363 0.02 MI SW				X								
1B	ALAMEDA CONTACOSTA TRANS 10626 E 14TH ST OAKLAND, CA 94603	8568068 0.02 MI SW									X			
1B	ALAMEDA CO TRANSIT 10626 E 14TH ST OAKLAND, CA 94603	6508937 0.02 MI SW						X						X



X = search criteria; \* = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

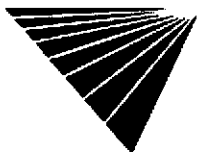
Report ID: 114102901

Date of Report: May 17, 2000

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MAP ID	PROPERTY AND THE ADJACENT AREA (within 5/8 mile)	VISTA ID DISTANCE DIRECTION	A			B			C		D				
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	IUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN
1B	AC TRANSIT CENTRAL MAINTENANCE 10626 E 014TH OAKLAND, CA 94612	4015720 0.03 MI SW								X					
2	JM PAINT 10320 E 14TH ST OAKLAND, CA 94603	219019 0.06 MI NW												X	
2	AAMCO TRANSMISSIONS 10214 E 14TH ST OAKLAND, CA 94603	2232 0.12 MI NW												X	
3	CRESCENT WESTERN WAREHOUSE CO. 10800 E 014TH OAKLAND, CA 94603	4015721 0.11 MI S								X					
3	GENERAL MOTORS PARTS DIV 10800 E 14TH ST OAKLAND, CA 94603	480979 0.12 MI S				X							X		
4	STARLIGHT UNOCAL #7124 10151 E 14TH OAKLAND, CA 94603	440620 0.15 MI NW								X					
4	QUAN'S AUTOMOTIVE 10100 14TH ST E OAKLAND, CA 94603	12639263 0.19 MI NW						X							
5A	LLOYD WISE NISSAN 110 14TH ST E SAN LEANDRO, CA 94577	3190804 0.25 MI SE						X							
5A	SAN LEAQNDRO DATSUN 110 E 14TH ST SAN LEANDRO, CA 94577	367633 0.25 MI SE												X	
5A	COLLISION SPECIALISTS 110 E 14TH ST SAN LEANDRO, CA 94577	93718 0.25 MI SE												X	
5A	BEACON STATION 111 E 014TH SAN LEANDRO, CA 94577	4015684 0.25 MI S								X					
5A	VACANT 150 E 014TH SAN LEANDRO, CA 94577	4015685 0.27 MI SE								X					
5A	BREED PROPERTIES 150 E. 14TH ST SAN LEANDRO, CA 94577	3781155 0.28 MI SE						X							
5B	SAN LEANDRO CHRYSLER PLYMOUTH 232 E 014TH SAN LEANDRO, CA 94577	4015687 0.33 MI SE								X					
5B	BILL COX SAN LEANDRO CHRYSLER 232 E 14TH ST SAN LEANDRO, CA 94577	5706839 0.33 MI SE												X	



X = search criteria; \* = tag-along (beyond search criteria).

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Report ID: 114102901

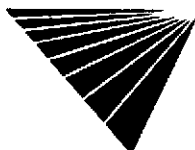
Date of Report: May 17, 2000

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MAP ID	PROPERTY AND THE ADJACENT AREA (within 5/8 mile)	VISTA ID DISTANCE DIRECTION	A			B			C		D						
			NPL	CORRACTS(TSD)	SPL	SCL	GERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	SPILLS	
5B	SAN LEANDRO CHRYSLER 232 E. 14TH ST SAN LEANDRO, CA 94577	367626 0.33 MI SE															
6	ARCO FAC# 2185 9800 E 14TH OAKLAND, CA 94603	4983694 0.33 MI NW								X							
6	ARCO #2185 9800 E. 14TH ST OAKLAND, CA 94603	7849736 0.34 MI NW											X				
6	CITY OF OAKLAND FIRE STAT. #20 1401 98TH AVE. OAKLAND, CA 94603	11498455 0.36 MI NW										X					
7	GERMAN AUTOCRAFT 301 14TH ST OAKLAND, CA 946120000	1591374 0.38 MI SE															
8A	SCHAEFER'S MEAT INC 1110 98TH AVE OAKLAND, CA 94603	3191541 0.49 MI W															
8A	SCHAEFER'S MEATS, INC. 1110 098TH OAKLAND, CA 94603	4016170 0.50 MI W									X						
8A	EAST BAY BODY FENDER WORKS I 1109 98TH AVENUE OAKLAND, CA 94603	131753 0.51 MI W															X
8B	WALTER PETERSON 1083 98TH AVE OAKLAND, CA 94603	8569354 0.53 MI W											X				
9	PAO'S USED CARS 401 E 014TH SAN LEANDRO, CA 94577	4015691 0.49 MI SE										X					
9	UNKNOWN 401 E. 14TH SAN LEANDRO, CA 94577	2126037 0.49 MI SE												X			
10	JERRY'S BODY SHOP 10966 SAN LEANDRO ST OAKLAND, CA 94603	216973 0.51 MI SW															X
11A	UNKNOWN 9840 E ST OAKLAND, CA 94603	8576350 0.53 MI W												X			
11B	PACIFIC BELL Q3-628 1031 098TH OAKLAND, CA 94603	4016189 0.54 MI W										X					
11C	BAL'S TREE SERVICE 9911 GOULD OAKLAND, CA 94603	3196179 0.57 MI W										X					



X = search criteria; \* = tag-along (beyond search criteria).

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Report ID: 114102901

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MAP ID	PROPERTY AND THE ADJACENT AREA (within 5/8 mile)	VISTA ID DISTANCE DIRECTION	A			B			C		D				
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN
11C	BERETTA PROPERTY MANAGEMENT 9838 GOULD ST OAKLAND, CA 94603	8578254 0.58 MI W							X						
11D	PIONEER PACKING 1025 98TH OAKLAND, CA 94603	930141 0.57 MI W							X	X					
11D	UNK 1031 98TH AVE OAKLAND, CA 94603	8569353 0.58 MI W										X			
11D	PACIFIC BELL 1031 98TH AVE OAKLAND, CA 94603	3775366 0.58 MI W							X						
12	AKXNER CONSTRUCTION 9512 PLYMOUTH ST OAKLAND, CA 94603	6677552 0.53 MI N												X	
13A	A PARTNERSHIP 10901 RUSSET OAKLAND, CA 94603	1233015 0.55 MI SW								X					
13B	ATLAS ROOFING CO. 881 MOORPARK OAKLAND, CA 94603	1244705 0.57 MI SW								X					
13B	MYERS SANDBLASTING, INC. 860 MOORPARK STREET OAKLAND, CA 94603	10840110 0.60 MI SW					X								
13B	MEYER'S SANDBLASTING 860 MOORPARK STREET OAKLAND, CA 94603	7291706 0.60 MI SW				X									
14	ELTRA CORP PRESTOLITE BATTERY OAKLAND 98TH ST BANCROFT AVE OAKLAND, CA 94603	138661 0.56 MI N					X								
14	VERDESE CARTER PARK 98TH BANCROFT AVENUES OAKLAND, CA 94603	6531902 0.56 MI N				X									
14	TOSCO NORTHWEST CO NO 11133 2220 98TH AVE OAKLAND, CA 94603	5520085 0.58 MI NE												X	
14	BP OIL COMPANY FACILITY #11133 2220 98TH OAKLAND, CA 94603	1591763 0.58 MI NE							X	X					
14	UNOCAL 9780 BANCROFT OAKLAND, CA 94603	4558207 0.58 MI N							X						
15	MINIT AUTO CARE 497 E. 14TH ST SAN LEANDRO, CA 94577	1591376 0.56 MI SE							X						

X = search criteria; \* = tag-along (beyond search criteria).

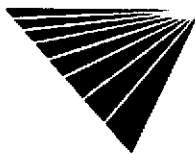
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Report ID: 114102901

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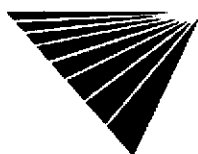
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MAP ID	PROPERTY AND THE ADJACENT AREA (within 5/8 mile)	VISTA ID DISTANCE DIRECTION	A			B			C		D				
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN
15	PACIFIC BELL 530 E 14TH STREET SAN LEANDRO, CA 94577	315740 0.59 MI SE								X				X	
15	SAN LEANDRO COLOR INC 555 E 14TH ST SAN LEANDRO, CA 94577	367627 0.60 MI SE												X	
16	MODERN MODE INC 111 SAN LEANDRO BLVD SAN LEANDRO, CA 94577	3203712 0.56 MI SW												X	
17	UNKNOWN 2321 109TH AVE OAKLAND, CA 94603	2245690 0.56 MI E										X			
18	ALLIED SIGNAL INC 9631 THROUGH 9637 SUNNYSIDE ST OAKLAND, CA 94603	64489092 0.58 MI N											X		
18	VERDESE CARTER PARK 96TH AVE SUNNYSIDE OAKLAND, CA 94603	452622 0.60 MI N					X								
19A	ALLIED SIGNAL INC 9808 SPRINGFIELD ST OAKLAND, CA 94603	64489090 0.59 MI NE											X		
20A	GRANNY GOOSE FOODS.-VEHICLE DE 9846 MEDFORD OAKLAND, CA 94603	3198802 0.61 MI W								X					

MAP ID	SITES IN THE SURROUNDING AREA (within 5/8 - 3/4 mile)	VISTA ID DISTANCE DIRECTION	A			B			C		D				
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN
19B	L H AUTO 9868 MACARTHUR OAKLAND, CA 94603	4032882 0.70 MI NE								X					
20B	GRANNY GOOSE 930 98TH AVE OAKLAND, CA 94603	6667732 0.65 MI W						X							
20B	GRANNY GOOSE FOODS., INC 916 098TH OAKLAND, CA 94603	4016167 0.67 MI W								X					
20B	NABISCO BRANDS, INC 921 098TH OAKLAND, CA 94603	4016168 0.67 MI W								X					



X = search criteria; \* = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

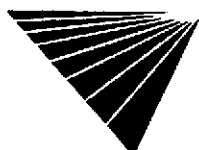
Report ID: 114102901

Date of Report: May 17, 2000

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MAP ID	SITES IN THE SURROUNDING AREA (within 5/8 - 3/4 mile)	VISTA ID DISTANCE DIRECTION	A			B			C		D			
			NPL	CORR/CIS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	IUST	SWLF	UST	AST	ERNS	LG GEN
20B	NABISCO INC. FLEISCHMANN'S CO. 921 98TH AVE. OAKLAND, CA 94603	288985 0.68 MI W						X				*	*	
20C	THRIFTY OIL STN. #061 9801 SAN LEANDRO OAKLAND, CA 94603	3202934 0.70 MI W							X					
20C	THRIFTY OIL 9801 SAN LEANDRO ST OAKLAND, CA 94603	12640132 0.70 MI W						X						
20D	CHEVRON 9757 SAN LEANDRO OAKLAND, CA 94603	5358009 0.74 MI W						X						
21A	MORTENSEN CORPORATION 10115 AND 10121 SAN LEANDRO ST OAKLAND, CA 94603	7292024 0.63 MI W				X	X							
21A	MORTENSENS 10122 PIPPIN OAKLAND, CA 94603	4038331 0.65 MI W							X					
21B	WELLS FARGO BANK 9999 SAN LEANDRO ST OAKLAND, CA 94603	1176283 0.65 MI W						X						
21C	GHIORISO BROTHERS 801 100TH AVENUE OAKLAND, CA 94603	7290993 0.72 MI W				X								
22	MACARTHUR AUTO SERVICE CENTER 10511 MACARTHUR OAKLAND, CA 94603	4032883 0.65 MI E							X					
23	HARDCHROME ANDERSON 750 107TH ST OAKLAND, CA 94603	4222267 0.65 MI SW				X								
23	HARDCHROME ANDERSON 750 107TH ST OAKLAND, CA 94603	12639247 0.65 MI SW						X						
24	HAFER TOOL 780 105TH AVENUE OAKLAND, CA 94603	7290996 0.66 MI SW				X	X							
24	J H MOTORS 773 105TH AVENUE OAKLAND, CA 94603	7290995 0.66 MI SW				X	X							
24	SUPER CYCLE 765 105TH STREET OAKLAND, CA 94603	7290994 0.66 MI SW				X								
25	ROBERT (BOB) MCSKIMMING DBA KL PLATING CO. OAKLAND, CA 94603	3996552 0.66 MI W				X								



X = search criteria; \* = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 114102901

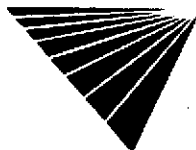
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MAP ID	SITES IN THE SURROUNDING AREA (within 5/8 - 3/4 mile)			A			B			C		D				
				NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN
25	K AND L PLATING INC 10323 PEARMAIN ST OAKLAND, CA 94603	VISTA ID 6346103	DISTANCE 0.67 MI	DIRECTION W		X										
25	K L PLATING MANUFACTURING 10306 PEARMAIN ST OAKLAND, CA 94603	7635852	0.67 MI	W				X								
25	MELROSE METAL FINISHING 10222 PEARMAIN ST OAKLAND, CA 94603	267273	0.67 MI	W			X	X	X							
25	GHIORISO BROTHERS 750 TARTARIAN STREET OAKLAND, CA 94603	7292122	0.68 MI	W			X									
26A	ARCO FAC #276 10600 MACARTHUR OAKLAND, CA 94603	930200	0.69 MI	E					X	X						
26B	USA PETROLEUM COMPANY #57 10700 MACARTHUR BLVD OAKLAND, CA 94605	3198777	0.72 MI	E					X							
26B	OLYMPIC GAS STATION 10700 MACARTHUR OAKLAND, CA 94603	4500830	0.72 MI	E						X						
27	SENNA PROPERTY 350 SAN LEANDRO SAN LEANDRO, CA 94577	1596191	0.70 MI	S					X							
28	KIMS UNOCAL #5367 500 BANCROFT SAN LEANDRO, CA 94577	3192678	0.75 MI	E						X						
28	UNOCAL 500 BANCROFT SAN LEANDRO, CA 94577	5352101	0.75 MI	E					X							

MAP ID	SITES IN THE SURROUNDING AREA (within 3/4 - 1 mile)			A			B			C		D				
				NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN
29	GAS STATION 9000 14TH ST E OAKLAND, CA 94603	12639262	0.76 MI	NW						X						
29	PACIFIC BELL 8925 HOLLY STREET OAKLAND, CA 94621	315593	0.81 MI	NW						X						



X = search criteria; • = tag-along (beyond search criteria).

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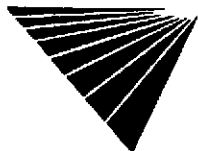
Report ID: 114102901

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MAP ID	SITES IN THE SURROUNDING AREA (within 3/4 - 1 mile)	VISTA ID DISTANCE DIRECTION	A			B			C		D				
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN
30	HCB INVESTMENT 739 DOUGLAS AVENUE OAKLAND, CA 94603	7291294 0.77 MI W				X	X								
30	GARNER HEAT TREATMENT, INC 10001 DENNY ST OAKLAND, CA 94603	7291312 0.79 MI W				X	X								
30	ALLEN ABDO S CO 718 DOUGLAS AVE OAKLAND, CA 94603	12337 0.80 MI W						X							
30	ACTION PLATING 10132 EDES AVE OAKLAND, CA 94603	5299 0.81 MI W				X	X								*
31	ROY'S AUTO REPAIR 806 E. 14TH ST SAN LEANDRO, CA 94577	1243114 0.77 MI SE						X							
31	SECURITY PACIFIC BANK 970 14TH ST E SAN LEANDRO, CA 94577	11498351 0.86 MI SE						X							
32	THE ART CRAFT COMPANY 10441 EDES AVE OAKLAND, CA 94603	4558322 0.77 MI SW					X								
33	CHERRY CITY NURSERY 1034 PERALTA SAN LEANDRO, CA 94577	1241437 0.78 MI S						X		*					
34	EUROCAL 863 PERALTA AVE SAN LEANDRO, CA 94577	930329 0.79 MI S						X							
34	WM CONCRETE 851 PERALTA SAN LEANDRO, CA 94577	930327 0.79 MI S						X							
34	BERGEN TIRE SALES 700 PERALTA AVE SAN LEANDRO, CA 94577	13567979 0.80 MI S						X							
34	BEST CONCRETE STEPS 715 PERALTA SAN LEANDRO, CA 94577	1595509 0.81 MI S						X							
35	GUNTER SON DIESEL INJECTION 816 98TH AVE OAKLAND, CA 94603	11498454 0.80 MI W						X							
35	GERBER PRODUCTS COMPANY 801 98TH AVE OAKLAND, CA 94603	11498453 0.81 MI W						X							
35	TP MACHINE SHOP 760 788 98TH AVENUE OAKLAND, CA 94613	7291072 0.83 MI W				X									



X = search criteria; \* = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

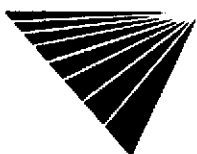
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MAP ID	SITES IN THE SURROUNDING AREA (within 3/4 - 1 mile)	VISTA ID DISTANCE DIRECTION	A			B				C		D			
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN
36	SOUTHLAND PROJECT 10501 FOOTHILL BLVD OAKLAND, CA 94605	11498804 0.85 MI E							X						
37	CHEVRON 600 DUTTONN SAN LEANDRO, CA	1176244 0.86 MI E							X						
38	1X LIDDELL IRON CRAFT 1000 90TH AVE OAKLAND, CA 94621	1591760 0.89 MI NW							X						
38	1X MANUEL RODRIUES 1009 89TH AVE OAKLAND, CA 94621	1591747 0.95 MI NW							X						
38	KL PLATING CO. 989 89TH AVE. OAKLAND, CA 94621	5240950 0.97 MI NW		X											*
38	CONTINENTAL PLATING 89TH AVE (9995) OAKLAND, CA 94621	100682 0.97 MI NW					X								*
38	FIESTA BEVERAGE 966 89TH AVE OAKLAND, CA 94621	12639383 0.97 MI NW							X						
38	K L PLATING COMPANY 989 89TH AVE OAKLAND, CA 94621	8764705 0.97 MI NW					X								
38	K L PLATING 981/989/995 89TH AVENUE OAKLAND, CA 94603	7291074 0.97 MI NW			X										
38	1X LANAI DOR INC 925 89TH AVE OAKLAND, CA 94621	1591746 1.00 MI W							X						
39	GERBER PRODUCTS COMPANY 9401 SAN LEANDRO OAKLAND, CA 94603	170140 0.93 MI W							X						
39	QUIKRETE NORTHERN CALIFORNIA 9315 SAN LEANDRO ST OAKLAND, CA 94603	5717897 0.98 MI W							X						
40	OAKLAND CITY OF 670 98TH AVE OAKLAND, CA 94603	7850794 0.93 MI W							X						
40	OAKLAND CITY OF UNKNOWN 98TH ST EDES AVE OAKLAND, CA 94603	64549396 0.93 MI W							X						
41	CITY OF SAN LEANDRO 960 SAN LEANDRO SAN LEANDRO, CA 94577	1228930 0.93 MI S							X		*				



X = search criteria; \* = tag-along (beyond search criteria).

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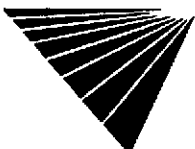
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MAP ID	SITES IN THE SURROUNDING AREA (within 3/4 - 1 mile)			A			B			C		D		
				CORRACTS(TSD)		SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN
VISTA ID DISTANCE DIRECTION	NPL	SPL	TSD	LUST	SWLF									
41	CORPORATION YARD SITE 960 SAN LEANDRO BLVD SAN LEANDRO, CA 94577	3080349 0.93 MI S			X									
42	CALIFORNIA REFRIGERATED EXPR 860 92ND AVE OAKLAND, CA 94621	7291071 0.93 MI W						X						
42	PACO PUMPS INC 845 92ND OAKLAND, CA 94621	4222325 0.96 MI W						X	•					•
43	FREEWAY ARCO GAS STATION SER 2740 98TH AVE OAKLAND, CA 94605	7814501 0.98 MI NE						X						
44	ABANDONED GAS STATION 525 98TH AVE OAKLAND, CA 94603	12639390 0.99 MI W						X						

MAP ID	SITES IN THE SURROUNDING AREA (within 1 - 1 1/2 mile)			A			B			C		D		
				CORRACTS(TSD)		SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN
VISTA ID DISTANCE DIRECTION	NPL	SPL	TSD	LUST	SWLF									
45	LIQUID GOLD OIL CORP 1696 MARTINEZ ST SAN LEANDRO, CA 94577	246083 1.41 MI S	X		•	•								



X = search criteria; • = tag-along (beyond search criteria).

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Report ID: 114102901

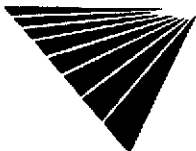
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UNMAPPED SITES		A			B			C		D				
		NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN
BRYANT UNIVERSAL ROOFING, INC. SAN LEANDRO, CA	VISTA ID 501006644									X				
USCG SUPPORT CENTER UNKNOWN COAST GUARD ISLAND ALAMEDA, CA 94501	64542672						X							
TRACT 5716 TANK EXCAVATORS UNKNOWN INDEPENDENCE WY ALAMEDA, CA 94501	64542685						X							
NORMANDY PROJECT TRACT 4495 UNKNOWN MECARTNEY RD ALAMEDA, CA 94501	64542785						X							
7 UNKNOWN L 827 TRACON OAKLAND, CA 94621	64546627						X							
SHELL UNKNOWN GRAND LAKESHORE AVE OAKLAND, CA 94610	64542733						X							
SF OAKLAND BAY BRIDGE UNKNOWN BAY BRIDGE TOLL PLAZA OAKLAND, CA 94623	64542637						X							
EAST BAY REGIONAL PARK DISTRIC UNKNOWN TILDEN PARK OAKLAND, CA 94704	64542533						X							
TIDEWATER BUSINESS PARK UNKNOWN TIDEWATER AVE OAKLAND, CA 94601	64542528						X							
OAKLAND ARMY BASE UNKNOWN ALASKA ST OAKLAND, CA 94626	64542780						X							
MOBIL UNKNOWN PETROLEUM ST OAKLAND, CA 94607	64542475						X							
SPT CO LOCO FUEL PLANT WD01 04 UNKNOWN PINE ST FOOT OF OAKLAND, CA 94607	64542803						X							
EAST BAY SERVICE ROAD TENT UNKNOWN BAY BRIDGE TOLL PLAZA OAKLAND, CA 94607	64542892						X							
VACANT LOT UNKNOWN 11TH ST OAKLAND, CA 94607	64544905						X							
OAKLAND PORT OF UNKNOWN N FIELD L916 OAKLAND, CA 94621	64544285						X							
HAMLIN PROPERTY UNKNOWN ENTERPRISE AVE HAYWARD, CA 94545	64542537						X							



X = search criteria; \* = tag-along (beyond search criteria).

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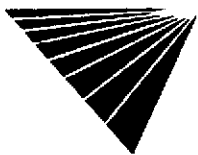
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UNMAPPED SITES	VISTA ID	A			B			C		D				
		NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN
AT T UNKNOWN WALPERT RIDGE HAYWARD, CA 94544	64542547						X							
UNION PACIFIC RAILROAD UNKNOWN WESTERN BLVD HAYWARD, CA 94541	64542553						X							
GRAND STREET APARTMENTS UNKNOWN GRAND D ST HAYWARD, CA 94541	64542729						X							
INDUSTRIAL PUMP STATION UNKNOWN HUNTWOOD AVE HAYWARD, CA 94544	64542740						X							



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# SITE ASSESSMENT REPORT (EXTENDED BY 1/2 MILE)

## DESCRIPTION OF DATABASES SEARCHED

### A) DATABASES SEARCHED TO 1 1/2 MILES

**NPL**  
**SRC#: 19**

VISTA conducts a database search to identify all sites within 1.5 mile of your property.  
**The agency release date for NPL was January, 2000.**

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

**SPL**  
**SRC#: 113**

VISTA conducts a database search to identify all sites within 1.5 mile of your property.  
**The agency release date for Calsites Database: Annual Workplan Sites was October, 1999.**

This database is provided by the Cal. Environmental Protection Agency, Dept. of Toxic Substances Control. The agency may be contacted at: 916-323-3400.

**CORRACTS**  
**SRC#: 14**

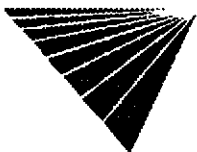
VISTA conducts a database search to identify all sites within 1.5 mile of your property.  
**The agency release date for HWDMS/RCRIS was December, 1999.**

The EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

**RCRA-Tsd**  
**Corrects**  
**SRC#: 556**

VISTA conducts a database search to identify all sites within 1.5 mile of your property.  
**The agency release date for HWDMS/RCRIS was December, 1999.**

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 the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste.



**B) DATABASES SEARCHED TO 1 MILE**

**CERCLIS**  
**SRC#: 17** VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for CERCLIS was October, 1999.**

The CERCLIS List contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.

**NFRAP**  
**SRC#: 18** VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for CERCLIS-NFRAP was October, 1999.**

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

**SCL**  
**SRC#: 112** VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Calsites Database: All Sites except Annual Workplan Sites (incl. ASPIS) was October, 1999.**

This database is provided by the Department of Toxic Substances Control. The agency may be contacted at: .

The CalSites database includes both known and potential sites. Two-thirds of these sites have been classified, based on available information, as needing "No Further Action" (NFA) by the Department of Toxic Substances Control. The remaining sites are in various stages of review and remediation to determine if a problem exists at the site. Several hundred sites have been remediated and are considered certified. Some of these sites may be in long term operation and maintenance.

**RCRA-TSD**  
**SRC#: 12** VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for HWDMS/RCRIS was December, 1999.**

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 the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

**SWLF**  
**SRC#: 70** VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for City of Los Angeles Landfills was April, 1999.**

This database is provided by the City of Los Angeles, Environmental Affairs Department. The agency may be contacted at: 213-580-1070.



**SWLF**  
**SRC#: 163**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Ca Solid Waste Information System (SWIS) was November, 1999.**

This database is provided by the Integrated Waste Management Board. The agency may be contacted at: 916-255-4021.

The California Solid Waste Information System (SWIS) database consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972, Government Code Section 2.66790(b). Generally, the California Integrated Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies.

**LUST RG6**  
**SRC#: 108**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Lahontan Region LUST List was August, 1999.**

This database is provided by the Lahontan Region Six South Lake Tahoe. The agency may be contacted at: 530-542-5400.

**LUST RG5**  
**SRC#: 145**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Region #5-Central Valley Underground Tank Tracking System was September, 1999.**

This database is provided by the Regional Water Quality Control Board, Region #5. The agency may be contacted at: 916-255-3125.

**LUST**  
**SRC#: 164**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Lust Information System (LUSTIS) was January, 2000.**

This database is provided by the California Environmental Protection Agency. The agency may be contacted at: 916-445-6532.

**LUST RG2**  
**SRC#: 853**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Region #2-San Francisco Bay Fuel Leaks List was January, 2000.**

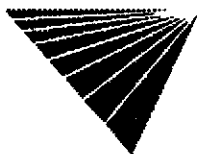
This database is provided by the Regional Water Quality Control Board, Region #2. The agency may be contacted at: 510-286-1269.

#### **C) DATABASES SEARCHED TO 3/4 MILE**

**UST's**  
**SRC#: 45**

VISTA conducts a database search to identify all sites within 3/4 mile of your property.  
**The agency release date for Underground Storage Tank Registrations Database was January, 1994.**

This database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks. The agency may be contacted at: 916-227-4364; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.



UST's  
SRC#: 57

VISTA conducts a database search to identify all sites within 3/4 mile of your property.  
**The agency release date for Alameda County UST List was January, 2000.**

This database is provided by the Department of Environmental Health. The agency may be contacted at: 510-567-6700; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's  
SRC#: 62

VISTA conducts a database search to identify all sites within 3/4 mile of your property.  
**The agency release date for City of San Leandro UST Listing was January, 2000.**

This database is provided by the San Leandro Fire Department. The agency may be contacted at: 510-577-3331; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's  
SRC#: 80

VISTA conducts a database search to identify all sites within 3/4 mile of your property.  
**The agency release date for City of Union Underground Storage Tanks List was July, 1999.**

This database is provided by the Union City Fire Department. The agency may be contacted at: 510-471-1424; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's  
SRC#: 92

VISTA conducts a database search to identify all sites within 3/4 mile of your property.  
**The agency release date for City of Oakland Underground Storage Tank List was April, 1999.**

This database is provided by the City of Oakland Fire Department, Office of Emergency Services. The agency may be contacted at: 510-238-3938; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's  
SRC#: 127

VISTA conducts a database search to identify all sites within 3/4 mile of your property.  
**The agency release date for City of Berkeley UST List was August, 1999.**

This database is provided by the City of Berkeley. The agency may be contacted at: 510-705-8152; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's  
SRC#: 149

VISTA conducts a database search to identify all sites within 3/4 mile of your property.  
**The agency release date for City of Hayward UST Report was September, 1999.**

This database is provided by the City of Hayward Fire Department. The agency may be contacted at: 510-583-4900; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's  
SRC#: 155

VISTA conducts a database search to identify all sites within 3/4 mile of your property.  
**The agency release date for City of Livermore and City of Pleasanton UST List was October, 1999.**

This database is provided by the City of Livermore Fire Department. The agency may be contacted at: 925-454-2361; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.



AST's  
SRC#: 60

VISTA conducts a database search to identify all sites within 3/4 mile of your property.  
The agency release date for Aboveground Storage Tank Database was December, 1999.

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-227-4364.

**"D) DATABASES SEARCHED TO 5/8 MIL**

ERNS  
SRC#: 8

VISTA conducts a database search to identify all sites within .625 mile of your property.  
The agency release date for was August, 1999.

The Emergency Response Notification System (ERNS) is a national database containing records from October 1986 to the release date above and is used to collect information for 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. The ERNS hotline number is (202) 260-2342.

RCRA-LgGen  
SRC#: 16

VISTA conducts a database search to identify all sites within .625 mile of your property.  
The agency release date for HWDMS/RCRIS was December, 1999.

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 the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste ( or 1 kg./month of acutely hazardous waste).

RCRA-SmGen  
SRC#: 15

VISTA conducts a database search to identify all sites within .625 mile of your property.  
The agency release date for HWDMS/RCRIS was December, 1999.

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 the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

SPILL  
SRC#: 106

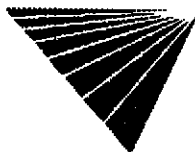
VISTA conducts a database search to identify all sites within .625 mile of your property.  
The agency release date for Region #2-North and South Bay SLIC Report was November, 1999.

This database is provided by the Regional Water Quality Control Board, Region #2. The agency may be contacted at: 510-286-1269.

SPILL  
SRC#: 147

VISTA conducts a database search to identify all sites within .625 mile of your property.  
The agency release date for Region #5-Central Valley SLIC\DOD\DOE List was September, 1999.

This database is provided by the Regional Water Quality Control Board, Region #5. The agency may be contacted at: 916-255-3000.



End of Report





**APPENDIX C**  
**1947 AND 1994 AERIAL PHOTOGRAPHS**



1947







1994



APPENDIX D  
SANBORN FIRE INSURANCE MAPS

755

5962

PLYMOUTH

AV.

104TH

5961

Site

WALNUT

REES - BOORMAN MFG CO.  
SASH, DOOR & CABINET FACTORY

5960

105TH AV



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TILDEN LUMBER & MFG  
LUMBER YARD

LUMBER  
LUMBER

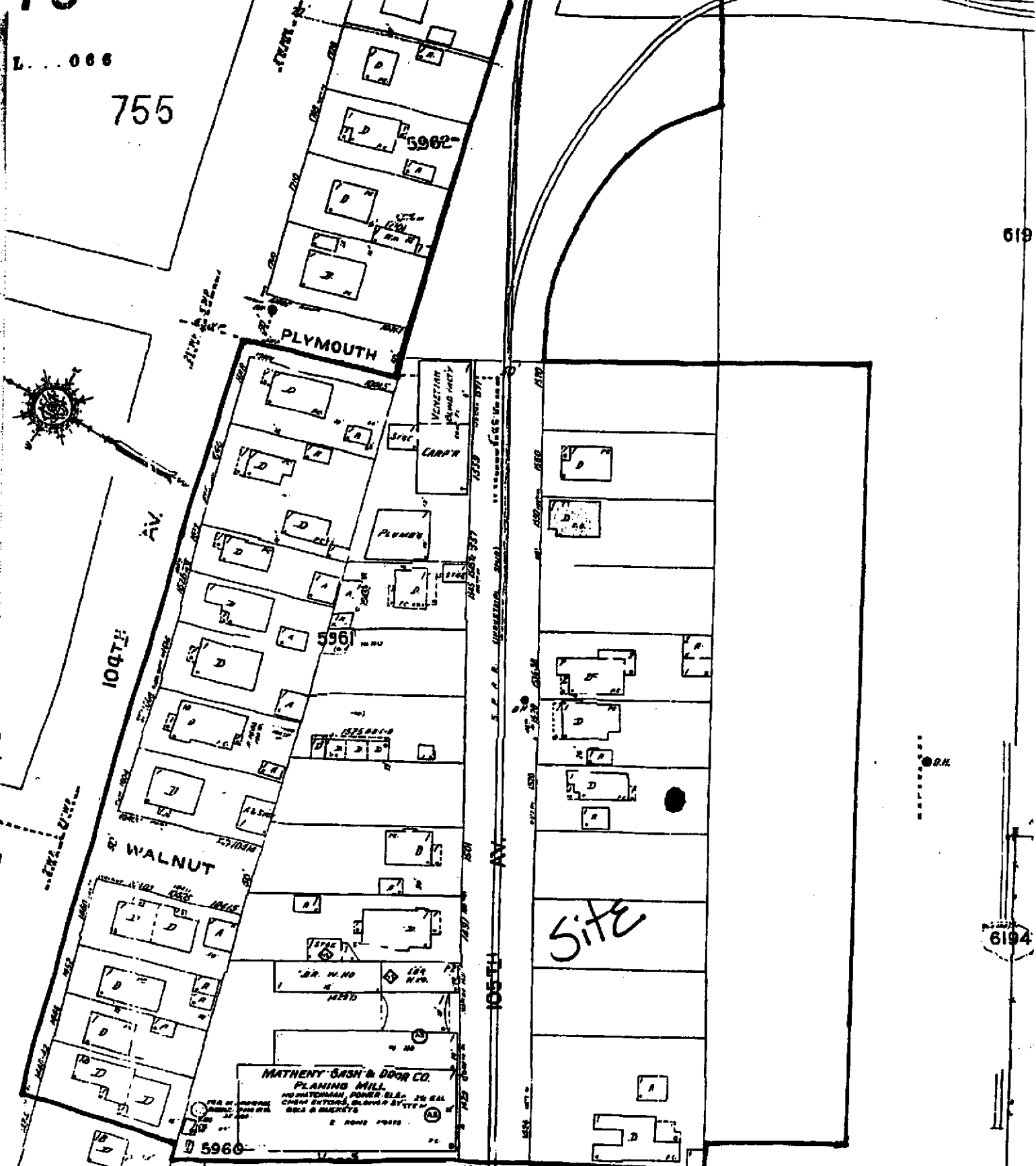
WALNUT  
DEBRIS  
TRUCK

NO BEST MATCHING - ALSO EQUIPPED  
WITH METAL SYSTEM HAND RAMP  
BLADES - PORT & EXPORT CLASSIFICATION  
BY ONE SIDE - OTHER SIDE OF WARE  
& SUBJECTS BLOWER SYSTEM.  
P. 10000  
A.C.B.

L. 008

755

619



MATHENY BASH & DOOR CO.  
 PLANNING MILL  
 100 WASHINGTON PARKER BLDG. 20 EAL  
 CHRYM EXTENS. BLDG. 8 ST. 17  
 BLDG. 8 BUREAUX  
 E. BOMB 1910

Site

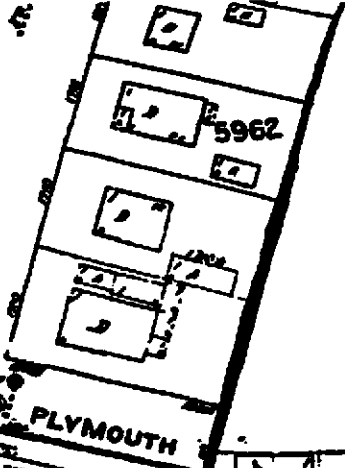


# The Sanborn Library, LLC

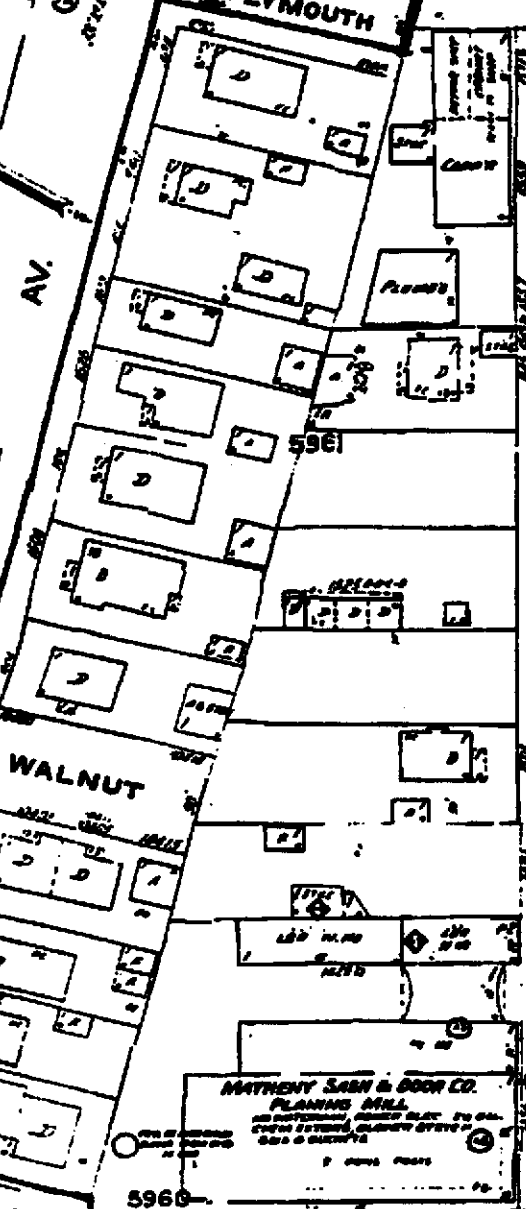
This Sanborn Map™ is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn™ Map is derived from Sanborn field surveys conducted in:

USED CA

927E



PLYMOUTH

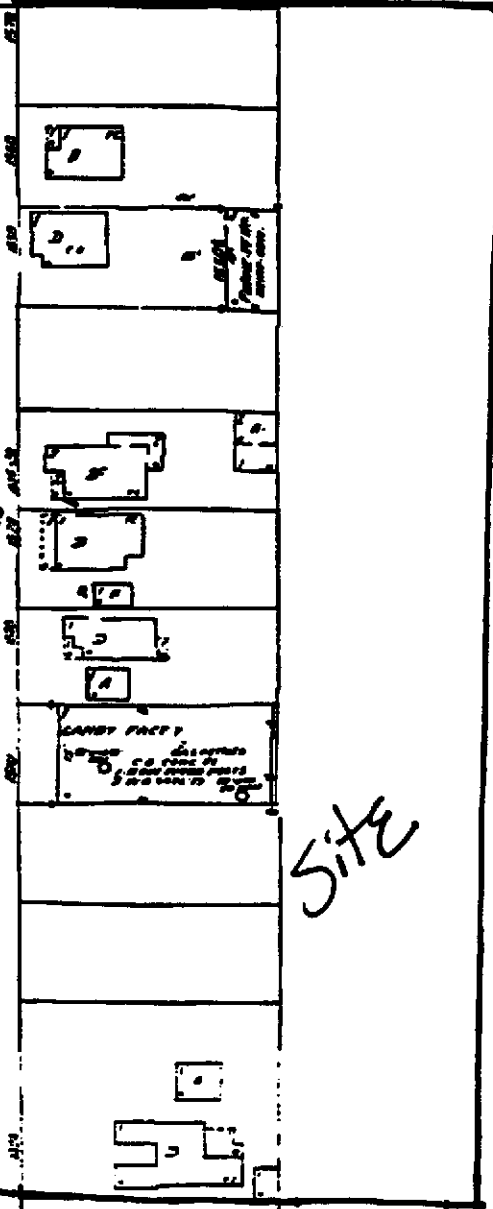


WALNUT

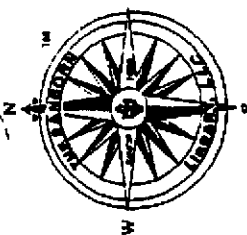
**MATHENY SAWN & GOOD CO.**  
**PLANING MILL**  
 200 WESTERN AVENUE  
 CHICAGO, ILL. 60604  
 TEL. 312-442-1111

5960

105TH AV.

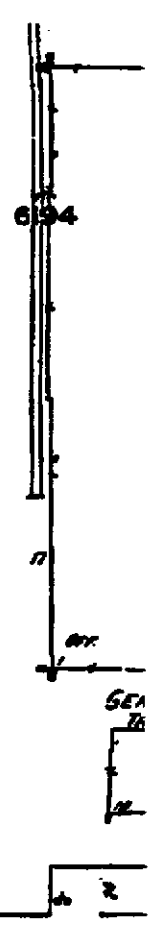


Site



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927E

6195

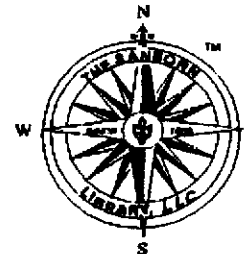
PLYMOUTH

104TH AV.

WALNUT

105TH AV.

5960



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1959

MJF

Copyright © The Sanborn Library, LLC

Year

EDR Research Associate

*Site*

6194

U S E D C A A



927E

6195

PLYMOUTH

AV.

104TH

WALNUT

105TH AV.

5960

5962

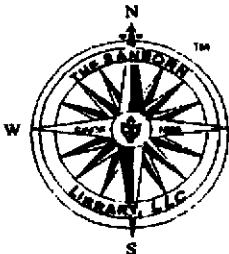
5961

MATHEWY SANBORN & BOOR CO.  
PLANNING MILL  
INDUSTRIAL POWER ELEC. TO CALIF.  
CIVIL ENGINEER, PLANNER, SURVEYOR  
AND ARCHITECT  
2 DOME PARKS

PLASTIC BAG FACTY

6194

Site

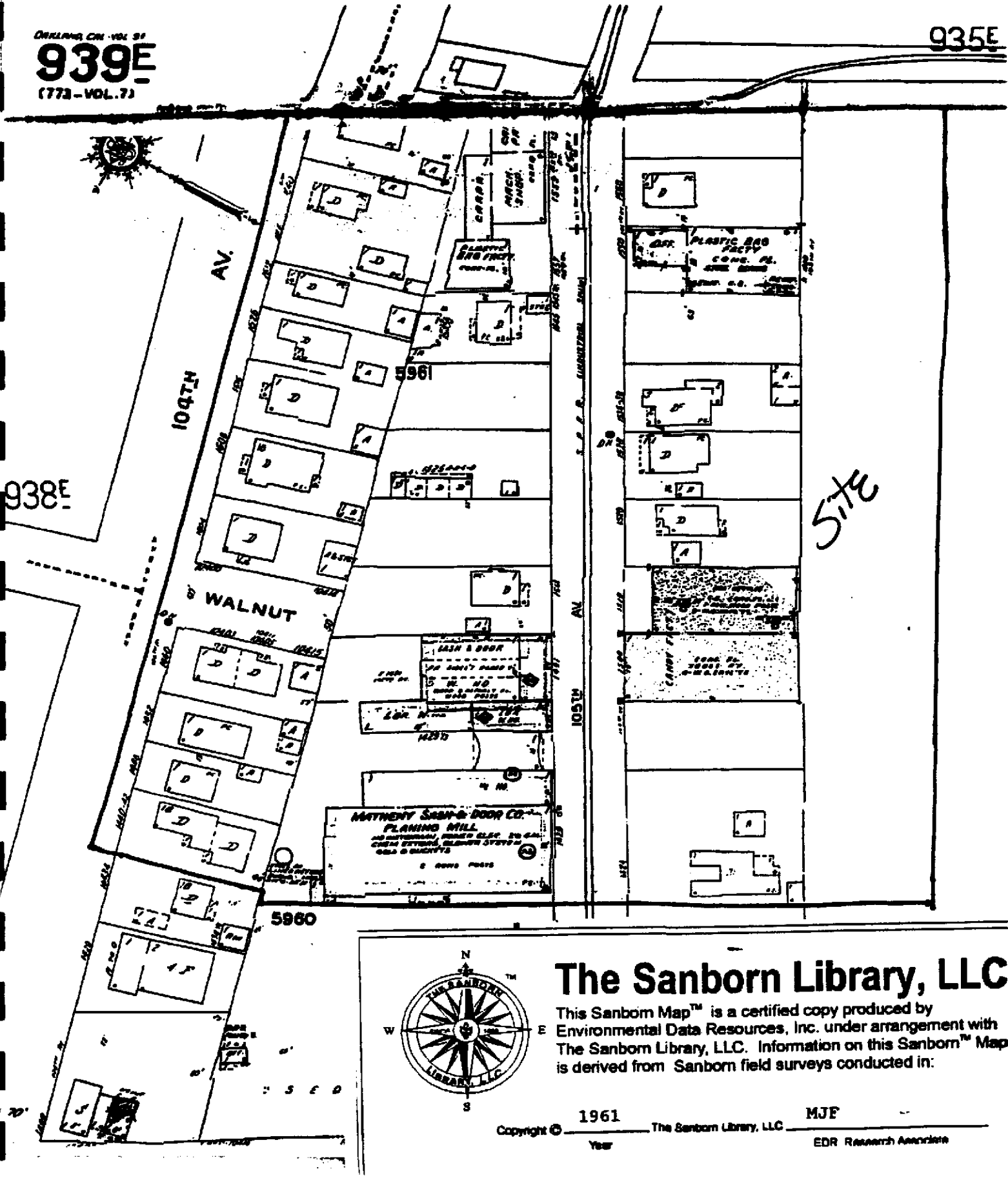


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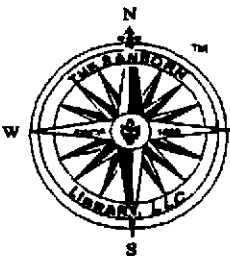
CHICAGO, ILL. - VOL. 91  
**939E**  
(773 - VOL. 7)

935E



938E

Site



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927E

PLYMOUTH

AV.

104TH

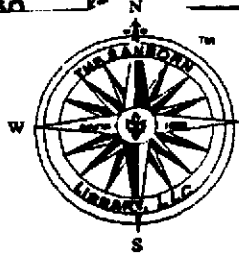
938E

WALNUT

105TH AV.

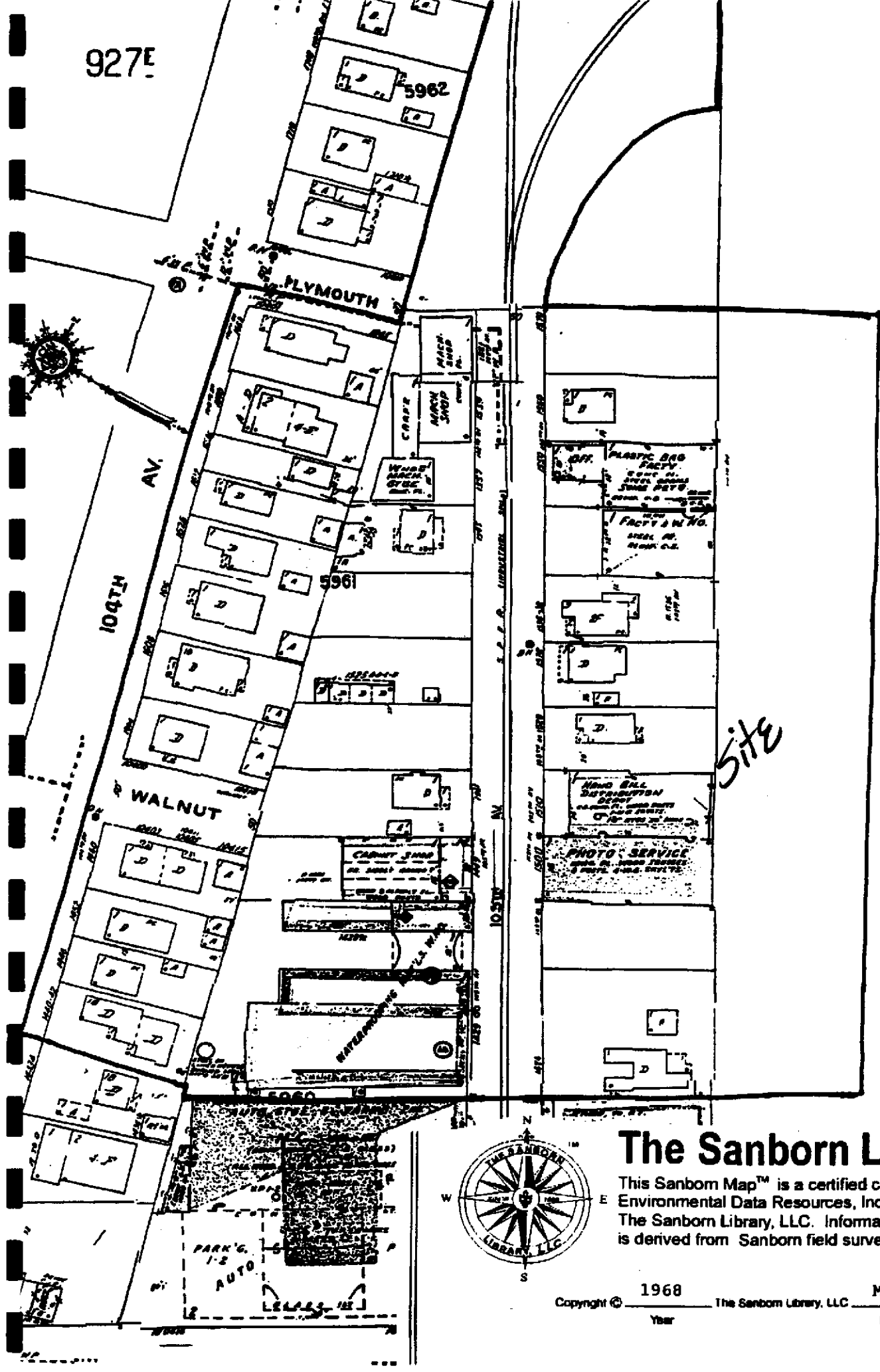
Site

MATTHEW SASH & DOOR CO.  
PLANING MILL  
NO. 10000000, BENCH ELEC. TO SASH  
CROSS CUTS, SHAPER SYSTEM  
SASH & DOORS



# The Sanborn Library, LLC

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# The Sanborn Library, LLC

This Sanborn Map™ is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn™ M is derived from Sanborn field surveys conducted in:

927E

PLYMOUTH

5962

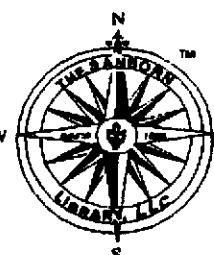
5961

104TH AV.

WALNUT

938E

Site



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**APPENDIX E**  
**SELECTED CITY OF OAKLAND FIRE DEPARTMENT DOCUMENTS**

N-1000  
J-1000

**CASE CLOSURE SUMMARY**  
**Leaking Underground Fuel Storage Tank Program**

**I. AGENCY INFORMATION**

**Date:** April 29, 1998

**Agency name:** Alameda County-HazMat

**Address:** 1131 Harbor Bay Pkwy

**City/State/Zip:** Alameda, CA 94502

**Phone:** (510) 567-6700

**Responsible staff person:** Eva Chu

**Title:** Hazardous Materials Spec.

**II. CASE INFORMATION**

**Site facility name:** Lloyd Wise Nissan

**Site facility address:** 10500 E. 14<sup>th</sup> Street, Oakland, CA 94603

**RB LUSTIS Case No:** N/A

**Local Case No./LOP Case No.:** 852

**URF filing date:** 6/8/94

**SWEEPS No:** N/A

**Responsible Parties:**

**Addresses:**

**Phone Numbers:**

Anthony Batarse Jr.  
Lloyd Wise Nissan

10500 E. 14<sup>th</sup> Street  
Oakland, CA 94603

(510) 638-4000

**Tank No:** **Size in gal.:**

**Contents:**

**Closed in-place or removed?:**

**Date:**

A 550  
B 2,000

Waste Oil  
Gasoline

Removed  
"

2/17/93  
2/18/93

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

**Cause and type of release:** Unknown

**Site characterization complete?** YES

**Date approved by oversight agency:** 3/27/98

**Monitoring Wells installed?** Yes **Number:** 2

**Proper screened interval?** Yes, 15' to 29' bgs

**Highest GW depth below ground surface:** 8.04' **Lowest depth:** 28.30' in MW-1-N

**Flow direction:** WSW

**Most sensitive current use:** Commercial

**Are drinking water wells affected?** No **Aquifer name:** Unknown

**Is surface water affected?** No **Nearest affected SW name:** NA

**Off-site beneficial use impacts (addresses/locations):** None

**Report(s) on file? YES** **Where is report(s) filed?**

Alameda County  
1131 Harbor Bay Pkwy  
Alameda, CA 94502

and

Oakland Fire Dept  
1605 MLK Jr Dr  
Oakland, CA 94612

**Treatment and Disposal of Affected Material:**

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment or Disposal w/destination)</u>	<u>Date</u>
Tank Piping	2 USTs	Disposed by H & H, in San Francisco	Feb 1993
Soil Rinsate	~115 cy 100 gallon	Unknown Recycled at Gibson Oil, Redwood City	2/16/93

**Maximum Documented Contaminant Concentrations -- Before and After Cleanup**

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppb)</u>	
	<u>Before<sup>1</sup></u>	<u>After<sup>2</sup></u>	<u>Before<sup>3</sup></u>	<u>After<sup>4</sup></u>
TPH (Gas)	160	NA	240,000	18,000
TPH (Diesel)	39	ND	NA	NA
Benzene	ND	ND	3,600	270
Toluene	0.21	ND	2,600	120
Ethylbenzene	0.57	ND	6,900	1,800
Xylenes	0.98	ND	40,000	6,300
MTBE	NA	NA	NA	ND
Oil & Grease	ND	NA	NA	ND
Heavy metals	w/in geogenic levels			

- NOTE: 1 soil samples collected at time of UST removal, Feb 1993  
 2 soil samples collected after overexcavation of gasoline pit, Mar 1993  
 3 maximum groundwater concentrations detected from monitoring wells  
 4 most recent groundwater concentrations from wells, Feb 1998

**IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? \_\_\_\_\_

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? \_\_\_\_\_

Does corrective action protect public health for current land use? **YES**

Site management requirements: **An assessment of human health risk due to volatilization of chemicals of concern from soil and groundwater to indoor air is required if a building is proposed in the vicinity of the former gasoline tank.**

Should corrective action be reviewed if land use changes? **YES**

Monitoring wells Decommissioned: **0, pending site closure**

Number Decommissioned: **0** Number Retained: **2**

List enforcement actions taken: **NOV in May 1995**


List enforcement actions rescinded: **NA**



## V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu

Title: Haz Mat Specialist

Signature: 

Date: 4/29/98

Reviewed by

Name: Larry Seto

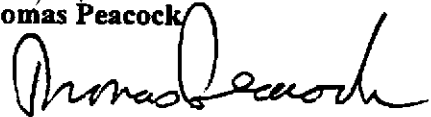
Title: Sr. Haz Mat Specialist

Signature: 

Date: 4-29-98

Name: Thomas Peacock

Title: Supervisor

Signature: 

Date: 5-5-98

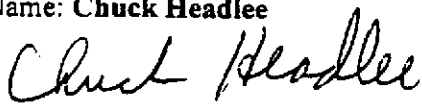
## VI. RWQCB NOTIFICATION

Date Submitted to RB: 5/6/98

RB Response:

RWQCB Staff Name: Chuck Headlee

Title: AEG

Signature: 

Date: 6/11/98

## VII. ADDITIONAL COMMENTS, DATA, ETC.

Two USTs were used at the Lloyd Wise automobile showroom and auto repair facility. A 550 gallon waste oil UST was located in the back of the site, adjacent to the service bay. A 2,000-gallon gasoline UST was located in the front of the auto showroom (see Figs 1 and 2). Both USTs were removed in February 1993. Two soil samples (B-1 and B-2) and a water sample (B-4) were collected from the waste oil tank pit. Analytical results did not contain remarkable levels of petroleum hydrocarbons (see Table 1). No further action was required at the waste oil pit.

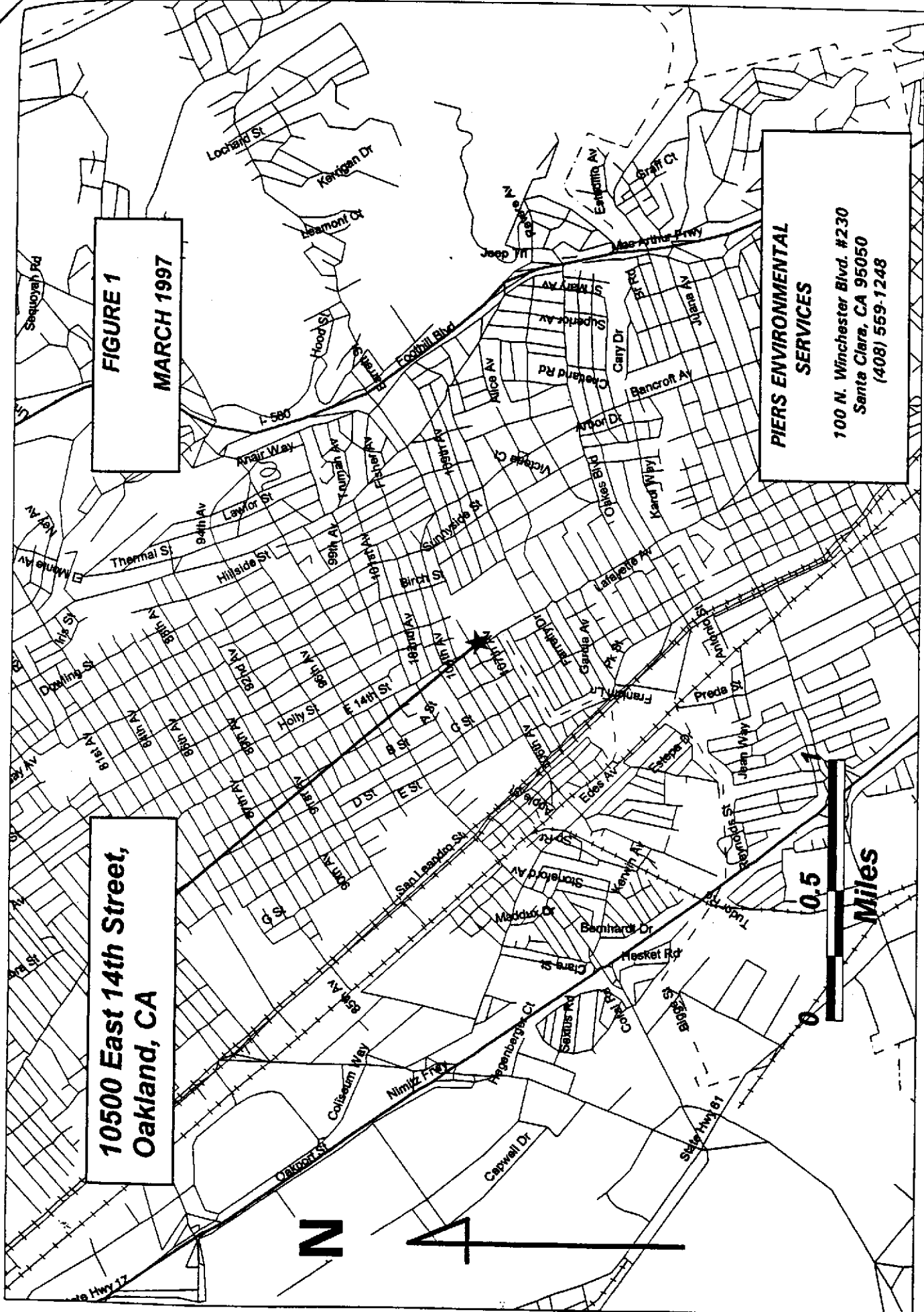
Soil samples C-1 and C-2 were collected below the gasoline UST @8' bgs. Up to 160 ppm TPHg, and ND, 0.21, 0.57, and 0.98 ppm BTEX, respectively, were identified (see Table 2). The pit was overexcavated in March 1993. Final dimensions of the pit was 16' x 20' x 12' in depth. Two confirmatory soil samples (EX-N/B and EX-S/B) were collected from the pit bottom, and soil samples (EX-N, EX-S, EX-W, and EX-E) were collected from each sidewall. These samples did not contain detectable levels of TPHg or BTEX. (See Fig 3 and Table 3)

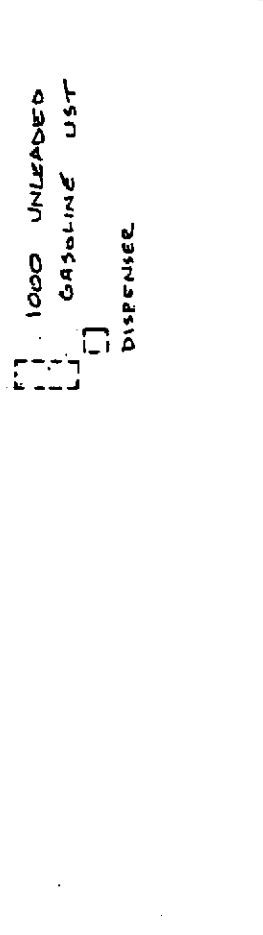
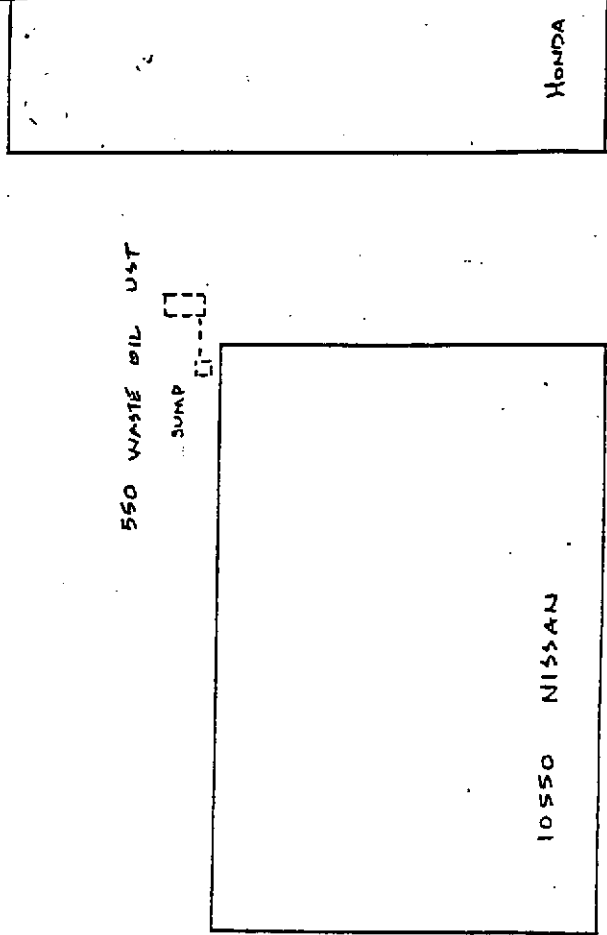
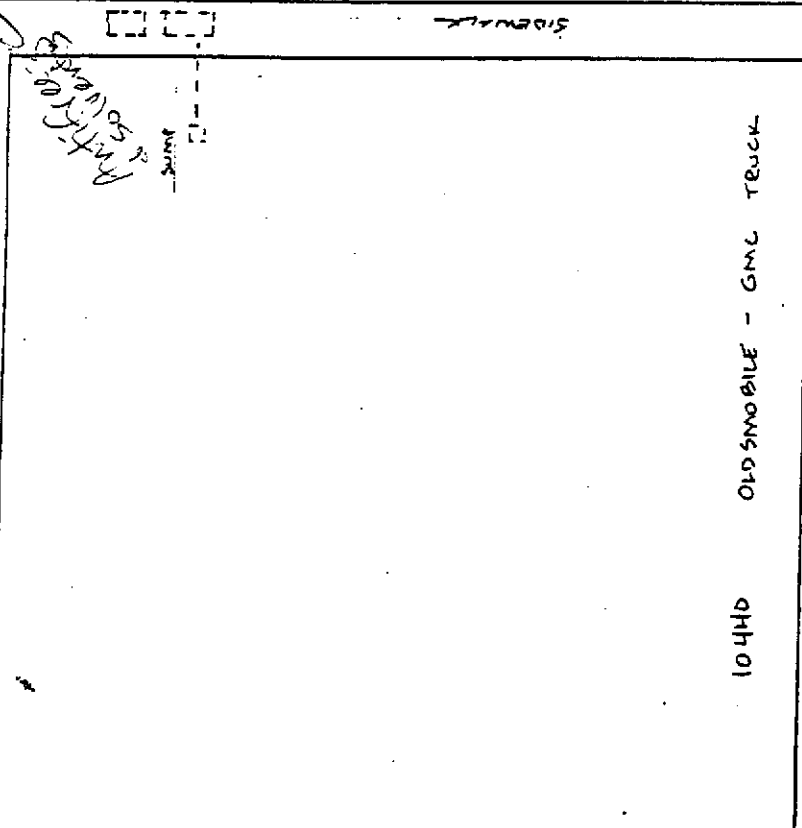
In April 1994 one monitoring well, MW-1-N was installed immediately west of the former gasoline pit. A soil sample (MW-1-N @15') from the well boring contained low levels of petroleum hydrocarbons. Groundwater contained up to 120,000 ppb TPHg, and 2,000, 2,600, 4,500, and 40,000 ppb BTEX, respectively. (See Fig 4, Tables 4 and 5)

**FIGURE 1**  
**MARCH 1997**

**PIERS ENVIRONMENTAL SERVICES**  
100 N. Winchester Blvd. #230  
Santa Clara, CA 95050  
(408) 559-1248

**10500 East 14th Street,  
Oakland, CA**





EAST 14<sup>TH</sup> STREET

**GEN-TECH ENVIRONMENTAL INC**

SCALE: 40' = 1"	APPROVED BY:	DRAWN BY DPL
DATE: 1-15-93		REVISED
10440 AND 10550 EAST 14 <sup>TH</sup> STREET, OAKLAND CA		

SITE PLAN

DRAWING NUMBER  
9302-1

Fig 2



Table 1

Following is a table indicating the analysis results for the soil and water samples.

	9302-B-1	9302-B-2	9302-B-4(water)
*****			
TPH			
Gas	1.0ppm	N.D.	120ppb
TPH			
Disl	2.9ppm	39ppm	not reported
B	N.D.	N.D.	N.D..
T	N.D.	N.D.	1.2ppb
E	N.D.	N.D.	7.2ppb
X	5.3ppb	7.0ppb	26ppb
Oil & Grease	N.D.	N.D.	not reported
Cadmium	N.D.	N.D.	not reported
Chromium	42ppm	43ppm	not reported
Lead	15ppm	16ppm	not reported
Nickel	45ppm	50ppm	not reported
Zinc	42ppm	45ppm	not reported

Table 2

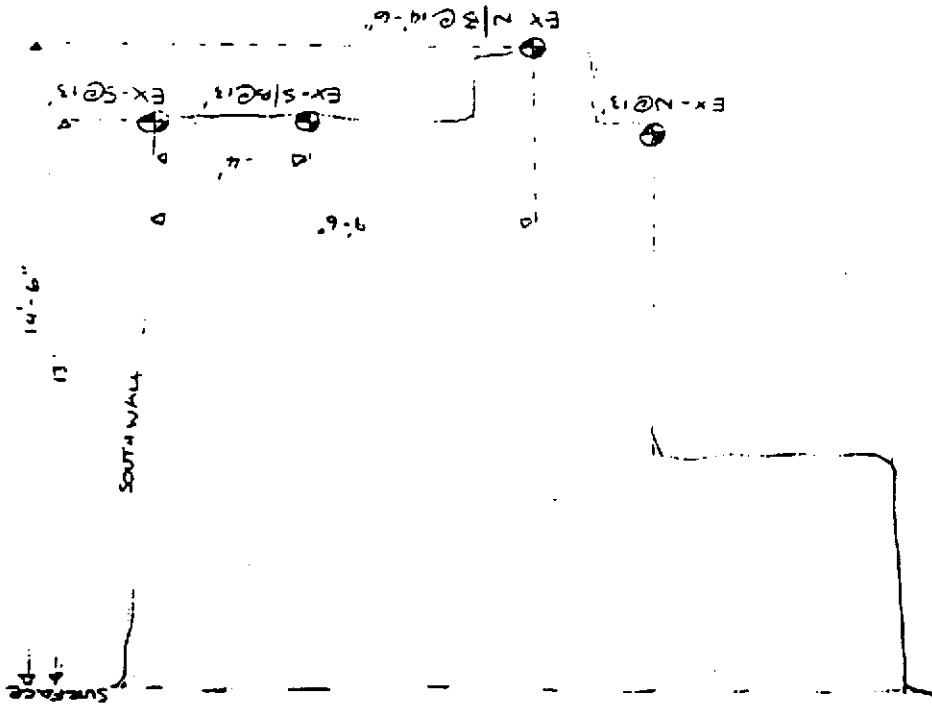
Following is a table indicating the analysis results for the soil samples.

	9302-C-1	9302-C-2	9302-C-3	9302-C-4
*****				
TPH				
Gas	1.2ppm	160ppm	<del>1.2ppm</del>	<del>N.D.</del>
B	N.D.	N.D.	N.D.	N.D.
T	N.D.	210ppb	N.D.	N.D.
E	5.5ppb	570ppb	N.D.	N.D.
X	N.D.	<del>N.D.</del> 980ppb	N.D.	N.D.

PROFILE VIEW

SCALE: 1" = 5'

VIEW - EAST



\* TOTAL EXCAVATED MATERIAL ± 115 yds

ABOVE VIEW

SHOW ROOM

WALKWAY

FORMER EXCAVATION LIMITS

EX-S/BE13

EX-N/BE14-6

EX-S/BE13

EX-N/BE13

EX-W/BE13

EX-N/BE13

DIMENSIONS: 13' x 16' x 13'  
8' x 10' x 6'

SIDEWALK

E. 14TH ST. CURB FACE

LLOYD A WISE NISSAN  
10525 E. 14TH ST. OAKLAND CA.

FIG 3

SCALE: 1" = 20'

APPROVED BY:

DATE: 3-11-93

DRAWN BY E.L.

REVISED

⊙ - SOIL SAMPLE LOCATION(S)

EXCAVATION LOCATION AND PROFILE

DRAWING NUMBER

9302-02

13-93 TUE 10:14 GEN TECH ENVIRONMENTAL 001 P.03

# CHROMALAB, INC.

Environmental Laboratory (1094)

Table 3

5 DAYS TURNAROUND

March 26, 1993

ChromaLab File No.: 0393257

GEN-TECH ENVIRONMENTAL

Attn: Eric Lissol

RE: Six soil samples for Gasoline and BTEX analysis

Project Name: AABATARSE

Project Number: 9302

Date Sampled: Mar. 12, 1993

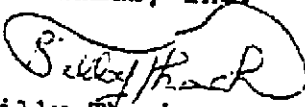
Date Submitted: Mar. 19, 1993

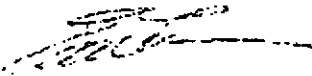
Date Analyzed: March 24, 1993

RESULTS:

Sample I.D.	Gasoline (mg/Kg)	Benzene (µg/Kg)	Toluene (µg/Kg)	Ethyl Benzene (µg/Kg)	Total Xylenes (µg/Kg)
EX-N/B @ 14'6"	N.D.	N.D.	N.D.	N.D.	N.D.
EX-S/B @ 13'	N.D.	N.D.	N.D.	N.D.	N.D.
EX-N @	N.D.	N.D.	N.D.	N.D.	N.D.
EX-S @	N.D.	N.D.	N.D.	N.D.	N.D.
EX-E @	N.D.	N.D.	N.D.	N.D.	N.D.
EX-W @	N.D.	N.D.	N.D.	N.D.	N.D.
BLANK	N.D.	N.D.	N.D.	N.D.	N.D.
SPIKE RECOVERY	88%	110%	112%	101%	104%
DUP SPIKE RECOVERY	---	108%	109%	105%	105%
DETECTION LIMIT	1.0	5.0	5.0	5.0	5.0
METHOD OF ANALYSIS	5030/8015	8020	8020	8020	8020

ChromaLab, Inc.

  
Billy Thach  
Analytical Chemist

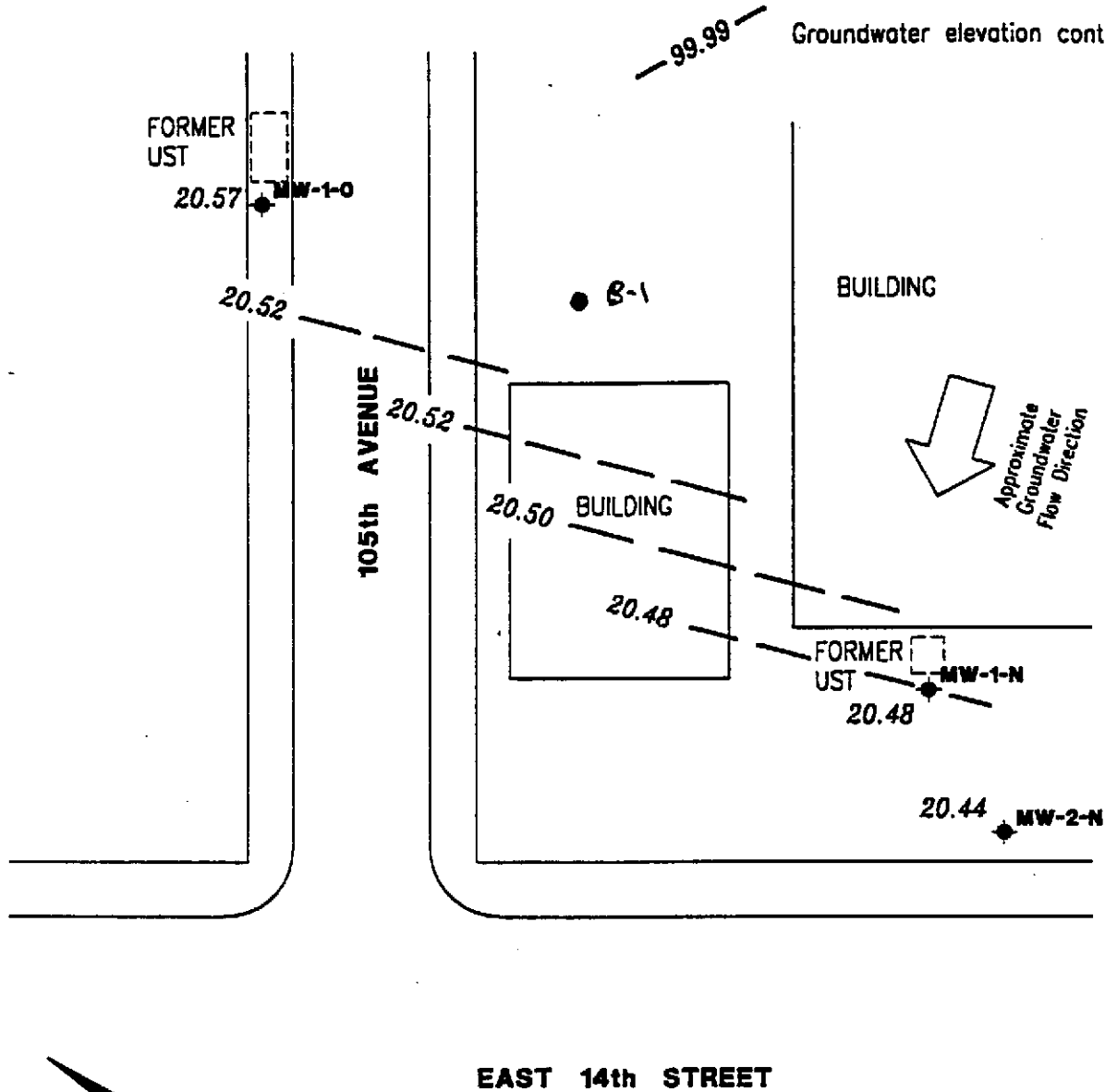
  
Eric Tam  
Laboratory Director

do

RECEIVED  
APR 2 1993  
ANSWERED \_\_\_\_\_

**EXPLANATION**

- ◆ Groundwater monitoring well
- 99.99 Groundwater elevation in feet referenced to Mean Sea Level (MSL) measured on August 9, 1995
- - - 99.99 Groundwater elevation contour.



**GROUNDWATER CONTOUR MAP**      **FIGURE 04**  
Lloyd Wise Nissan      September 1995  
10550 East 14th Street  
Oakland, California      Scale: 1" = 40'



TABLE 4. SOIL BORING CHEMICAL DATA

Sample No.	TPHG mg/kg	Benzene ug/kg	Toluene ug/kg	Ethylbenzene ug/kg	Xylene ug/kg
MW#1-N@C/F	ND	8.6	ND	ND	10
MW#1-N@15'	30	10	ND	220	970

TABLE 5. GROUNDWATER CHEMICAL DATA

Sample No.	TPHG ug/l	TPHD ug/l	B	T	E	X	OG ug/l	VOA ug/l	EG ug/l	Pb mg/l
			----- ug/l -----							
<del>MW-1-0</del>	<del>ND</del>	<del>ND</del>	<del>ND</del>	<del>ND</del>	<del>ND</del>	<del>ND</del>	<del>ND</del>	<del>Yes*</del>	<del>ND</del>	<del>0.010</del>
MW-1-N	120,000	NR	2,000	2,600	4,500	40,000	NR	NR	NR	0.010
Blank	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

ND - Not Detected

NR - Not Requested

mg/kg - milligram per kilogram (ppm)      ug/kg - microgram per kilogram (ppb)

mg/l - milligram per liter (ppm)      ug/l - microgram per liter (ppb)

Yes\* - 5.7 ppb cis-1,2-dichloroethene (DCE); 3.2 ppb trichloroethene (TCE)

*If well MW-1-0 is screened on top of aquifer, could there be higher concentrations of DCE + TCE if well was screened lower?*

TABLE 6. SOIL CHEMICAL DATA

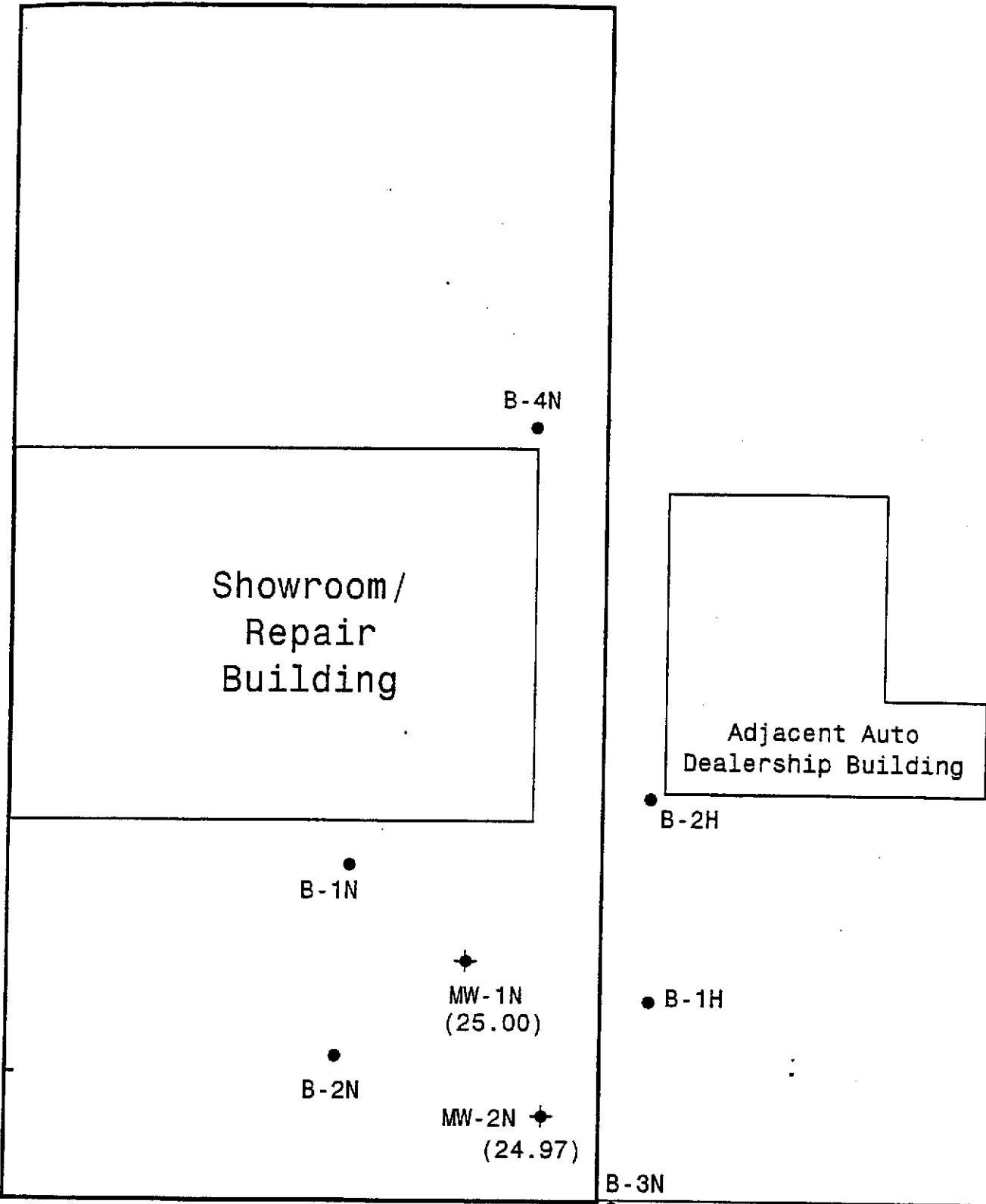
Sample No.	TPHG mg/Kg	-----mg/Kg-----			E	X
		B	T			
MW-2-N @15'	ND	ND	ND	ND	ND	ND
MW-2-N @20'	2.1	0.038	0.024	0.091		0.26
MW-2-N @25'	ND	ND	ND	ND		ND
B-1 @ 18'	ND	ND	ND	ND		ND

mg/Kg = milligrams per kilogram (roughly equal to parts per million)  
 ND = not detected at or above the laboratory method reporting limit

TABLE 7. GROUNDWATER CHEMICAL DATA

Samp. No.	TPHG	TPHD	B	T	E	X	-----ug/L-----			
							Total Lead	Ethy. Gly.	O&G	VOCs
MW-1-O	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-1-N	240,000	NA	3,600	1,200	6,900	35,000	ND	NA	NA	NA
MW-2-N	190,000	NA	2,100	1,000	2,200	14,000	NA	NA	NA	NA

ug/L = micrograms per liter (roughly equal to parts per billion)  
 ND = not detected at or above the laboratory method reporting limit  
 NA = not analyzed



MW-10  
(24.98)

105th AVENUE

Showroom/  
Repair  
Building

B-4N

Adjacent Auto  
Dealership Building

B-2H

B-1N

MW-1N  
(25.00)

B-1H

B-2N

MW-2N  
(24.97)

B-3N

EAST 14TH STREET

24.98) Groundwater  
elevation in feet  
above mean level



<b>BORING LOCATION MAP</b>  Project No. 96377 10500 East 14th Street Oakland, California	<b>FIGURE 15</b>  March, 1997 Scale: 1" = approx. 40'
--	--

525 Del Rey Avenue, Suite E • Sunnyvale, CA 94086 • (408) 735-1550 • Fax (408) 735-1554

Table 8

Piers Environmental Services  
100 N. Winchester Blvd., Ste 230  
Santa Clara, CA 95050  
Attn: Stuart Solomon

Date:	2/3/97
Date Received:	1/27/97
Date Analyzed:	1/28-1/29/97
Project No.:	96377+96376
Sampled By:	Client

## Certified Analytical Report

### Soil Sample Analysis:

Sample ID	Sample Date	Sample Time	Lab #	DF	TPH-Gas	Benzene	Toluene	Ethyl Benzene	Xylene
B-1H @10'	1/24/97		D2202	1	ND	ND	ND	ND	ND
B-1H @15'	1/24/97		D2203	1	ND	ND	ND	ND	ND
B-2N @10'	1/24/97		D2204	1	ND	ND	ND	ND	ND
B-2N @15'	1/24/97		D2205	1	ND	ND	ND	ND	ND

1.  $DLR = PQL \times DF$
2. Analysis performed by Entech Analytical Labs, Inc. (CAELAP #1369)

### Summary of Methods and Detection Limits:

	TPH-Gas	Benzene	Toluene	Ethylbenzene	Xylenes
EPA Method #	8015M	8020	8020	8020	8020
Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
PQL	1.0 mg/kg	0.005 mg/kg	0.005 mg/kg	0.005 mg/kg	0.005 mg/kg

  
Michael N. Golden, Lab Director

DF=Dilution Factor  
DLR=Detection Reporting Limit

PQL=Practical Quantitation Limit  
ND=None Detected at or above DLR

# Entech Analytical Labs, Inc.

CA ELAP# 1369

525 Del Rey Avenue; Suite E • Sunnyvale, CA 94086 • (408) 735-1550 • Fax (408) 735-1554

Table 9

Piers Environmental Services  
100 N. Winchester Blvd., Ste 230  
Santa Clara, CA 95050  
Attn: Stuart Solomon

Date:	2/3/97
Date Received:	1/27/97
Date Analyzed:	1/28-1/29/97
Project No.:	96377+96376
Sampled By:	Client

## Certified Analytical Report

### Water Sample Analysis:

Test	B-1N	B-2N	B-3N	B-1H	Units	PQL	EPA Method #
Sample Matrix	Water	Water	Water	Water			
Sample Date	1/24/97	1/24/97	1/24/97	1/24/97			
Sample Time	10:10	8:59	8:20	9:30			
Lab #	D2192	D2193	D2194	D2195			
DF-Gas/BTEX	4	1	1	1			
TPH-Gas	4,500	290	ND	ND	µg/liter	50.0 µg/l	8015M
MTBE	23	ND	ND	ND	µg/liter	5.0 µg/l	8020
Benzene	12	0.73	ND	ND	µg/liter	0.5 µg/l	8020
Toluene	ND	ND	ND	ND	µg/liter	0.5 µg/l	8020
Ethyl Benzene	51	17	ND	ND	µg/liter	0.5 µg/l	8020
Xylenes	32	15	ND	ND	µg/liter	0.5 µg/l	8020

1.  $DLR = DF \times PQL$  (DF=1 unless noted)
2. Analysis performed by Entech Analytical Labs, Inc. (CAELAP #1369)

  
Michael N. Golden, Lab Director

DF=Dilution Factor  
DLR= Detection Reporting Limit

PQL=Practical Quantitation Limit  
ND=None Detected at or above DLR

# Entech Analytical Labs, Inc.

CA ELAP# 1369

525 Del Rey Avenue, Suite E • Sunnyvale, CA 94086 • (408) 735-1550 • Fax (408) 735-1554

cont. Table 9

Piers Environmental Services  
100 N. Winchester Blvd., Ste 230  
Santa Clara, CA 95050  
Attn: Stuart Solomon

Date:	2/3/97
Date Received:	1/27/97
Date Analyzed:	1/28/97
Project No.:	96377+96376
Sampled By:	Client

## Certified Analytical Report

### Water Sample Analysis:

Test	B-2H	B-4N	Units	PQL	EPA Method #
Sample Matrix	Water	Water			
Sample Date	1/24/97	1/24/97			
Sample Time	11:00	12:00			
Lab #	D2196	D2197			
DF-Gas/BTEX	1	1			
TPH-Gas	ND	ND	µg/liter	50.0 µg/l	8015M
MTBE	ND	ND	µg/liter	5.0 µg/l	8020
Benzene	ND	ND	µg/liter	0.5 µg/l	8020
Toluene	ND	ND	µg/liter	0.5 µg/l	8020
Ethyl Benzene	ND	ND	µg/liter	0.5 µg/l	8020
Xylenes	ND	ND	µg/liter	0.5 µg/l	8020

1.  $DLR=DF \times PQL$  (DF=1 unless noted)
2. Analysis performed by Entech Analytical Labs, Inc. (CAELAP #1369)

  
Michael N. Golden, Lab Director

DF=Dilution Factor  
DLR= Detection Reporting Limit

PQL=Practical Quantitation Limit  
ND=None Detected at or above DLR

# Entech Analytical Labs, Inc.

CA ELAP# 1369

525 Del Rey Avenue, Suite E • Sunnyvale, CA 94086 • (408) 735-1550 • Fax (408) 735-1554

cont. Table 9

Piers Environmental Services  
100 N. Winchester Blvd., Ste 230  
Santa Clara, CA 95050  
Attn: Stuart Solomon

Date:	2/3/97
Date Received:	1/27/97
Date Analyzed:	2/3/97
Project No.:	96377+96376
Sampled By:	Client

## Certified Analytical Report

### Water Sample Analysis:

Sample ID	Sample Date	Sample Time	Lab #	TRPH
B-3H	1/24/97	11:30	D2198	ND
EB-1	1/24/97	12:45	D2199	ND
EB-2	1/24/97	1:40	D2200	ND
EB-3	1/24/97	2:19	D2201	ND

1. DLR=DF x PQL (DF=1 unless noted)
2. Analysis performed by Entech Analytical Labs, Inc. (CAELAP #1369)

### Test Methods:

Test	EPA Method #	Units	PQL
TRPH	418.1	mg/liter	5.0 mg/l

  
Michael N. Golden, Lab Director

DF=Dilution Factor  
DLR=Detection Reporting Limit

PQL=Practical Quantitation Limit  
ND=None Detected at or above DLR

## 2.1 Laboratory Analyses

Table 10

The following analyses was performed by Priority on groundwater samples obtained from the monitor wells:

TPH-gas (EPA Method 8015)M; BTEX (EPA Method 602)  
Nitrate & Nitrite as Nitrogen (EPA) Method 353.3)

The results of the groundwater sample were as follows:

Results in Parts Per Billion (PPB)

2/18/98

Well#	Sample#	TPH/g	Benzene	Toluene	EthylBenzene	Xylene	NO <sub>3</sub> /NO <sub>2</sub>	DTW
MW1N	MW1-E	17,000	270	120	1800	6300	0.57	8.04
MW2N	MW1-W	18,000	250	14	580	4300	0.59	8.33

## HISTORICAL GROUNDWATER ANALYSIS

All Results in Parts Per Billion (PPB)

2/24/97

Sample#	TPH/g	Benzene	Toluene	EthylBenzene	Xylene	DTW	MTBE
MW1N	23,000	290	120	1100	4300	12.94ft.	ND
MW2N	23,000	610	41	950	3800	13.24ft.	ND

2/29/96

Sample#	TPH/g	Benzene	Toluene	EthylBenzene	Xylene	DTW
MW1N	31,000	510	160	1400	7400	12.46ft
MW2N	30,000	1400	ND	970	5600	12.70ft.

11/16/95

Sample#	TPH/g	Benzene	Toluene	EthylBenzene	Xylene	DTW
MW1N	55,000	1000	1200	3100	12000	19.78ft
MW2N	68,000	4600	1000	970	15000	19.50ft.

8/9/95

Sample#	TPH/g	Benzene	Toluene	EthylBenzene	Xylene	DTW
MW1N	240,000	3600	1200	6900	35000	17.77ft
MW2N	190,000	2100	1000	2200	14000	17.46ft.



cont. Table 10

5/18/95 Sample# MW1N	TPH/g 97,000	Benzene ND	Toluene ND	EthylBenzene ND	Xylene ND	DTW 14.56ft.
11/3/94 Sample# MW1N	TPH/g 75,000	Benzene 130	Toluene 210	EthylBenzene 380	Xylene 1200	DTW 21.10ft.
4/27/94 Sample# MW1N	TPH/g 120,000	Benzene 2000	Toluene 2600	EthylBenzene 4500	Xylene 40,000	DTW 28.30ft.

Project No. 9352 Boring/Well No. MW-1-N  
 Client: A. A. Batarese Date Drilled:  
 Location: 14th St. Oakland, CA Logged by: EL  
 Drilling Method: Hollowstem  
 Permit: ACFDWCD 94231  
 Water Levels: 1st Enc: 20' Static: 19.82'

Borehole Completion  
 Well Installed: Sch 40 PVC 2" dia.  
 Total Depth: 30' Casing Depth: 29.5'  
 Screen Length: 14' 0.020" Blank Length: 15.5'  
 Top Sand Pack: 12' 2/12 sand  
 Top Bentonite: 11'  
 Grout Seal: 11' to 1' surface vault box

Sample No.	Blow Count	Depth	Lithology Log	Well Detail/Backfill
			Asphalt Pavement and Baserock	
MW-1-N ● 5'	13	5	CL - Silty CLAY, very dark grayish brown 2.5YR3/2, 30% silt, med. high plasticity, laminated, stiff, damp.  Same as above, 6" thick silt bed, color change to 2.5Y3/1.	
MW-1-N ● 10'	45	10	Same as above, color change to olive brown 2.5Y4/4.  SM - Silty SAND, dark yellowish brown, 10YR4/4, very dense damp.	
MW-1-N ● 15'	28	15	CL - Silty CLAY, brown 10Y4/3, highly plastic, laminated, very stiff, damp.	
MW-1-N ● 20'	30	20	CL - Silty CLAY, dark greenish gray 5GY4/1, highly plastic, rare burrows 1mm dia., stained and petroleum odor, very stiff, damp.  Same as above, burrows wet, very moist to <u>saturated</u> .	
MW-1-N ● 25'	18	25	ML-SM - Sandy SILT to Silty SAND, olive brown 2.5Y4/3, 50% silt 50% sand, slightly plastic.	
MW-1-N ● 26'	7		CL - Silty CLAY - light olive brown, 10% silt, greenish gray staining, 1 mmdia. burrows <u>wet</u> , highly plastic, very stiff, moist; slight petroleum odor.	
		30	SM - Silty SAND, dark olive green to gray, 5GY4/1, 30% silt, loose, <u>saturated</u> ; when plug pushed, lower 1 foot of borehole collapses.	
			Bottom of Borehole = 30 feet	
			NOTE: The borehole was extended to a depth of 30 feet at the order of the Alameda Health Department representative, monitoring well construction similarly altered.	

Note: Clay is not acting as aquita

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

StID 852

August 14, 1998

Mr. Anthony Batarse Jr.  
Lloyd Wise Nissan  
10500 E. 14<sup>th</sup> Street  
Oakland, CA 94603

Dear Mr. Batarse:

**RE: Fuel Leak Site Case Closure for 10500 E 14<sup>th</sup> Street, Oakland**

Dear Mr. Batarse:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Protection Division is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

**SITE INVESTIGATION AND CLEANUP SUMMARY**

Please be advised that the following conditions exist at the site:

- o up to 18,000ppb TPH as gasoline and 270ppb benzene exists in groundwater beneath the site; and,
- o a human health risk assessment is required if a building is proposed in the vicinity of the former gasoline tank.

If you have any questions, please contact me at (510) 567-6762.

eva chu  
Hazardous Materials Specialist

enclosures: 1. Case Closure Letter                      2. Case Closure Summary

c: Frank Kliewer, City of Oakland-Planning, 1330 Broadway, 2nd Fl, Oakland, CA 94612  
files-ec (lloydwise2-13)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

(510) 337-9335 (FAX)

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 852 - 10500 E 14<sup>th</sup> Street, Oakland, CA  
(1-550 gallon waste oil and 1-2,000 gallon gasoline tank removed in February  
1993

August 14, 1998

Mr. Anthony Batarse Jr.  
Lloyd Wise Nissan  
10500 E. 14<sup>th</sup> Street  
Oakland, CA 94603

Dear Mr. Batarse:

This letter confirms the completion of site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Section 2721(e) of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,

*Mee Ling Tung*

Mee Ling Tung, Director

cc: Richard Pantages, Chief of Division of Environmental Protection  
Chuck Headlee, RWQCB  
Dave Deaner, SWRCB  
Leroy Griffin, OFD  
files-ec (lloydwise2-12)

LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu Title: Haz Mat Specialist

Signature: *Eva Chu* Date: 7/17/96

Reviewed by

Name: Dale Klettke Title: Haz Mat Specialist

Signature: *Dale Klettke* Date: 7/18/96

Name: Thomas Peacock Title: Supervisor

Signature: *Thomas Peacock* Date: 7-15-96

VI. RWQCB NOTIFICATION

Date Submitted to RB: 7/19/96 RB Response: *Approved*

RWQCB Staff Name: Kevin Graves Title: AWRCE

Signature: *Kevin Graves* Date: 8-12-96

VII. ADDITIONAL COMMENTS, DATA, ETC.

When two USTs (1-1K product oil, 1-1K waste oil) in a common pit beneath the sidewalk were removed in 2/11/93, it was noted that the USTs were heavily corroded with several visible holes. Soil samples collected identified elevated levels of TPHd, TOG, and ethylene glycol (EG). Low levels of BTEX and HVOCs were also identified, but semi-volatile compounds were not detected. A "grab" groundwater sample identified elevated TPHg and BTEX. (See Fig 1, Table 1)

In May 14, 1993 the pit was overexcavated to 16' bgs, destroying the first monitoring well (no documentation is available on its construction). Five confirmatory samples did not contain TPHg, TPHd, TOG, or BTEX, but revealed up to 46 ppm EG. These were the only constituents sought.

In April 1994 a replacement well was installed through the fill material of the final excavation to a depth of 24' bgs. (See Boring Log). Initial groundwater sampling identified trace levels of DCE, TCE and Pb. Subsequent sampling in 5/18 and 8/9/95 did not contain TPHg, TPHd, BTEX, TOG, EG, HVOCs, or SVOCs. (See Fig 2, Table 2). It appears overexcavation removed most of the hydrocarbon-impacted soil. Groundwater does not appear to have been significantly impacted by the fuel release. Continued sampling is not warranted.

**Treatment and Disposal of Affected Material:**

<u>Material</u>	<u>Amount</u> <u>(include units)</u>	<u>Action (Treatment</u> <u>or Disposal w/destination)</u>	<u>Date</u>
Tank	2 USTs	H & H, in San Francisco	2/11/93
Free Product	550 gallon	H & H, in San Francisco	
Rinseate	230 gallon	H & H, in San Francisco	2/11/93

**Maximum Documented Contaminant Concentrations - - Before and After Cleanup**

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppb)</u>		
	<u>Before<sup>1</sup></u>	<u>After<sup>2</sup></u>	<u>Before<sup>3</sup></u>	<u>After</u>	
TPH (Gas)	20	ND	27,000	ND	
TPH (Diesel)	660	ND	NA	NA	
Benzene	ND	ND	780	ND	
Toluene	0.140	ND	8,700	ND	
Ethylbenzene	0.420	ND	1,300	ND	
Xylenes	3.0	ND	6,300	ND	
Oil & Grease	1,400	ND	ND	ND	
Heavy metals					
Other					
	Ethylene glycol	220	46	ND	ND
	8240	see Note 4	NA	see NOTE 5	ND
	8270	ND	NA	ND	ND

- NOTE: 1 soil sample collected at time of UST removal  
 2 soil samples collected after overexcavation to 16' bgs  
 3 "grab" water sample collected from tank pit at time of UST removal  
 4 0.34ppm cis 1,3 dichloropropene, 0.042ppm PCE, 4.2ppm chlorobenzene, 0.095, 0.57, and 2.1 ppm 1,3 dichlorobenzene, 1,4 dichlorobenzene, and 2,1 ppm 1,2 dichlorobenzene, respectively  
 5 5.7ppb cis 1,2 DCE, 3.2ppb TCE

Comments (Depth of Remediation, etc.): See Section VII.

**IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? **Undetermined**  
 Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **Undetermined**  
 Does corrective action protect public health for current land use? **YES**  
 Site management requirements: **None**  
 Should corrective action be reviewed if land use changes? **YES**  
 Monitoring wells Decommissioned: **No**  
 Number Decommissioned: **0** Number Retained: **1**  
 List enforcement actions taken: **NOV issued 5/4/95**  
 List enforcement actions rescinded: **Above, in compliance**

**CASE CLOSURE SUMMARY**  
**Leaking Underground Fuel Storage Tank Program**

**I. AGENCY INFORMATION**

Date: June 28, 1996

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy  
 City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700  
 Responsible staff person: Eva Chu Title: Hazardous Materials Spec.

**II. CASE INFORMATION**

Site facility name: Lloyd Wise Oldsmobile  
 Site facility address: 10440 E. 14th Street, Oakland, CA 94603  
 RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 180  
 URF filing date: 6/8/94 SWEEPS No: N/A

Responsible Parties:                      Addresses:                      Phone Numbers:

A. A. Bartase                      10440 E. 14th Street  
 Lloyd Wise Oldsmobile              Oakland, CA 94603

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	1,000	Product Oil	Removed	2/11/93
2	1,000	Waste Oil	Removed	2/11/93

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and type of release: Leaking UST  
 Site characterization complete? YES  
 Date approved by oversight agency: 5/18/95  
 Monitoring Wells installed? Yes Number: 1  
 Proper screened interval? Yes, 14 to 24' bgs  
 Highest GW depth below ground surface: 14.18 Lowest depth: 18.57'  
 Flow direction: Southwesterly  
 Most sensitive current use: Commercial  
 Are drinking water wells affected? No Aquifer name: Unknown  
 Is surface water affected? No Nearest affected SW name: NA  
 Off-site beneficial use impacts (addresses/locations): None

Report(s) on file? YES Where is report(s) filed? Alameda County  
 1131 Harbor Bay Pkwy  
 Alameda, CA 94502.

ENVIRONMENTAL  
 PROTECTION  
 96 AUG 22 PM 2:28

Soil and Groundwater Investigation

Site at  
10440 and 10500 East 14th Street  
Oakland, California

prepared by

Gen Tech Environmental, Inc.  
1936 Camden Avenue, Suite 1  
San Jose, California

May 20, 1994

140-400



May 20, 1994  
Project No. 9352

Lloyd Wise Olds  
10440 East 14th Street  
Oakland, CA 94603

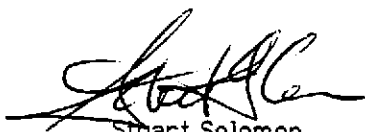
Attn: Mr. A. A. Batarse

Re: Groundwater Monitoring Well Installation at 10440 and 10500  
E. 14th Street, Oakland, CA

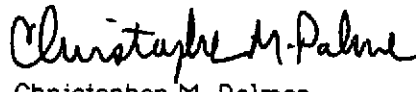
Dear Batarse,

Gen Tech Environmental, Inc. has completed the Groundwater Monitoring well installations at the above referenced site. Please call if you have any questions.

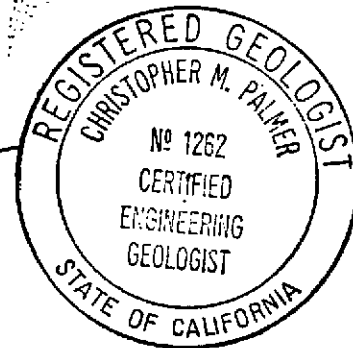
Sincerely,  
Gen Tech Environmental, Inc.



Stuart Solomon  
Principal



Christopher M. Palmer  
C. E. G. 1262



attachments

Batarse Wells

Project No. 9352

Page 1

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## Introduction

Two underground storage tanks were previously removed at the Lloyd Wise Olds/Honda-Nissan Dealership (Olds and Nissan) at 10440 and 10500 East 14th Street in Oakland, California by Gen Tech Environmental, Inc. (GTE). This work included excavating contaminated soil, treating that soil, installing a groundwater monitoring well, and overexcavation and subsequent destruction of that well (see References). GTE proposed closure at the site at 10440 East 14th Street. A review of the tank closure and other reports the Alameda County Health Care Services Department of Environmental Health (ACHD) required that groundwater monitoring wells be installed at both 10440 and 10500 East 14th Street and that quarterly groundwater monitoring be done.

## Field Activities and Methods

### Exploratory Borings

Two exploratory borings were drilled at the locations shown on Figure 1. Drilling and well installation permits from the Alameda County Water Conservation and Flood Control District (Zone 7) (ACWCFCD) were secured prior to doing the field work. The borehole was drilled with truck mounted hollowstem auger drilling equipment. All drilling equipment and sampling tools were cleaned prior to arriving, and before leaving the site. The augers were advanced to the desired sampling depth interval, and a drive split spoon sampler was driven ahead of the drill bit. The sampler was then retrieved and disassembled, and the soil filled brass liner sealed with Teflon® paper and plastic endcaps, labeled, logged onto chain-of-custody forms and placed in a chilled ice chest.

The borehole was logged using the Unified Soil Classification System under the supervision of a registered geologist using the attached GTE Sampling Protocol (see Appendix A). Additional lithologic information was collected to describe the subsurface geology. Soil samples were collected at five-foot intervals, at intervals of obvious contamination and at stratigraphic features of interest. Upon completion of the borehole drilling a monitoring well was installed.

### Monitoring Well Installation

Two monitoring wells were installed using the attached GTE Protocol (see Appendix A). The wells were cased with Sch. 40 PVC casing, threaded together; glues were not used. The slotted interval uses 0.020 inch slots and the annular space around the slots was backfilled with a 2/12 size sand. Previous experience has shown this to be a reliable well design in fine grained and stratified depositional environments in this region and is similar to original design used at the 10440 East 14th location. A representative of the ACHD was present for the drilling at 10500 East 14th and directed the GTE field representative to advance that borehole to a depth of 30 feet for well installation. The alteration of drilling and well construction was done without the review and approval of the supervising registered geologist. The drilling, sampling and well construction was done as ordered, although a clay stratum was crossed and flowing sand was encountered. About one foot of the borehole collapsed and sand flowing mixed with the artificial sand pack as the well was being constructed.

Once the aquifer strata was defined, the casing was lowered to the bottom of the borehole. The sand pack was placed to a point about two feet above the slots. A bentonite seal was placed atop the sand pack, and a cement grout seal placed atop the bentonite using a tremie line, filling from the bottom to top of the borehole. A traffic rated well head access box and security device will complete the well (see Appendix B).

#### Monitoring Well Sampling and Development

The monitoring well were developed to remove the drilling muck, grade the sand pack and provide a more complete hydraulic connection to the aquifer. The well volume were calculated and a number of those volumes were removed until the water became clear and the amount of sand pumped was minimal. The well was allowed to recover for at least 72 hours prior to sampling. A log of the development was kept for each well.

#### Groundwater Sampling

Groundwater samples were collected from the well. The monitoring well was purged using calculated well volumes based upon the depth to water in each casing. Depth to groundwater measurements were made to the nearest one-one hundredth of one foot, and also checked for the presence of separate phase product. As each purge volume was removed, measurements of pH, electrical conductivity and temperature were taken until these parameters stabilize, which is interpreted as aquifer water entering the casing. The sampler kept notes of well observations in the field. The sample was then carefully collected with a clean bailer and poured into the appropriate laboratory prepared container with minimum cavitation.

The groundwater sample was labeled, logged onto a chain-of-custody form, and placed in a chilled ice chest. Upon completion of well sampling, the well was closed and locked.

#### Subsurface Conditions

Two exploratory soil borings were advanced on-site at the locations shown on Figure 1. The site is underlain by clayey and silty soils, which locally contain interbeds of silty sand. The borehole at MW-1-0 was partially advanced through the backfilled excavation. Clay and silt underlie the backfill, and groundwater appears to occur in the clay and silt strata. This is similar to stratigraphy observed in the first borehole drilled at 10440 East 14th Street. The borehole drilled for MW-1-N revealed similar stratigraphy of interbedded clay and silt. A saturated silty sand occurs below 26.5 feet, which flowed during drilling. Consequently, a potential aquitard strata was not observed in that borehole.

Groundwater was encountered in each borehole at depths of about 20-feet, and water appeared to be unconfined. Static water levels measured during well sampling showed a depth to water of 18.95 feet in MW-1-N and 18.57 in MW-1-0. Since a third well is not present, a triangulation of the groundwater surface and calculation of the flow gradient is not possible. A brief review of regional hydrogeology and other nearby sites indicates that groundwater flow is westerly in this vicinity.

**Chemical Analysis and Results**

Two soil and two groundwater samples were analyzed at a State certified analytical laboratory. Soil and groundwater samples from MW-1-N were tested for the following; Total Petroleum hydrocarbons as Gasoline (TPHG), Total Petroleum Hydrocarbons as Diesel (TPHD), Kerosene (K), Benzene (B), Toluene (T), Ethylbenzene (E) and Xylene (X). Groundwater samples from MW-1-0 were analyzed for TPHG, TPHD, Benzene (B), Toluene (T), Ethylbenzene (E), Xylene (X), Oil and Grease (OG) and Volatile Organic Compounds (VOC) and Ethylene Glycol using EPA Methods 3550, 3510/8015, 5030, 5520, 8015, 8020 and 624. The results are attached (see Appendix D) and listed below in Tables 1 and 2.

**TABLE 1. SOIL BORING CHEMICAL DATA**

Sample No.	TPHG mg/kg	Benzene ug/kg	Toluene ug/kg	Ethylbenzene ug/kg	Xylene ug/kg
MW#1-N@C/F	ND	8.6	ND	ND	10
MW#1-N@15'	30	10	ND	220	970

**TABLE 2. GROUNDWATER CHEMICAL DATA**

Sample No.	TPHG ug/l	TPHD ug/l	B	T	E	X	OG ug/l	VOA ug/l	EG ug/l	Pb mg/l
			----- ug/l -----							
MW-1-0	ND	ND	ND	ND	ND	ND	ND	Yes*	ND	0.010
MW-1-N	120,000	NR	2,000	2,600	4,500	40,000	NR	NR	NR	0.010
Blank	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

ND - Not Detected

NR - Not Requested

mg/kg - milligram per kilogram (ppm)      ug/kg - microgram per kilogram (ppb)

mg/l - milligram per liter (ppm)      ug/l - microgram per liter (ppb)

Yes\* - 5.7 ppb cis-1,2-dichloroethene (DCE); 3.2 ppb trichloroethene (TCE)

*If well MW-1-0 is screened on top of aquifer, could there be higher concentrations of DCE + TCE if well was screened lower?*

Curtis et al. 2000

## Discussion

Well MW-1-O. Excavation in the tank area has removed the contaminated soil, and excavation wall samples laboratory data indicate that only residual concentrations remain. Only DCE and TCE were observed at concentrations just slightly above the detection limit. Other organic compounds were not detected. The levels observed indicate residuals and these concentrations are well below the State Maximum Contaminant Levels (MCL) for these compounds. Concentrations of lead are typical for the regional hydrogeology.

Well MW-1-N. Gasoline contaminants are present at this location. Both soil and dissolved concentrations are elevated. In GTE's opinion, the distribution of contaminants indicate that gasoline was leaked in the vicinity of the former tank location. Concentrations of lead are typical for the regional hydrogeology.

A relatively slow, westerly groundwater movement is inferred from a brief review of the regional data.

## Conclusions and Recommendations

Two monitoring wells were installed at the Olds and Nissan auto dealerships. The monitoring well at the Olds dealership was a re-installation of the well which was abandoned during the soil excavation activity. Soil and groundwater chemical analysis indicate that residual contaminants TCE and DCE are present at extremely low concentrations. This is interpreted to be a minimal residual and it not unusual for halogenated compounds to persist at very low concentrations. However, these concentrations are below the MCL. Gasoline leakage has occurred at the Nissan dealership, and the dissolved concentrations are elevated. Concentrations of Benzene, Ethylbenzene and Xylene exceed current MCL.

GTE recommends that groundwater monitoring should continue at MW-1-O to monitor levels of only TCE and DCE. Concentrations of those compounds is anticipated to decrease with time given the earlier soil excavation and tank removal (see References).

Contamination at MW-1-N requires further work at this time. GTE recommends that one monitoring well be installed downgradient of MW-1-N, placed at 14th Street, and tested for TPHG and BTEX. This well will allow triangulation for groundwater gradient calculation for both sites. An elevation survey of all three wells will occur following the installation of the third well.

*Can use MW at Terry Kegg's Property.*

## Limitations

This report has been prepared for the specifically for the sites at 10440 and 10500 East 14th Street in Oakland, CA, and was done according to the State and local agency suggested guidance documents for these investigations. The well design of Monitoring Well MW-1-N was modified and installed at the directive of the Alameda County Health Services Representative without previously consulting or receiving approval from, the supervising registered geologist. GTE cannot be responsible for superseding original GTE design when ordered to change in the field by

the supervising regulating agency. The interpretations, conclusions and recommendations made herein are based on the data and analysis for the soil and water samples collected on-site and should be reviewed in the context of the whole report and previous work. Please note that reports of contamination must be submitted to the agencies in a timely manner. Gen Tech Environmental, Inc. is not responsible for errors in laboratory analysis and reporting, or for information withheld during the course of the study. No warranty or guarantee is expressed or implied therein.

#### References

Gen Tech Environmental, Inc. report dated March 26, 1993, entitled "Underground Tank Technical Closure Report," Project No. 9302, 12 pages with attachments.

Gen Tech Environmental, Inc. report dated May 6, 1993, entitled "Groundwater Monitoring Installation and Sampling, Lloyd Olds Site, Oakland, CA," Project No. 9302, 4 pages with attachments.

Gen Tech Environmental, Inc. report dated March 11, 1994 entitled, "Overexcavation Soil Sampling and Monitoring Well Destruction Lloyd Wise Olds Site, Oakland, CA," Project No. 9352, 4 pages with attachments.



LLOYD WISE  
OLDS  
# 10440-550

14th

driveway

Former Underground  
Storage Tank Location

MW-1-0

105th ST.



Approximate Direction of  
Regional Groundwater Flow

Street

MW-1-N

Lloyd Wise Nissan  
Auto Dealership

Former Underground  
Storage Tank Location

⊕ Monitoring Well Location



GEN TECH  
ENVIRONMENTAL, INC.  
SAN JOSE, CA

SITE PLAN  
Monitoring Well Location Map  
Lloyd Wise Olds  
10500 East 14th Street  
Oakland, CA

Project No. 9352  
Scale: 1" = 30'  
Date: April, 1994

FIGURE 1



**GEN TECH ENVIRONMENTAL, INC.**

**DRILLING, SEALING WELL CONSTRUCTION AND SAMPLING PROTOCOL**

Last Rev. 4/5/93

**Exploratory Boring Drilling and Sealing**

Exploratory boring and well construction, and borehole sealing procedures follow guidelines recommended by the USEPA, California Regional Water Quality Control Board, and modified as required by City, local or water district agencies. Drilling is performed only under approved permits and boreholes are sealed upon completion.

**Soil Sampling Procedures**

1. Drive (or hydraulically push) soil sampling will commence at a depth of 5 feet below surface grade. The samples will be taken at 5 foot increments and at intervals of geologic interest or obvious contamination. Additional sampling and/or continuous coring may be done at the discretion of the supervising geologist. All logging will be done using the Unified Soil Classification System, together with pertinent geologic observations.

2. Soil sampling tools (split spoons, cores, etc.) will be disassembled, steam-cleaned or cleaned in soapy (TSP) water, rinsed with clean tap water and finally rinsed with or distilled water, and air-dried prior to taking each sample. The cleaned tools will then be reassembled with similarly cleaned, dry brass sample liners and carefully lowered into the hollow stem augers for the collection of the next sample. The drill rig will be decontaminated as needed and at the discretion of the logging geologist.

3. When sampling stockpile soils or during excavations, the soil sample will be collected by the following procedure; a clean brass liner will be pushed into the stockpile or soil in the excavator bucket. About two inches of soil will be brushed away and the liner pushed into the soil. The liner is then removed, sealed, labeled and logged onto chain-of-custody forms and packed in a chilled ice chest.

4. The soil samples in the lowermost of brass liners in the sampling tool (if in good condition) will be retained for chemical testing. The samples will be labeled and sealed in the field in their original liners. Sample liners ends will be sealed with aluminum foil, capped with clean cap plugs, and taped.

5. The remaining soil sample will be extruded from the other rings in the field and lithologically logged. Sampler shoe cuttings, drill rig response and bit penetration rate will also be logged. The cuttings and the soils samples not retained for chemical analysis will be placed in 55-gallon drums pending chemical analysis and off-site disposal.
6. All samples retained for chemical analysis will be stored on ice in a clean, covered cooler-box for transport to the Laboratory.

#### Reconnaissance Groundwater Sampling Procedures

1. Reconnaissance groundwater sample, handling, and storage will follow guidance documents of the Environmental Protection Agency and Regional Water Quality Control Board and local agency guidelines for the investigation.
2. Reconnaissance groundwater samples will be collected in the field in temporarily cased exploratory boreholes using clean Teflon or disposal bailers. The samples will be collected from temporarily cased exploratory boreholes. All sample containers will be properly prepared, sealed, labeled, and identified. Label information will include the date, sampler name, sampling time, and identification number, and the project name and number.
3. The sample will be delivered to a State Certified Laboratory within two days of collection. Samples will be kept on ice and/or refrigerated continuously for shipment to the Laboratory.
4. The sealed sample will only be opened by Laboratory personnel who will perform the chemical analysis.
5. The samples will be analyzed according to the approved EPA Method and storage for the requested analysis.
6. Groundwater sampling will begin 24 hours following well development, following the procedures detailed below for monitoring well sampling. Depth to water measurements are made to the nearest 0.01 foot a surveyed datum (project or known) and wells are checked for separate phase product. Boreholes are sealed following water sampling.

### Monitoring Well Construction

1. The proper permits will be obtained from the appropriate agency or Water District, using a Well Inspector as required to be present to witness the installation of the annular seal. The soils borings will be drilled with a continuous-flight hollow-stem auger of at least 3 inches Inside Diameter (ID) and 6 to 8 inches Outside Diameter (OD). All augers will be thoroughly steam-cleaned prior to visiting the site. The augers will be steamed cleaned between borings at a location well away from the proposed borings or adequate clean auger will be available to complete all of the wells without reusing auger sections.

2. A geologic drilling log will be made of the materials encountered and sample depth for each boring. The soils/sediment lithology will be logged using the Unified Soil Classification System. The log will include field descriptions of the soil lithologic variations, moisture conditions, geologic data, and any unusual characteristics which may indicate the presence of chemical contamination.

3. The borings will be advanced to a depth of 45 feet if a saturated zone is not encountered (in absence of other depth specifications). If a saturated zone is encountered, the boring will advance no further than 15 feet below first encountered groundwater or 5 feet into the underlying clay aquitard. A seal will be placed in the overdrilled portion of the aquitard.

4. During the drilling operations, 55-gallon drums will be on site to contain potentially contaminated soils and rinse water.

5. Where borings are completed as groundwater monitoring wells, 2-inch ID schedule 40 PVC blank pipe will be used. Usual well screen selection will be 2 inch ID Schedule 40 PVC pipe with 0.020 inch machine slot. Sections will be threaded and screwed together; glues will not be used. Screens will extend 3-5 feet above first encountered groundwater. The annulus of the perforated section will be packed with clean #3 or #4 Monterey Sand, or equivalent, to a point about 2-feet above the screen interval. Final well design will be adjusted in the field to site specific subsurface conditions, and will be placed so as not to interconnect two possible aquifers. Screens will extend a nominal length above first encountered groundwater for floating product detection. A 1-2 foot thick bentonite seal will be placed on top of the sandpack. A cement annular seal which extends to the surface will be placed by tremie line from the bottom to top of the remaining annular space above the bentonite.



1046

1936 Camden Ave., Suite 1  
San Jose, CA 95124  
Contractor's Lic. #615869

Tel. (408) 559-1220 • Fax (408) 559-1228 • 1-800-499-1220

March 11, 1994  
Project No. 9352

Lloyd Wise Olds  
10440 East 14th Street  
Oakland, CA 94603

Attn: Mr. A. A. Batarse

Re: **Overexcavation Soil Sampling and Monitoring Well Destruction**  
**Lloyd Wise Olds Site, Oakland, CA**

ENVIRONMENTAL  
PROTECTION  
96 JUL 25 PM 1:48

Dear Mr. Batarse,

Gen Tech Environmental, Inc. (GTE) has completed the overexcavation, soil sampling and monitoring well destruction at the above referenced site.

### Introduction

Gen Tech Environmental, Inc. (GTE) removed a 550 gallon unleaded gasoline and 550 waste oil underground storage tanks on February 11 and 17, 1993. The accessible apparent soil contamination was excavated and properly disposed during removal. In order to observe groundwater in the vicinity of the excavated area, the Alameda County Health Services, Department of Environmental Health Hazardous Materials Division (ACHD) directed that one monitoring well be installed for groundwater monitoring. The monitoring well installation was permitted by ACHD and was installed on April 16, 1993 (see GTE reports dated March 23, 1993 and May 6, 1993) (see Figure 1).

Following discussions with ACHD staff, it was decided to overexcavate the area of the former tank location adjacent to the building at 10440 105th Street. Soil samples collected at the time of monitoring well installation showed that Oil and Grease (OG) were detected at 200 parts per million (ppm) at 10 feet and 240 ppm at 15 feet, and 2 ppm ethylene glycol (EG) at 15 feet. A sample collected from the monitoring well showed that none of these contaminants were detected in groundwater. Since the data supported minor residual contamination in the soil just above groundwater, the excavation was selected to attempt to remove this residual as the most effective way to protect groundwater.

## Field Methods - Excavation, Monitoring Well Destruction and Soil Sampling

The area of the former tank pit was excavated on May 14, 1993 with mobile excavator which excavated the area shown on Figure 2. The excavation was shored on the street side and proceeded between the building and the shoring. A representative of the ACHD was contacted for the excavation, but could not be present due to another project. The excavation continued to remove the backfill from the tank removal and native soil. A band of blue discolored soil was observed and removed to non-discolored soil underneath. This is interpreted to be the area of soil which had the OG and EG contaminants. The depth of excavation continued entirely through the discolored area and to the building wall and the depth extent of the machine, which was just above the occurrence of groundwater.

The excavation of the area required the monitoring well to be destroyed during the excavation. The depth to groundwater in the well was measured just prior to well removal. The removal of the monitoring well was observed by the on-site certified engineering geologist. The exploratory boring log and well detail is attached. As the excavation proceeded, the well casing was hooked and pulled, then the borehole was excavated out. This continued to the ultimate reaching depth of the machine. The lower portion of the borehole (about 2-3 feet) collapsed, and was backfilled with bentonite clay, hydrated and tamped with the excavator bucket.

Soil samples were collected at the locations shown on Figure 1. The samples were collected with clean brass liners hand cored at the selected locations. The liner was driven into the soil, completely filling the liner. The liner was withdrawn, sealed with Teflon paper and plastic endcaps, labeled, logged onto chain-of-custody forms and packed in a chilled ice chest for transport to the analytical laboratory. The excavation was backfilled with Class 3 backfill and field compacted to a rough grade at street level.

### Subsurface Conditions

The excavation revealed similar geology to that observed during monitoring well installation, and a trench log is shown on Figure 1. In the area of the former underground storage tank, the site is underlain by sandy fill to a depth of 7-feet. Interbedded silts and clays surround the tank area, and underlie the fill to the maximum depth explored. The uppermost water bearing strata are an interbedded gravelly silt and clay between depths of about 15- to 20-feet. Groundwater was not observed in the excavation, but was measured at a depth of about 17.5-feet in the monitoring prior to its removal. The borehole was terminated in silty clay which was damp, and is assumed to be an aquitard.

### Chemical Analysis and Results

Five soil samples were collected and analyzed at a State certified analytical laboratory. Samples were selectively tested for the following: Total Petroleum hydrocarbons as Gasoline (TPHG), and Diesel (TPHD), Benzene (B), Toluene (T), Ethylbenzene (E), Xylene (Y), Oil and Grease (OG) and ethylene glycol (EG) using EPA Methods 5030/8015 3510/8015 and 8020 and 5520 E and F. The results are attached and listed below in Table 1.

TABLE 1. SOIL CHEMICAL DATA

Sample No.	TPHG mg/kg	B ---	T all	E ug/kg	X ---	TPHD ---	OG mg/kg	EG ---
SS-1 BASE	ND	ND	ND	ND	ND	ND	ND	ND
SS-2 W	ND	ND	ND	ND	ND	ND	ND	46
SS-3 N	ND	ND	ND	ND	ND	ND	ND	ND
SS-4 BASE 9'	ND	ND	ND	ND	ND	ND	ND	ND
SS-5 N 9'	ND	ND	ND	ND	ND	ND	ND	14
Blank	ND	ND	ND	ND	ND	ND	ND	ND

ND - Not Detected

mg/kg - milligram per kilogram

ug/kg - microgram per kilogram

### Discussion

The excavation removed a discolored volume of clay which contained residual contaminants as identified in the monitoring well soil sampling. Soil samples collected from the base and perimeter of the excavation showed that fuel contaminants were not detected. Ethylene glycol was detected in two samples at low concentrations on the western (and lower) portion of the excavation. This corresponds to the discolored clay and the ability to excavate. The lowest sample, SS-1 BASE below the discolored area did not detect any contaminants. Contaminants were not detected in groundwater samples collected from the monitoring before excavation.

In GTE's opinion, the detected EG contaminants are residuals absorbed in clay at the building wall. Other contaminants were removed by excavation. The absence of contaminants in soil at the capillary fringe, and in groundwater shows the contaminants have not penetrated to groundwater. The tank and residual soil sources, as identified by discoloration, have been removed.

### Conclusions and Recommendations

GTE performed an overexcavation of the tank area next to the car dealer building. The excavation and sampling show that the contaminants have been removed and have not affected groundwater. Excavation necessitated the removal of the monitoring well. Based upon the information collected during this study, GTE now concludes that the need for further groundwater monitoring is not warranted since the contaminant source (tank and residuals) have been removed (this modifies our original recommendation for site monitoring). Very low concentrations of ethylene glycol were measured in two excavation samples, and are interpreted to represent a slight residual.

Since groundwater was not affected, the sources have been removed, and the sample at the lowest limit of excavation show contaminants were not detected, further work is not warranted at this time. This site is recommended for consideration for site closure.


## Limitations

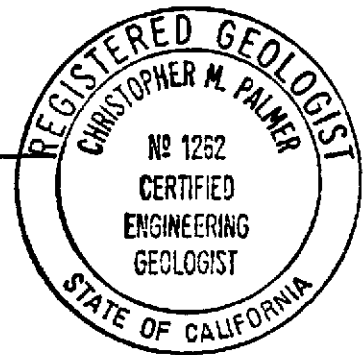
This report has been prepared according to the State and local agency suggested guidance documents for these investigations. The interpretations, conclusions and recommendations made herein are based on the data and analysis for the soil and water samples collected on-site, and are in the context of the previous work performed at this site. Gen Tech Environmental, Inc. is not responsible for errors in laboratory analysis and reporting, or for information withheld during the course of the study and no warranty or guarantee is expressed or implied therein.

Please call if you have any questions.

Sincerely,  
Gen Tech Environmental, Inc.

  
Stuart Solomon  
Principal

  
Christopher M. Palmer  
C. E. G. 1262

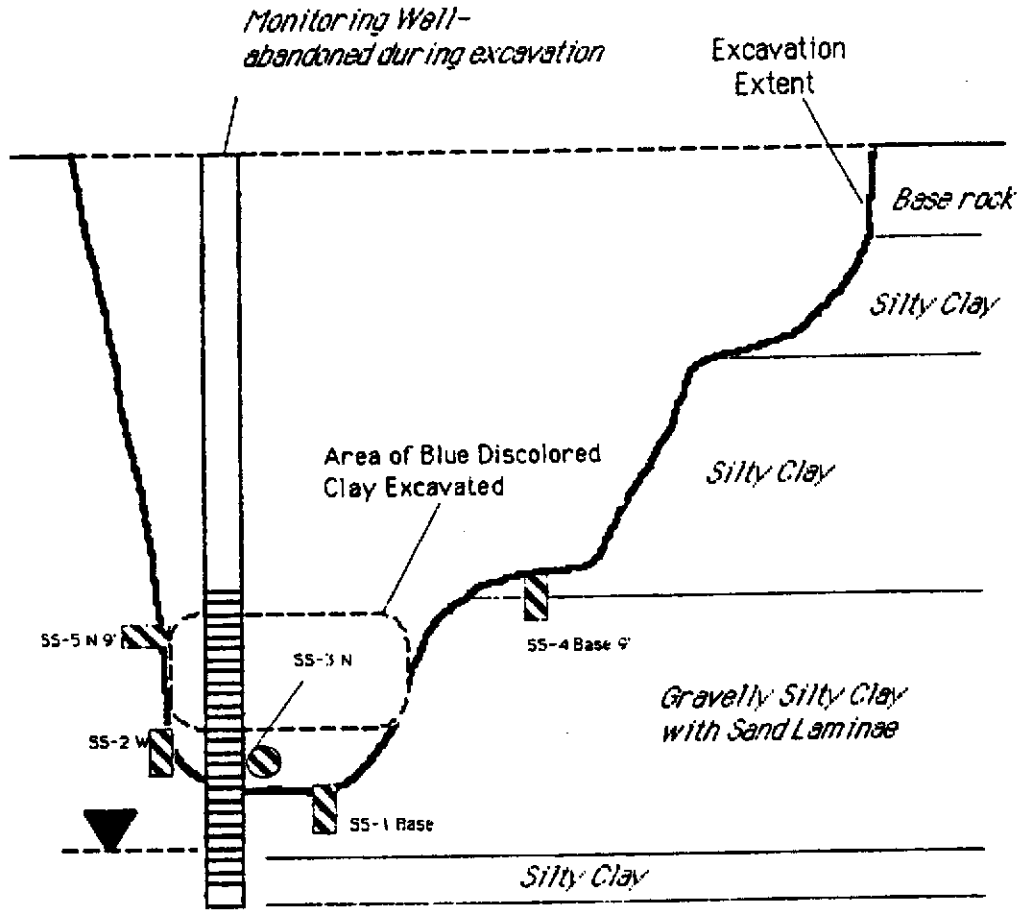
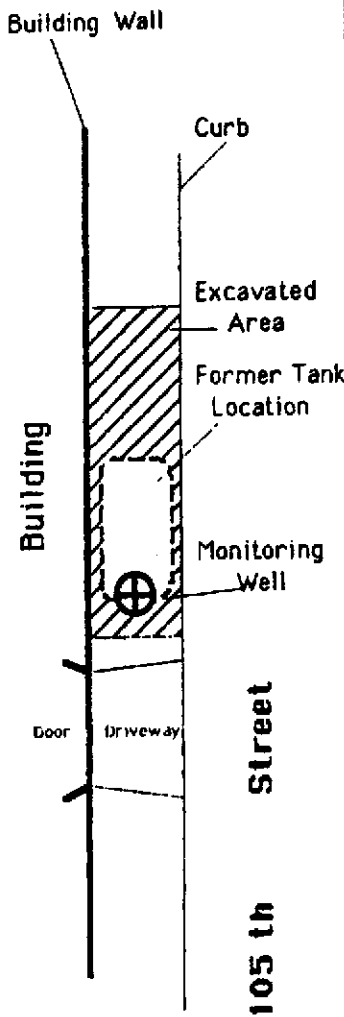


attachments     Figure 1. Site Plan and Cross Section  
                          Chemical Analytical Reports and Chain-of-Custody

## References

Gen Tech Environmental, Inc. report dated March 26, 1993, entitled "Underground Tank Technical Closure Report," Project No. 9302, 12 pages with attachments.

Gen Tech Environmental, Inc. report dated May 6, 1993, entitled "Groundwater Monitoring Installation and Sampling, Lloyd Olds Site, Oakland, CA," Project No. 9302, 4 pages with attachments.



Notes: Stratigraphy displayed above. Aquifer strata located between 15- to 20 feet, unconfined and low yield. Well detail shows casing only, see log and well construction detail in text.

- SS-2W Excavation Soil Sample Location
- SS-3N Excavation Soil Sample Location, into northern sidewall
- Groundwater Level, May 14, 1993, prior to monitoring well removal, 17.5 feet below grade

Gen Tech Environmental, Inc.  
San Jose, CA

<b>Site Plan and Cross Section with Trench Log</b> Lloyd Wise Olds 10440 East 14th Street Oakland, CA	Project No. 9352 Scales: see above Date: Mar., 1994
Figure 1	



# ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200  
Oakland, CA 94621  
(415) 271-4320 *6/14/93*

## Hazardous Materials Inspection Form

II, III

white -env.health  
yellow -facility  
pink -files

Site ID # 180 Site Name LOYD WISE OLDS MOBILE Today's Date 3/12/93

Site Address 10440 E. 14th St.

City Oakland Zip 94603 Phone 638-4810

MAX AMT stored > 500 lbs. 35 gal. 200 cft.?

**Inspection Categories:**

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

**Comments:**

*This is a new + used car + truck dealer that does general auto repair. There were 2 waste oil + antifreeze underground storage tanks removed from the premises last month. Part II of our Hazardous Materials Management Plan (HMMMP) must now be updated and resubmitted to our office. You need to recheck all the storage capacities of all the hazardous materials and waste including batteries and parts cleaning solvents in addition to the waste oil and anti-freeze. Please resubmit a new part II Form within 30 days. Material Safety Data Sheets (MSDS) were also available for inspection.*

**II.A BUSINESS PLANS (Title 19)**

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

**II.B ACUTELY HAZ. MATLS**

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Corrad. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

**III. UNDERGROUND TANKS (Title 23)**

- General**
- 1. Permit Application 25284 (H&S)
- 2. Pipeline Leak Detection 25292 (H&S)
- 3. Records Maintenance 2712
- 4. Release Report 2651
- 5. Closure Plans 2670
- 6. Method
  - 1) Monthly Test
  - 2) Daily Vadose  
Semi-annual groundwater  
One time soils
  - 3) Daily Vadose  
One time soils  
Annual tank test
  - 4) Monthly Groundwater  
One time soils
  - 5) Daily Inventory  
Annual tank testing  
Cont pipe leak det  
Vadose/gndwater mon.
  - 6) Daily Inventory  
Annual tank testing  
Cont pipe leak det
  - 7) Weekly Tank Gauge  
Annual tank testing
  - 8) Annual Tank Testing  
Daily Inventory
  - 9) Other \_\_\_\_\_
- 7. Precs Tank Test 2643  
Date: \_\_\_\_\_
- 8. Inventory Rec. 2644
- 9. Soil Testing 2646
- 10. Ground Water 2647
- Monitoring for Existing Tanks**
- 11. Monitor Plan 2632
- 12. Access. Secure 2634
- 13. Plans Submit 2711  
Date: \_\_\_\_\_
- New Tanks**
- 14. As Built 2635  
Date: \_\_\_\_\_

Rev 6/88

II, III

Contact: KEITH DRAKE  
Title: Parts & Service Director  
Signature: *[Signature]*

Inspector: Ron Owcary  
Signature: *[Signature]*

white -env.health  
 yellow -facility  
 pink -files

# ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200  
 Oakland, CA 94621  
 (415) 271-4320

## Hazardous Materials Division Inspection Form

Site ID# 180 Site Name LLOYD WISE OLDSMOBILE Today's Date 3/12/93  
 Site Address 10440 E. 14<sup>th</sup> St. EPA ID# CAD981571417  
 City Oakland Zip 94603 Phone 638-4810

MAX Amt. Stored > 500lbs/55g/200cf?  N  
 Hazardous Waste generated per month?  
850 GAL PER MONTH

### Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

### A. GENERATOR (Title 22)

- |                            |         |
|----------------------------|---------|
| 1. Waste ID                | 66471   |
| 2. EPA ID                  | 66472   |
| 3. > 90 days               | 66508   |
| 4. Label dates             | 66508   |
| 5. Biennial                | 66493   |
| <hr/>                      |         |
| 6. Records                 | 66492   |
| 7. Correct                 | 66484   |
| 8. Copy sent               | 66492   |
| 9. Exception               | 66484   |
| 10. Copies Rec'd           | 66492   |
| <hr/>                      |         |
| 11. Treatment              | 66371   |
| 12. On-site Dis. (H.S.&C.) | 26189.5 |
| 13. Ex Haz. Waste          | 66570   |
| <hr/>                      |         |
| 14. Communications         | 67121   |
| 15. Aisle Space            | 67124   |
| 16. Local Authority        | 67126   |
| 17. Maintenance            | 67120   |
| 18. Training               | 67105   |
| <hr/>                      |         |
| 19. Prepared               | 67140   |
| 20. Name List              | 67141   |
| 21. Copies                 | 67141   |
| 22. Emg. Coord. Trng.      | 67144   |
| <hr/>                      |         |
| 23. Condition              | 67241   |
| 24. Compatibility          | 67242   |
| 25. Maintenance            | 67243   |
| 26. Inspection             | 67244   |
| 27. Buffer Zone            | 67246   |
| 28. Tank Inspection        | 67259   |
| 29. Containment            | 67245   |
| 30. Safe Storage           | 67261   |
| 31. Freeboard              | 67257   |

### Comments:

This is a new + used car + truck dealer that does general auto repair. They generate waste oil + filters, antifreeze, transmission fluid, gear oil, batteries, parts cleaning solvents and wiping rags. There were 2 waste oil/antifreeze underground tanks removed from the premises last month. The waste oil is now stored in a 250 gallon above ground double walled tank stored in a secondary containment area. The waste oil filters are stored in several uncovered + unlabeled drums. These need to be covered and labeled (some new labels were issued). The waste ~~oil filters~~ <sup>oil filters</sup> are picked up by Evergreen Environmental Services of Newark (800-972-5284) about once a week. The waste antifreeze is stored in a 110 gallon plastic container in the same area. It is picked up by Antifreeze Environmental Co of Palo Alto (325-2666) about once a month. There are 6 safety Kleen parts washers that are serviced about twice a month. The waste batteries are recycled through the manufacturer. The transmission fluid and gear oil are also picked up by Evergreen. The wiping rags are serviced by Mission Uniform Service Co of Hayward (471-6688) about once a week. All receipts for all waste pickups for the last 3 years were available for inspection. A certificate of compliance form was issued.

### B. TRANSPORTER (Title 22)

- |                           |       |
|---------------------------|-------|
| 32. Applic./Insurance     | 66428 |
| 33. Comp. Cert./CHP Insp. | 66448 |
| 34. Containers            | 66465 |
| <hr/>                     |       |
| 35. Vehicles              | 66465 |
| 36. EPA ID #s             | 66531 |
| 37. Correct               | 66541 |
| 38. HW Delivery           | 66543 |
| 39. Records               | 66544 |
| <hr/>                     |       |
| 40. Name/ Covers          | 66545 |
| 41. Recyclables           | 66800 |

rev 6/88

Contact: KEITH DRAKE  
 Title: PARTS SERVICE DIRECTOR  
 Signature: [Signature]

Inspector: Ron Owcaz  
 Signature: [Signature]

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ALAMEDA COUNTY ENV. HEALTH DEPT.  
ENVIRONMENTAL PROTECTION DIVISION  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577  
(510)567-6700

**REMEDIAL ACTION COMPLETION CERTIFICATION**

StID 180 - 10440 E. 14th Street, Oakland, CA 94603

August 28, 1996

Mr. Anthony A. Bartase  
Lloyd Wise Oldsmobile  
10500 E. 14th Street  
Oakland, CA 94603

Dear Mr. Bartase:

This letter confirms the completion of site investigation and remedial action for the two former underground storage tanks (1-1K gallon product oil and 1-1K gallon waste oil tank) removed from the above site on February 11, 1993. Enclosed is the Case Closure Summary for the referenced site for your records.


Based upon the available information, including the current land use, and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721(e) of the California Code of Regulations. If changes in land use, structural configuration, or site activities are proposed such that more conservative exposure scenarios should be evaluated, the owner must promptly notify this agency.

It is this agency's understanding that the onsite monitoring well, MW-1-0, will not be decommissioned at this time because Mr. Terry Kegg may need to use the well for further plume characterization at 1433 105th Ave, Oakland, CA.

Please contact Ms. Eva Chu at (510) 567-6700 if you have any questions regarding this matter.

Very truly yours,

  
Mee Ling Tung, Director

June 2, 1995  
Project No. 95022

Mr. A.A. Batarse  
10500 E. 14th Street  
Oakland, CA 94603

Re: **Quarterly Monitoring Well Sampling Report for:  
10440 and 10500 E. 14th Street, Oakland, CA**

Dear Mr. Batarse,

This report describes the sampling of monitoring wells performed at the above referenced sites on May 18, 1995.

### INTRODUCTION

This report presents groundwater monitoring data for Lloyd Wise Oldsmobile at 10440 E. 14th Street, and Lloyd Wise Nissan/Honda at 10500 E. 14th Street, Oakland, California. PIERS Environmental Services, Inc. (PIERS) was retained to perform this sampling of the site monitoring wells.

### FIELD SAMPLING AND LABORATORY METHODS

The following table briefly describes the current well status:

Table 1. Monitoring Well Sampling Data

<i>Well No.</i>	<i>Depth</i>	<i>Depth to Water</i>	<i>Casing Elev ft.*</i>	<i>Damage</i>	<i>Floating Product</i>
MW # 1-O	23.85	14.18	NA	None	None
MW # 1-N	26.17	14.56	NA	None	None



The samplers proceeded to purge well volumes (a calculation was done for each well following depth to water sounding measurements) of groundwater from the well using a new disposable bailer. The well was then allowed to re-charge. Between each well volume, conductivity, pH, and water temperature readings were obtained and noted on the **Groundwater Sampling Information Sheets** (see **Appendix B**). Once the stabilization of the readings were noted the sample was collected from the well. Purge water was stored on-site in barrels. The well sampling information sheet containing data on temperature, conductivity, pH, depth to water, and well volumes purged can be found in **Appendix B**. The legal chain-of-custody and a the Laboratory Analysis Results can be found in **Appendix C**.

A new disposable bailer was used to obtain each well groundwater sample. Samples from MW #1-O were placed in (5) 40ml vov clear glass bottles leaving no headspace, and (2) 1 liter amber glass containers. Samples from MW #1-N were placed in (3) 40ml vov clear glass bottles leaving no headspace. The containers were immediately labeled and placed immediately on ice for transport to Hull Development Laboratories, Inc. in San Jose, California (a **State Certified Testing Lab**) under a legal chain-of-custody.

Hull Labs tested the groundwater samples from MW # 1-O for Total Lead, Oil and Grease, Diesel, Gasoline, Benzene, Toluene, Ethylbenzene, Xylene, ethylene Glycol, and Volatile Organic Compounds using EPA Methods 239.1, 5520, 8015M, 8020, 8015, and 8240.

### Groundwater Gradient

The regional groundwater flow gradient is generally in a westerly direction.

May 13, 1995

### ANALYTICAL LABORATORY RESULTS

The analytical results of the groundwater samples revealed the following (see **Table 2**);

Table 2. Groundwater Sample Analytical Data

<i>Test</i>	<i>MW #1-O</i>	<i>MW #1-N</i>
Lead (total)	ND	ND
Oil & Grease	ND	NA
Diesel	ND	NA
Gasoline	ND	97,000
Benzene	ND	ND

Toluene	ND	ND
Ethyl Benzene	ND	ND
Xylenes	ND	ND
Ethylene Glycol	ND	NA
Volatile Organics	ND	NA

ND - None detected  
 NA - Not Analyzed  
 ug/l - micrograms per liter (PPB).

The laboratory analysis reports are presented in **Appendix B**.

**DISCUSSION**

- Groundwater during this sampling event was at or near the highest expected annual recharge level. Groundwater was encountered at approximately 14 ft. to 14.5 ft. BGS in both wells, which is the highest level encountered in all sampling events since the wells were installed.
- The Oldsmobile Dealership well (MW #1-O) is void of all chemical constituents tested. The level of gasoline in MW #1-N (the Honda/Nissan Dealership) has increased somewhat since the last sampling event. Volatile constituents, however, were not detected in this sampling event. The lack of volatile constituents in this sampling event could be attributable to some biological degradation effect. The sampler noted a "sewer-like odor" which would be consistent with biodegradation indications.

**RECOMMENDATIONS**

PIERS recommends that quarterly monitoring be continued at both sites.

**LIMITATIONS**

This quarterly sampling and report for this site was performed using recommended current guidance documents of the Regional Water Quality Control Board. The statement, conclusions, and recommendations are based on present site conditions. PIERS Environmental Services, Inc. is not responsible for laboratory errors and no warranty or guarantee is implied thereon.

white -env.health  
 yellow -facility  
 pink -files

# ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200  
 Oakland, CA 94621  
 (415) 271-4320

## Hazardous Materials Inspection Form

II, III

Site ID # 353 Site Name LLOYD WISE HONDA Today's Date 2/27/93

Site Address 10550 E. 14th St.

City Oakland Zip 94603 Phone 638-4000

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

**Inspection Categories:**

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

**Comments:**

This was a tank removal of a 500 gallon waste oil tank done by Gertech Environmental on a rainy day. The backhoe accidentally cut into a 12" corrugated metal storm drain line that was over the tank. This drained a lot of water into the pit. They also had to cut an 8" inlet line on one side (top) of the tank off. This pipe will also have to be excavated and removed with soil samples taken every 20' at a later date. The pipes inside the building can be cemented in and capped off. Call for reinspection appointment for this. After refilling the tank with dry ice, the tank removal was approved by Inspector Antonio Edayan of OFD. The gas tech readings were 0% LEL and 7% O2. There were no holes in the tank. There was some staining and odors noted in the stockpile soil, however. There was a lot of gravel in the excavated soils. The stockpiled soil was backfilled into the pit pending the lab results. Soil sample #9302 was taken from the stockpile, soil sample #9302-B-2 was taken from the middle of the pit at about 12' below grade, water sample #9302-B-1 was taken from the pit at about 5' below grade. The tank was removed by H+H Environmental Services Co Truck license #401991 under manifest #92215293. Dave Guthridge of Gertech took the sample. The storm sewer line will be replaced tomorrow along with next tank pull.

II, III

**II.A BUSINESS PLANS (Title 19)**

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

**II.B ACUTELY HAZ. MAT'LS**

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

**III. UNDERGROUND TANKS (Title 23)**

- General
- 1. Permit Application 25284 (HS&S)
  - 2. Pipeline Leak Detection 25292 (HS&S)
  - 3. Records Maintenance 2712
  - 4. Release Report 2651
  - 5. Closure Plans 2670

- Monitoring for Existing Tanks
- 6. Method
    - 1) Monthly Test
    - 2) Daily Vadose Semi-annual groundwater One time soil
    - 3) Daily Vadose One time soil Annual tank test
    - 4) Monthly Gndwater One time soil
    - 5) Daily Inventory Annual tank testing Cont pipe leak det Vadose/gndwater mon.
    - 6) Daily Inventory Annual tank testing Cont pipe leak det
    - 7) Weekly Tank Gauge Annual tank testing
    - 8) Annual Tank Testing Daily inventory
    - 9) Other

- 7. Precs Tank Test Date: 2643
- 8. Inventory Rec. 2644
- 9. Soil Testing 2646
- 10. Ground Water. 2647

- New Tanks
- 11. Monitor Plan 2632
  - 12. Access, Secure 2634
  - 13. Plans Submit Date: 2711
  - 14. As Built Date: 2635

Rev 6/88

Contact: DAVID GUTHRIDGE

Title: VIC PRESIDENT

Signature: [Signature]

Inspector: RON OWENS

Signature: [Signature]



OAKLAND FIRE SERVICES AGENCY/OFFICE OF EMERGENCY SERVICES  
 HAZARDOUS MATERIALS UNIT  
 505 - 14th Street, Oakland, CA 94612 (510) 238-3938

1072

HAZARDOUS MATERIALS INSPECTION REPORT

Site Number	Facility Name	Facility Address	Zip Code
162	Lloyd Wise Inc	10550 E. 14th St.	03

~~CAD 981571417~~ Inspection Report

Permissions to inspect granted by Wayne Gilbert;  
 Auto Dealership @ this location ~ 25 yr.

Findings: Oil Residues in drive ways

30 gallon Safety Kleen Solvent Based Cleaner

Drive absorbent into covered containers

Dirty rags kept in fire proof container

2 - 30lb containers R-134A Green

Misc oil container for used oil in shops w/no lids / <sup>no</sup> containers

2 ea 120 Gallon virgin Oil Tanks - double walled containers

~ 55 gallon Auto transmission fluid / Needs secondary containment

55 1-220 Gallon - virgin oil product } double

2 - 120 Gallon - virgin oil product } walled container

Fire extinguishers charged and w/in valid inspection period

Waste Storage Area: 55 Gallon Containers Antifreeze w/ 70 containers

~ 250 Gallon double walled used oil containers - Emptied on

bi weekly schedule. (2) Rain water / oil mixture pool

accumulation in waste storage area must be cleaned

up immediately / barriers need to be erected to preclude

the problem from occurring in the future

Facility Contact/ Print Name:

WAYNE L. GILBERT

Facility Contact/ Signature:

*Wayne Gilbert*

Inspected By:

Insp. Griffin 238-7759

Insp. Johnson 238-3804

Insp. Craford 238-7758

Insp. Gomez 238-7253

*Heck*  
*Mick*  
738-2396

Date:

5 March 1991

OAKLAND FIRE SERVICES AGENCY/OFFICE OF EMERGENCY SERVICES  
 HAZARDOUS MATERIALS UNIT  
 505 - 14th Street, Oakland, CA 94612 (510) 238-3938

HAZARDOUS MATERIALS INSPECTION REPORT

2062

Site Number	Facility Name	Facility Address	Zip Code
102	Lloyd Wise Inc.	10550 E 14th St	03

Inspection Report

Automotive Environmental Services Corporation / Bionic  
 Pickup / processes - Ethylene Glycol / motor oil  
 Manifest, and Receipts are on hand for current / Past  
 waste disposal

Recommended Actions:

- Place used oil @ each work site in close 1<sup>st</sup> containment
  - Place Spill Cleanup absorbent mat'l in covered container
  - Keep Pb / Acid batteries on pallets
  - Provide 2<sup>nd</sup> containment for 55 gallon drums of Virgin Auto Fluids
  - Look into substitution of aqueous based parts cleaner  
 for solvent based cleaners
  - Fill out the mat'l labels completely
- Lloyd A Wise Inc should have one HMBP  
 to cover 10550 E. 14th / 10500 E. 14th

Facility Contact/ Print Name: Wayne L. Gilchrist	Inspected By: <i>[Signature]</i>	<input type="checkbox"/> Insp. Griffin 238-7759
Facility Contact/ Signature: <i>[Signature]</i>	<i>[Signature]</i> 238-2396	<input type="checkbox"/> Insp. Johnson 238-3804
	Date: 5 Mar 99	<input type="checkbox"/> Insp. Craford 238-7758
		<input type="checkbox"/> Insp. Gomez 238-7253

# HAZARDOUS WASTE GENERATOR INSPECTION REPORT

FACILITY NAME: Uoyd Wise inc. EPA I.D.#: CAD 981571417

ADDRESS: 10550 E. 14th St DATE: 5 Mar 89

	CODE SECTION	COMPLIANCE				CODE SECTION	COMPLIANCE		
		YES	NO	N/A			YES	NO	N/A

**IDENTIFICATION NUMBER** **6. CONTINGENCY/BUSINESS PLAN**

Obtained EPA I.D. Number	66262.12(a)	X			(a) Contingency Plan Complete	66265.52(a-f)	X		
Transporter and TSDF Have EPA I.D.#	66265.12(c)	X			(b) Copy of Plan on Site	66265.53	X		

**PRE-TRANSPORT REQUIREMENTS** **7. PREPAREDNESS AND PREVENTION**

HW Containers Labeled	66262.31	X			(d) Plan Amended as Necessary	66265.54	X		
HW Label Properly Filled Out	66262.32(14)		X		(e) ER Coordinator Familiar w/Plan	66265.55	X		
HW Accumulation of Time Not Exceeded	66262.34(c)	X			<b>7. PREPAREDNESS AND PREVENTION</b>				
Accumulation Date Indicated	66262.34(f)		X		(a) Internal Commun./Alarm Provided	66265.32(a)	X		
Description of HW Contents	66262.34(f)	X			(b) A Device to Call Outside Provided	66265.32(b)	X		
HW Containers in Good Condition	66265.171	X			(c) Spill Control Systems Available	66265.32(c)	X		
HW Compatible with Containers	66265.172	X			(d) Maintain ER Equipment	66265.33	X		
HW Containers Closed/Sealed	66265.173		X		(e) Security Measure	66265.14	X		
HW Storage Area Inspected Weekly	66265.174	X			(f) Maintain Adequate Aisle Space	66265.35	X		
Tank & Tank Equip. Inspected Daily	66265.195				(g) Arrangements w/Local Agencies	66235.37			X
Incompatible HW in Separate Containers	66265.199			X	<b>8. EMERGENCY PROCEDURES</b>				
Proper Management of Used Oil Filters	66266.130	X			(a) Character/Source/Extent of ER Determined	66265.56			X

**RECORDKEEPING AND REPORTING** **9. WASTE STREAMS**

HW Analysis Kept 5 Yrs./Land Disposal	66262.11			X	(b) Proper Agencies Notified of Health Hazard	66265.56			X
Biennial Report Submitted to State	66262.41				(c) ER Data Submitted to DTSC & LIA	66265.56			X
					(d) Uncontrol. Release HW Property Handled	66235.56			X

**MANIFEST/RECEIPTS** **9. WASTE STREAMS**

HW Shipped with Proper Manifest	66262.20	X			(a) Waste Oil		X		
Manifests Kept for Last 3 Years	66262.40(a)	X			(b) Non-Halogenated Solvents/Parts Cleaner		X		
HW Analysis Kept for 3 Years	66262.40(c)			X	(c) Ethylene Glycol/Antifreeze		X		
Manifests Received from TSDF	66262.42			X	(d) Oily Sludges				X

**TRAINING** **9. WASTE STREAMS**

Training Program Provided	66265.16	X			(e) Other:				
Personnel Trained & Supervised	66265.16(b)	X			(f) Other:				
HW Personnel Trained within 6 Months	66265.16(b)	X			(g) Other:				
Training Records Kept on Site	66265.16(d)	X			(h) Other:				
Training Records Maintained for 3 Years	66265.16(e)	X							

All above code sections refer to the California Code of Reg. Title 22

Source Reduction Plan Completed	25244.19				Pollution Prevention	Health & Safety Code			
---------------------------------	----------	--	--	--	----------------------	----------------------	--	--	--

REMARKS:  
*Place all waste containers in closed 10/20 containment  
 Keep spill clean up adsorbent covered  
 Fill out accumulation dates on the manifest labels*

**OAKLAND FIRE SERVICES AGENCY/OFFICE OF EMERGENCY SERVICES  
HAZARDOUS MATERIALS UNIT  
505 - 14th Street, Oakland, CA 94612 (510) 238-3938  
Hazardous Materials Inspection Report**

		UNAUTHORIZED OPERATION	V	C	N	OBSERVATIONS
400	<b>Hazardous Materials Release Response Plans and Inventory (HMRRP/Business Plan)</b>					
401	25507	Failure to report a release/threatened release.			X	
402	25504	Emergency Response Plan inadequate		X		
403	25509	Emergency contacts not provided/current	X			<i>Needs updating</i>
404	25504	Personnel training program is inadequate		X		
405	25504	Hazardous Materials Chemical Inventory is not attached, is not accurate, or is incomplete		X		
406	25509	Site map is not attached or is not sufficient	X			<i>needs updating</i>
408	255339(a)	Acutely Hazardous Materials Registration not filed			X	
408		Material Safety Data Sheets are not located where the Business Emergency plan (BEP) indicates they should be		X		
409		The BEP indicates the facility maintains hazardous materials response equipment, and the equipment listed is not in place and in operable condition	X			<i>Needs updating</i>
410		Hazardous materials are not located in the designated areas as indicated on the site map	X			<i>needs updating</i>
411		Containers are not clearly labeled with the chemical name and hazard class	X			
412		Containers are in poor condition or are leaking		X		
413		Secondary containment is inadequate	X			
414		Emergency procedures are not adequately posted		X		
415		Monitoring records are not complete or are not current			X	

V=Violation C=Compliance N=Not applicable/addressed/Unknown

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
HAZARDOUS MATERIALS DIVISION  
80 SWAN WAY, ROOM 200  
OAKLAND, CA 94621  
#415/271-4320

FACILITY QUESTIONNAIRE

GENERAL INFORMATION

1. Establishment Name: LLOYD WISE HONDA
2. Site Address: 10550 E. 14th St.  
City Oakland Zip 94603
3. Mailing Address (if different): —  
City \_\_\_\_\_ Zip \_\_\_\_\_
4. Contact Person: Harry Pogharian Phone: 638-4000
5. Owner Name: Stephen Rodman Owner Phone: 831-0309
6. Name of Previous Owner: Anthony ~~But~~ Batarse
7. Date you assumed business: \_\_\_\_\_
8. Std. Industrial Classification (SIC) 7538 3511
9. Type of Business: general auto repair/sales
10. Number of Employees: 8
11. EPA ID #: CAD981694664

PERMITS

Check if you have permits from any of the following:

- Local Agencies
12. [ ] Local Sewer District (industrial waste discharges)  
Name of District \_\_\_\_\_
  13. [ ] City or Local Fire Dept. (Underground tanks, storage)  
Name of City or Dept. \_\_\_\_\_  
Type of Permit \_\_\_\_\_
  14. [ ] Alameda County Dept. of Health (Underground tanks)
  15. [ ] S.F. Regional Water Quality Management District
  16. [ ] Bay Area Air Quality Management District
- CALIFORNIA Department of Health Services:
17. [ ] Treatment, Storage, Disposal Facility
  18. [ ] Hazardous Waste Hauler

County Use Only  
# \_\_\_\_\_ Site ID  
[ ] 1 Entry [ ] 2

2. Please check if the following applies at your facility:

- Acutely hazardous materials are handled (Attachment 1)
- More than 500 lbs, 55 gal. or 200 cu. ft. of hazardous materials are handled (per year?) (See attachment 2)
- Hazardous materials are contained in underground tanks or sumps.
- You have submitted a business plan to the Alameda County Division of Hazardous Materials under California Health & Safety Code, Chapter 6.95.

3. Which of the following categories of hazardous materials are handled at your facility:

Toxic       Corrosive       Flammable       Reactive

4. LIST OF CHEMICALS HANDLED

Please list the County Inventory Numbers (CIN) or Chemical Abstract Service (CAS) numbers of any of the hazardous chemicals that you handle. CIN numbers have been assigned to the more commonly used hazardous chemicals. If CAS numbers are used, please precede each number with an asterisk (\*).

<u>motor oil</u>	<u>waste trans. fluid</u>	_____	_____	_____
<u>waste oil</u>	<u>batteries</u>	<u>waste antifreeze</u>	_____	_____
<u>gear oil</u>	<u>waste batteries</u>	<u>parts cleaning solvents</u>	_____	_____
<u>waste gear oil</u>	<u>antifreeze waste</u>	''	_____	_____
<u>transmission fluid</u>	_____	_____	_____	_____

CERTIFICATION

I hereby certify that the information on this form is, to the best of my knowledge, true and complete.

25. [Signature]  
Signature

HARRY PERAZZANI  
Typed or Printed Name

3/12/93  
Date

26. DIRECTOR PARTS SERVICE  
Title

Department of Environmental Health  
Hazardous Materials Division

Please return completed form to:

white -env.health  
 yellow -facility  
 pink -files

# ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200  
 Oakland, CA 94621  
 (415) 271-4320

## Hazardous Materials Division Inspection Form

Site ID# 853 Site Name LLOYD WISE HONDA Today's Date 3/12/83  
 Site Address 10550 E. 14th St. EPA ID# \_\_\_\_\_  
 City Oakland Zip 94603 Phone 638-4000

**Inspection Categories:**

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

MAX Amt. Stored > 500lbs/55g/200cf?  Y  N  
 Hazardous Waste generated per month? 180 gal.

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

**A GENERATOR (Title 22)**

- \_\_\_ 1. Waste ID \* 66471
- \_\_\_ 2. EPA ID 66472
- \_\_\_ 3. > 90 days 66508
- \_\_\_ 4. Label dates 66508
- \_\_\_ 5. Biennial 66493
- \_\_\_ 6. Records 66492
- \_\_\_ 7. Correct 66484
- \_\_\_ 8. Copy sent 66492
- \_\_\_ 9. Exception 66484
- \_\_\_ 10. Copies Rec'd 66492
- \_\_\_ 11. Treatment 66371
- \_\_\_ 12. On-site Dis. (H.S.&C.) 26189.5
- \_\_\_ 13. Ex Haz. Waste 66570
- \_\_\_ 14. Communications 67121
- \_\_\_ 15. Aisle Space 67124
- \_\_\_ 16. Local Authority 67126
- \_\_\_ 17. Maintenance 67120
- \_\_\_ 18. Training 67105
- \_\_\_ 19. Prepared 67140
- \_\_\_ 20. Name List 67141
- \_\_\_ 21. Copies 67141
- \_\_\_ 22. Eng. Coord. Trng. 67144
- \_\_\_ 23. Condition 67241
- \_\_\_ 24. Compatibility 67242
- \_\_\_ 25. Maintenance 67243
- \_\_\_ 26. Inspection 67244
- \_\_\_ 27. Buffer Zone 67246
- \_\_\_ 28. Tank Inspection 67259
- \_\_\_ 29. Containment 67245
- \_\_\_ 30. Safe Storage 67261
- \_\_\_ 31. Freeboard 67257

**B TRANSPORTER (Title 22)**

- \_\_\_ 32. Applic./Insurance 66428
- \_\_\_ 33. Comp. Cert./CHP Insp. 66448
- \_\_\_ 34. Containers 66465
- \_\_\_ 35. Vehicles 66465
- \_\_\_ 36. EPA ID #s 66531
- \_\_\_ 37. Correct 66541
- \_\_\_ 38. HW Delivery 66543
- \_\_\_ 39. Records 66544
- \_\_\_ 40. Name/ Covers 66545
- \_\_\_ 41. Recyclables 66800

**Comments:**

This is a new/used car dealer that does general auto repair service. They generate waste oil, Filters, anti freeze, transmission fluid, gear oil, batteries, parts cleaning solvents and wiping rags. There was a waste oil underground tank removed from the premises last month. The waste oil is now stored in a 250 gallon above ground double walled tank on asphalt in an outer storage shed. There was some spillage residues that need to be cleaned up in this area. The waste oil filters are stored in 2-55 gallon drums - one was uncovered. Keep them covered at all times. The waste oil + filters are picked up by PRC Patterson, Inc. of Patterson (800-874-4444) about every 2 weeks. The waste antifreeze is stored in a 110 gallon plastic container in the same area. It is also picked up by PRC Patterson. There are 2 safety Kleen parts washers that are serviced about once a month. The waste batteries are recycled through the manufacturer Interstate Battery Co. of Oakland (601-7115). The wiping rags are serviced by Cintas Corp of San Leandro (352-6330) once a week. The <sup>waste</sup> transmission fluid and gear oil are also picked up by PRC Patterson. All receipts for the waste pickups were available for inspection. The fresh oil tanks need to be kept covered - replace missing screw caps. ~~Use separate containers for~~

Manifest  
Confidential

Contact: HARRY BERNARDI  
 Title: Director PRC Service Inspector: Ron Owcarz  
 Signature: [Signature] Signature: [Signature]

See ugt file for 10500 E. 14th St.

Alameda County-Environmental Health  
1131 Harbor Bay Parkway, #250, Alameda, CA 94502-6577

**BILLING ADJUSTMENT FORM**

Date: 9-27-96

STID#: 853

Caller: \_\_\_\_\_ Phone: \_\_\_\_\_

Business Name: LLOYD A. WISE

Site Address: 10550 E. 14th St. city Oakland zip 94603

REQUESTED CHANGES: CLOSED ust site who's physical location of usts ~~was~~ should've been at 10500 E. 14th St. per E. Chu; she is overseeing LOP case. CORRECT STID #852

Billing Acct#	
<input type="checkbox"/> Generator....H	_____
<input type="checkbox"/> HMMP.....L	_____
<input checked="" type="checkbox"/> UST.....T	<u>41089</u>

Received by: (signature)

[ ] **Discontinue billing with explanation and date:**

- Generator \_\_\_\_\_
- HMMP (AB2185) \_\_\_\_\_
- UST \_\_\_\_\_

[ ] **Continue billing with following changes:**

- Change number of EMPLOYEES From: \_\_\_\_\_ To: \_\_\_\_\_
- Change number of TANKS From: \_\_\_\_\_ To: \_\_\_\_\_
- HMMP (AB2185) - See Attachment
- Updated information below:

Business Name \_\_\_\_\_ Phone \_\_\_\_\_

Site address 10500 E. 14th St. City Oakland zip 94603

Business Owner \_\_\_\_\_ Phone \_\_\_\_\_

BILLING address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Specialist: (signature)

Date: 9/27/96

<input checked="" type="checkbox"/> Sent to billing
on <u>9/27/96</u>



white -env.health  
 yellow -facility  
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH  
 Hazardous Materials Inspection Form

80 Swan Way, #200  
 Oakland, CA 94621  
 (415) 271-4320

II, III

Site ID # 180 Site Name Lloyd Wise Oldsmobile Today's Date 2/11/93

Site Address 10440 E, 14th St.

City Oakland Zip 94603 Phone 638-4000

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

This was supposed to be a removal of 2-500 gallon waste oil tanks, but there was actually 2-1000 gallon tanks; 1 contained waste oil and the other waste oil, antifreeze and sludge. Both tanks have several large holes in them and have to be pumped out. There was water in the pit. This will be pumped out by H+H Environmental Services Co. who also removed the tanks. The truck license # was 401997 and the manifest #s 92215252 and 92215249.

The first waste oil tank closest to the end of the building removal was approved by Gil Cody of OFD. The gas tech readings were 18% O<sub>2</sub> and 0% LEL. 3-55 gallon barrels of product were pumped out of this tank and this may have been the liquid that was found in the pit. One barrel was leaking on the sidewalk. The tank was wrapped in plastic then put on truck. There did not appear to be any soil contamination in the pit, stock pile soil, but there was some staining (dark) and petroleum <sup>solvent</sup> spots noted in the sampling areas.

The second tank removal was also approved by Gil Cody. The gas tech readings were 0% LEL and 19% O<sub>2</sub>. This tank still had about ~~1/3~~ <sup>some</sup> full of waste left in it and it

I.A. BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

I.B. ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(i)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- General
- 1. Permit Application 25284 (H&S)
  - 2. Pipeline Leak Detection 25292 (H&S)
  - 3. Records Maintenance 2712
  - 4. Release Report 2651
  - 5. Closure Plans 2670

- Monitoring for Existing Tanks
- 6. Method
    - 1) Monthly Test
    - 2) Daily Vadose
      - Semi-annual groundwater
      - One time soils
    - 3) Daily Vadose
      - One time soils
      - Annual tank test
    - 4) Monthly Groundwater
      - One time soils
    - 5) Daily Inventory
      - Annual tank testing
      - Cont pipe leak det
      - Vadose/groundwater mon.
    - 6) Daily Inventory
      - Annual tank testing
      - Cont pipe leak det
    - 7) Weekly Tank Gauge
      - Annual tank testing
    - 8) Annual Tank Testing
      - Daily Inventory
    - 9) Other \_\_\_\_\_

- 7. Precs Tank Test 2643
  - Date: \_\_\_\_\_
- 8. Inventory Rec. 2644
- 9. Soil Testing. 2646
- 10. Ground Water. 2647

- New Tanks
- 11. Monitor Plan 2632
  - 12. Access. Secure 2634
  - 13. Plans Submit 2711
    - Date: \_\_\_\_\_
  - 14. As Built 2635
    - Date: \_\_\_\_\_

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II, III

Contact: D. Githinak

Title: VP of

Signature: [Signature]

Inspector: Ron Owcarz

Signature: Ron Owcarz

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 yellow -facility  
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH  
 Hazardous Materials Inspection Form

80 Swan Way, #200  
 Oakland, CA 94621  
 (415) 271-4320

II, III

Site ID # 180 Site Name Lloyd Wise Oldsmobile Today's Date 2/11/93

Site Address 10440 E. 14th St.

City Oakland Zip 94603 Phone 6384000

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

leaked out ~~down~~ after being removed from the pit through several large holes in its bottom. This tank was put on plastic on the truck then pumped out by another H+H pumper truck License #402004 under manifest #92215256. The pumper truck also pumped out the barrels of waste. The barrels were also removed with the tanks. 2 soil samples were taken from each end of the tanks and 1 water (or product) sample taken under each tank. They are numbered as follows:

#9302-1 was soil sample taken from east end of tank #1  
 #9302-2 " " west " #1  
 #9302-3 " " east " #2  
 #9302-4 " " west " #2

All above soil samples were taken at about 8' below grade. #9302WS1 was water sample taken from east end of tank #1  
 #9302WS2 " " " " #2

The water samples were taken about 6' below grade. #9302-5 was soil stockpile fill material taken from NW corner of pit  
 #9302-6 " " " " NE "  
 #9302-7 " " " " SW "  
 #9302-8 " " " " SE "

pg. 2 of 2

II, III

A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stas. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OnSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

II. UNDERGROUND TANKS (Title 23)

- 1. Permit Application 25284 (H&S)
- 2. Pipeline Leak Detection 25292 (H&S)
- 3. Records Maintenance 2712
- 4. Release Report 2651
- 5. Closure Plans 2670

- 6. Method
  - 1) Monthly Test
  - 2) Daily Vadose  
Semi-annual groundwater  
One time soil
  - 3) Daily Vadose  
One time soil  
Annual tank test
  - 4) Monthly Gndwater  
One time soil
  - 5) Daily Inventory  
Annual tank testing  
Cont pipe leak det  
Vadose/gndwater mon.
  - 6) Daily Inventory  
Annual tank testing  
Cont pipe leak det
  - 7) Weekly Tank Gauge  
Annual tank testing
  - 8) Annual Tank Testing  
Daily inventory
  - 9) Other \_\_\_\_\_

- 7. Precis Tank Test 2643  
Date: \_\_\_\_\_
- 8. Inventory Rec. 2644
- 9. Soil Testing 2646
- 10. Ground Water. 2647

- 11. Monitor Plan 2632
- 12. Access. Secure 2634
- 13. Plans Submit 2711  
Date: \_\_\_\_\_
- 14. As Built 2635  
Date: \_\_\_\_\_

Contact: DG Thridge

Title: VP

Signature: [Signature]

Inspector: Ron Owcarsz

Signature: Ron Owcarsz

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 yellow -facility  
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200  
 Oakland, CA 94621  
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # 180 Site Name Lloyd Wise Oldsmobile Today's Date 2/11/93

Site Address 10440 E. 14th St.

City Oakland Zip 94603 Phone 638-4000

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

The soil stockpile was split in 2. The "good" soil was back-filled then sampled. Clean soil and gravel was put in over that pending the lab results due to it being under a sidewalk and stability problems between the building and the street. The "dirty" soil was stockpiled across the street. #9302-9 was soil stockpile sample taken from the west end of stockpile. #9302-10 " " " east "

The stockpile was covered with visqueen and set on visqueen. The samples were taken by Dave Guthridge of Gen Tech Environmental. They will be taken to Chromalab in San Ramon. Send copies of lab results with closure report to this department within 60 days. Several photographs were taken of this tank pull.

I.A. BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
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- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

I.B. ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OnSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- 1. Permit Application 25284 (H&S)
- 2. Pipeline Leak Detection 25292 (H&S)
- 3. Records Maintenance 2712
- 4. Release Report 2651
- 5. Closure Plans 2670
- 6. Method
  - 1) Monthly Test
  - 2) Daily Vadose
    - Semi-annual groundwater
    - One time soil
  - 3) Daily Vadose
    - One time soil
    - Annual tank test
  - 4) Monthly Groundwater
    - One time soil
  - 5) Daily Inventory
    - Annual tank testing
    - Cont pipe leak det
    - Vadose/gndwater mon.
  - 6) Daily Inventory
    - Annual tank testing
    - Cont pipe leak det
  - 7) Weekly Tank Gauge
    - Annual tank test
  - 8) Annual Tank Testing
    - Daily Inventory
  - 9) Other \_\_\_\_\_
- 7. Precs Tank Test 2643
  - Date: \_\_\_\_\_
- 8. Inventory Rec. 2644
- 9. Soil Testing 2646
- 10. Ground Water. 2647
- 11. Monitor Plan 2632
- 12. Access, Secure 2634
- 13. Plans Submit 2711
  - Date: \_\_\_\_\_
- 14. As Built 2635
  - Date: \_\_\_\_\_

General

Monitoring for Existing Tanks

New Tanks

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II, III

Contact: D Guthridge

Title: VP

Signature: [Signature]

Inspector: Ron Owens

Signature: Ron Owens

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ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH  
 Hazardous Materials Inspection Form

80 Swan Way, #200  
 Oakland, CA 94621  
 (415) 271-4320

II, III

Site ID # \_\_\_\_\_ Site Name Lloyd Wise Automobile Today's Date 1/25/90

Site Address 10440 E. 14th St  
 City Oakland Zip 94603 Phone 638 4810

MAX AMT stored > 500 lbs. 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

1 500 gallon waste oil tank  
 currently pumped once per month by  
 California Recycler

1 2000 gallon gasoline tank  
 suction pump  
 no record of tank gauging  
 meter records are kept

No tank tightness testing has been done on the tanks

To be in compliance with Calif. regs. they  
 1. need to perform inventory reconciliation  
 on a daily basis for the fuel tank  
 2. Have both tanks precision tested on an  
 annual basis

We will get back to Mr. Rich on frequency of  
 inventory reconciliation for fuel tank - will either

II, III

LA BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stas. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- 1. Permit Application 25284 (H&S)
- 2. Pipeline Leak Detection 25292 (H&S)
- 3. Records Maintenance 2712
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- 5. Closure Plans 2670
- 6. Method
  - 1) Monthly Test
  - 2) Daily Vadose  
 Semi-annual groundwater  
 One time soil
  - 3) Daily Vadose  
 One time soil  
 Annual tank test
  - 4) Monthly Groundwater  
 One time soil
  - 5) Daily Inventory  
 Annual tank testing  
 Cont pipe leak det  
 Vadose/groundwater mon.
  - 6) Daily Inventory  
 Annual tank testing  
 Cont pipe leak det
  - 7) Weekly Tank Gauge  
 Annual tank testing
  - 8) Annual Tank Testing  
 Daily Inventory
  - 9) Other \_\_\_\_\_
- 7. Precs Tank Test 2643  
 Date: \_\_\_\_\_
- 8. Inventory Rec. 2644
- 9. Soil Testing 2646
- 10. Ground Water. 2647

- 11. Monitor Plan 2632
- 12. Access. Secure 2634
- 13. Plans Submit 2711  
 Date: \_\_\_\_\_
- 14. As Built 2635  
 Date: \_\_\_\_\_

L. A. Rich Jr.

Contact: [Signature]

Title: Photo Scan

Signature: [Signature]

Inspector: Cynthia Chapman

Signature: \_\_\_\_\_



**APPENDIX F**  
**SITE PHOTOGRAPHS**





1. Automobile dealership at 10500 - 10550 East 14<sup>th</sup> Street (view across East 14<sup>th</sup> Street).



2. Maintenance shop for Lloyd Wise at 1424 105<sup>th</sup> Avenue.





3. Oil/water separator at Lloyd Wise maintenance shop (1424 105<sup>th</sup> Avenue).



4. Empty AST outside Lloyd Wise service building (10550 East 14<sup>th</sup> Street).



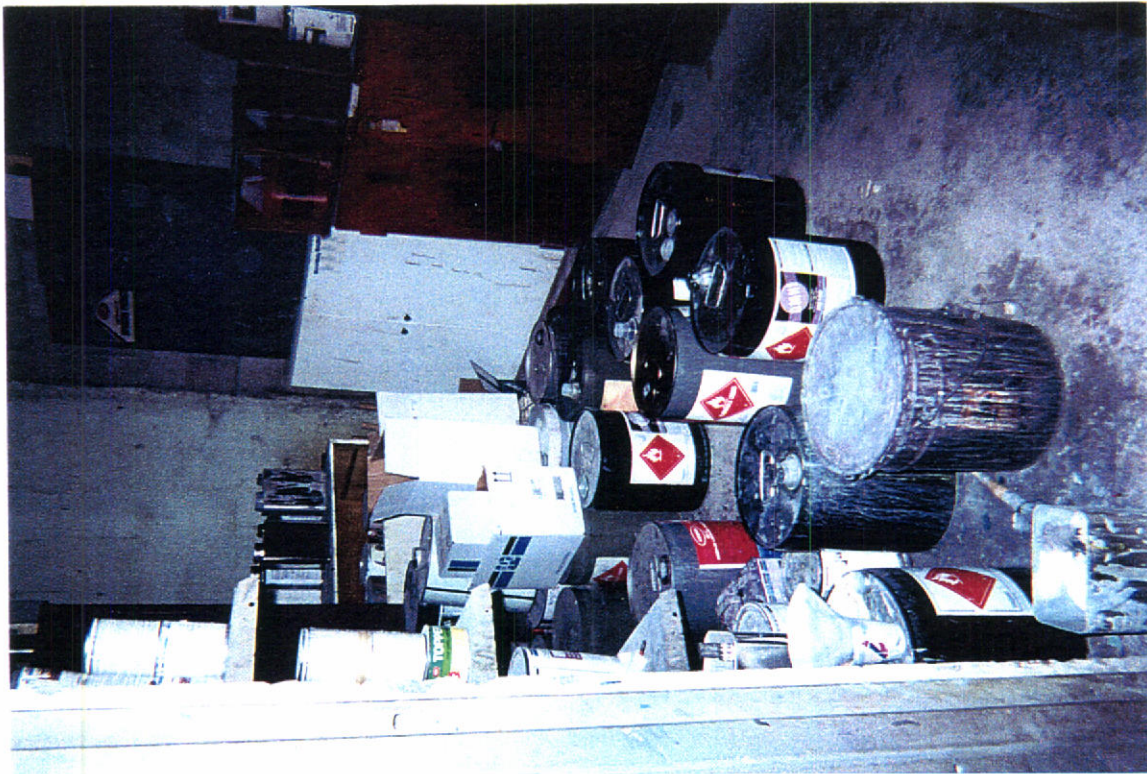


5. Drums of new thinner and waste paints/thinners at Bill & Bill's (1500 105<sup>th</sup> Avenue).



6. Vehicle parking lot for Ward's Custom Paints (1536 105<sup>th</sup> Avenue).





7. Drums of thinner and paints at Ward's Custom Paints (1544 105<sup>th</sup> Avenue).



8. Spray paint booth at Ward's Custom Paints.





9. Chevron Tow yard (1560/1570 105<sup>th</sup> Avenue).



10. A/C Transit Parcel (northeast end of 105<sup>th</sup> Avenue).

**APPENDIX G**  
**ENVIRONMENTAL ASSESSOR'S QUALIFICATION FORM**

# ENVIRONMENTAL ASSESSOR'S QUALIFICATION FORM

DATE: October 25, 2000

## A. THE ENVIRONMENTAL ASSESSOR

1. Name of Firm: ENSR
2. Name/Title of Senior Member: Lita D. Freeman, R.E.A.II, Senior Project Manager, Alameda, California
3. California Registration Number: REA II-20106
4. Other DBA's (Doing Business As) used over the last ten years and the names of firms in which the firm's principals have been involved during the same time: ENSR acquired Fugro's environmental group, nationwide, in February, 1997; Fugro also had acquired Aegis in February, 1995, which had been doing business since 1989. ENSR's Sacramento office is a former Fugro office; ENSR itself has been in business for over 30 years.
5. If the firm or any of the DBAs, or any of the firm's principals have filed for bankruptcy protection over the past ten years, please provide information regarding such proceedings. N/A
6. Has firm been involved in any litigation within the past ten years? If yes please identify with whom and provide an explanation ENSR has been involved in litigation over the last 10 years, however, the active litigation that we are involved in is not material to the operations of the company.
7. Firm's Main Business Office Address: ENSR is headquartered in Acton, Massachusetts (35 Nagog Park, Acton, Massachusetts 01720-3423). We also have two local offices in Alameda (1420 Harbor Bay Parkway, Suite 160, Alameda, CA 94502) and Sacramento (10324 Placer Lane, Suite 200, Sacramento, CA 95827).
8. Residence Address: Lita D. Freeman, PO Box 11504, Pleasanton, CA 94588.
9. Business Phone Number: Alameda office (510-748-6700); Sacramento office (916-362-7100). Business FAX Number: Alameda office (510-748-6799); Sacramento office (916-362-8100). E-mail: lfreeman@ensr.com
10. Type of Firm: Individual  Partnership  Corporation  Joint Venture

## ENVIRONMENTAL ASSESSOR'S QUALIFICATION FORM (cont.)

11. Date Office Established: ENSR celebrated our 30 year anniversary in 1999. ENSR has over 2000 employees worldwide in over 40 offices, five of which are in California: Alameda, Sacramento, Camarillo, Irvine and Glendale. Our Alameda office has been operating since 1985; Sacramento 1989 (as Aegis 1989-1995, Fugro 1995-1997, and ENSR 1997-1999).
12. Total number of similar projects completed by this firm in California: ENSR's Alameda office is one of the largest producers of Preliminary Environmental Assessments (Phase I's) and Environmental Audits, in the San Francisco Bay Area, having conducted literally thousands of property assessments over the last 15 years.
- Specifically for new school sites, ENSR has prepared Phase I ESAs and/or PEAs for approximately 30 school sites. We have also conducted an Initial Study (IS) for a school site in Southern California.
13. Total number of projects in progress by this office at this time: ENSR is currently working on numerous projects, 20 of which are new school site Phase I ESAs and PEAs. The remaining projects are subsurface investigations, underground tank removal and site closure, remediation systems operation & maintenance (O&M), quarterly sampling and reporting, remedial investigation/feasibility studies (RI/FS), storm water and NPDES permitting for various sites to include aquatic studies, litigation support, and cost recovery.
14. Number of current projects on schedule: The projects cited above are all on schedule, some only requiring work on a biweekly or on a quarterly basis.
15. Largest project in the last five years: ENSR-Alameda's largest projects would be KEERA, at \$2 million total, which involved building asbestos renovation oversight in Oakland, Ca; MI at \$ 1 million/year, which involved site assessments through remediation; GE Capital at \$100 k /year and Citicorp at \$ 200 k /year, which consist of due diligence, assessments and audits.

ENSR-Sacramento's largest project over the last five years would be Boeing in Ranch Cordova, CA., which is approximately \$ 1 million/year, and involves subsurface investigation and remediation of solvents and perchlorate, regulatory liaison with DTSC and Region Water Quality Control Board (RWQCB); U.S. Postal Service at \$350,000/1998-1999, which involved UST removals, upgrades, construction and health & safety oversight and regulatory liaison; Norcal, at approximately \$ 200k/year, involving UST removals, regulatory liaison and site closures in San Francisco Bay Area, Stockton, and South Bay; and Burbank-Glendale-Pasadena Airport Authority, at \$400k/ 1998-1999 ( \$80K specifically for Sacramento office), which consisted of site investigation of former adjacent Lockheed 130 acre facility, file search, cost recovery, litigation support and expert witness services.

**ENVIRONMENTAL ASSESSOR'S QUALIFICATION FORM (cont.)**

**16. List types of services offered (related to new school siting):**

- Phase I Environmental Site Assessments;
- Preliminary Endangerment Assessments;
- Field Sampling and Laboratory Analysis;
- Environmental Screening of Potential Sites;
- Risk Assessment, Subsurface Investigation and Remediation;
- Public Participation Requirements; and
- DTSC Negotiation and Approval.

**16. Attach list of all the public entities for whom you have performed work within the last three years (include contact names and phone numbers of those who can attest to your technical and administrative skills):**

- Mr. Dan Fager, P.E.  
Director Engineering and Planning  
Burbank-Glendale-Pasadena Airport Authority  
2627 Hollywood Way  
Burbank, Ca 91505  
Telephone (818) 840-9456

**ENSR School References:**

- Mr. Stan Dobbs  
East Side Union High School District  
830 North Capitol Avenue  
San Jose, CA 95133  
Telephone (408) 347-5110
- Mr. Gregory Roberts  
Business Office  
Placer Union High School District  
13000 New Airport Drive  
Auburn, CA 95603  
Telephone (530) 886-4460

## ENVIRONMENTAL ASSESSOR'S QUALIFICATION FORM (cont.)

- Ms. Beth Brose  
Project Manager  
Natomas Unified School District  
1515 Sports Drive  
Sacramento, CA 95834  
Telephone: (916) 641-3146
- Dr. Bob McLaughlin  
District Superintendent  
Santa Rita Union School District  
57 Russell Road  
Salinas, CA 93906  
Telephone (831) 443-7200
- Mr. Ed Costa  
Superintendent  
Golden Valley Unified School District  
37144 Avenue 12, Suite 103  
Madera, CA 93638  
Telephone: 559-645-7500
- Mr. Adolph Wirth  
Superintendent  
Fairfax School District  
1500 South Fairfax Road  
Bakersfield, CA 93307  
Telephone: 661-366-7221
- Mr. Tom Gallagos  
Assistant Superintendent, District Operations  
Sacramento City Unified School District  
425 First Avenue  
Sacramento, CA 95818  
Telephone: 916-264-4091
- Dr. Gary Mekeel  
District Superintendent  
Burton School District  
264 North Westwood Street  
Porterville, CA 93257-2542  
Telephone: 559-781-8020





## ENVIRONMENTAL ASSESSOR'S QUALIFICATION FORM (cont.)

- Mr. Eric Smith  
Deputy Superintendent  
San Luis Obispo County Office of Education  
P.O. Box 8105  
San Luis Obispo, CA 93403-8105  
Telephone: 805-782-7211
- Mr. John Stankovich  
Director  
Kings County Office of Education  
1144 West Lacey Blvd  
Hanford, CA 93230  
Telephone: 559-584-1441
- Dr. Joe Lee  
Superintendent  
West Fresno School District  
2888 S. Ivy Avenue  
Fresno, CA 93706  
Telephone: 559-485-2272
- Mr. Louis J. Cunningham  
Director, Facilities and Safety  
Oxnard Union High  
309 South K Street  
Oxnard, CA 93030  
Telephone (805) 385-2562
- Mr. Salvador Godoy, A.I.A.  
Rio School District  
3300 Cortez Street  
Oxnard, CA 93030  
Telephone (805) 485-3111
- Mr. Robert Lundskog  
Oxnard School District  
Operations Service Center  
1055 South C Street  
Oxnard, CA 93030  
Telephone (805) 486-4435
- Dr. Charles A. Bossler  
Los Angeles Harbor College  
1111 Figueroa  
Wilmington, CA 90744  
Telephone (310) 522-8313

**ENVIRONMENTAL ASSESSOR'S QUALIFICATION FORM (cont.)**

**B. THE OFFICE**

1. Number of employees in firm's office: Alameda (16); Sacramento (12)
2. Maximum staff employed at any one time/date: Sacramento (15); Alameda (20).  
June 1999
3. Of present employees (Sacramento & Alameda Offices) how many are:
  - Environmental Assessors with REA II Certificates: two (2)
  - Engineers: six (6)
  - Clerical: five (5)

**Other Technical Expertise (and Describe):**

<b>Sacramento Office:</b>	
Engineers	3
Geologist	3
Hydrogeologists	2
Toxicologist	1
Scientist	1
Field Supervisor	1
Cad Operator	1

<b>Alameda Office:</b>	
Engineers	3
Chemists	4
Scientist	3
Regulatory	1
Safety	1

4. How many staff members will be assigned to our projects:  
Administrative: 2  
Technical: 4

**ENVIRONMENTAL ASSESSOR'S QUALIFICATION FORM (cont.)**

**C. ENVIRONMENTAL ASSESSORS' EXPERIENCE**

**(Attach resumes of technical staff associated with our work)**

**1. Educational Preparation: - School, Degrees, Certifications**

- University of Nevada - Reno. B.S. in Geological Engineering

**2. Number of years practicing environmental assessments:**

- 13 years (1988-2000)

**3. Describe experience with DTSC and success rate of having assessments/work plans approved after first submission**

- East Side Union High School District-ENSR successfully negotiated with DTSC a PEA that resulted in a "No Further Action Letter" after first submission;
- Oxnard Union High School-ENSR successfully negotiated with DTSC a PEA which was expedited and completed in three weeks, facilitating funding and construction without delay;
- Rio School District- Negotiated with DTSC a reasonable scope of work; conducted data evaluation in PEA format; and negotiated provisional DTSC certification, resulting in CDE funding proceeding with no construction delays;
- Santa Rita School District, Burton School District and Golden Valley School District, successfully negotiated PEA scope of work, and workplans were approved on first submittal. For Golden Valley School District, successfully negotiated reduced sampling program.

**D. ASSOCIATES/SUBCONTRACTORS**

1. **Attach List of subcontractors/associates/consultants and include the following information:**

a. **What projects have they completed in California:** Not applicable (N/A): ENSR's staff are capable of completing all tasks for Environmental Site Assessments (ESAs), other than Environmental Data Resources (EDR), which typically does our computer regulatory file search; Pacific Aerial Surveys (or similar company) who holds the aerial photographs we review.

For Preliminary Endangerment Assessments (PEA), ENSR would most likely require a subcontracted laboratory to analyze any soil samples we collect; and, possibly a drilling company, if deep soil and/or groundwater sampling was required.

b. **What is their current work load :** N/A

c. **Are current projects on schedule?** Aerial photo services, county record searches, and drilling can be delayed depending on backlog of others utilizing their services also.

d. **Describe their experience with DTSC:** N/A

e. **Do your subcontractors have professional and environmental liability insurance?** Yes

2. **Are subcontractor's activities competitively bid?** Drillers and laboratory services are competitively bid.

3. **Is the consultant familiar with pertinent state and federal laws?** Yes, and we have several regulatory experts on staff.

## ENVIRONMENTAL ASSESSOR'S QUALIFICATION FORM (cont.)

### E. FINANCIAL REFERENCES

#### Trade References

- Northeast Data Processing (NDPS)  
80 Brick Kiln Road  
Chelmsford, MA 01824  
Ms. Sherry Zigeant  
(978) 452-4788
- N.E. Office Supply  
90 Cambridge Street  
Charlestown, MA 02129  
Mr. David Harris  
(617) 242-8800  
Acctount: 17487
- Ekto Manufacturing Corporation  
P.O. Box 449  
Sanford, ME 04073  
(207) 324-4427
- Thermo Environmental Instruments  
8 West Forge Parkway  
Franklin, MA 02038  
(978) 520-0430

#### Bank References

- PNC Bank  
Two Tower Center, 16th Floor  
East Brunswick, NJ 08816  
Ms. Janet Salkoskas  
(908) 220-3204 (Phone)  
(908) 220-3284 (Fax) or  
Mr. Stephen Jarossy  
(201) 881-5058 (Phone)  
(210) 881-5234 (Fax)

Account : 8102685983

Estimated annual income ENSR – Alameda, Sacramento - \$300,000 +  
ENSR – Nationwide - \$6 million +

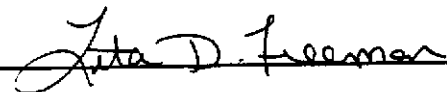
**ENVIRONMENTAL ASSESSOR'S QUALIFICATION FORM (cont.)**

**F. INDEMNITIES AND AVAILABLE INSURANCE, (e.g., errors and omissions, sudden accidental, workman's compensation, etc.).**

Address: Frenkel & Co., Inc.  
2 World Trade Center  
New York, N.Y. 10048-3599  
(see attached)

**I. SIGNATURE**

The above information is submitted as a summary of the Environmental Assessor's qualification for work in the Oakland Unified School District.

  
\_\_\_\_\_

Title: 10-25-00



AL, Florence  
(256) 767-1210  
AK, Anchorage  
(907) 561-5700  
AK, Fairbanks  
(907) 452-5700  
CA, Alameda  
(510) 748-6700  
CA, Camarillo  
(805) 388-3775  
CA, Glendale  
(818) 546-2090  
CA, Irvine  
(949) 752-0403  
CA, Sacramento  
(916) 362-7100  
CO, Ft. Collins  
(970) 493-8878  
Ft. Collins Tox Lab  
(970) 416-0916  
CT, Stamford  
(203) 323-6620  
GA, Norcross  
(770) 209-7167  
GA, Savannah  
(912) 898-0015  
IL, Chicago  
(630) 836-1700  
LA, Lafayette  
(318) 896-2430  
ME, Portland  
(207) 773-9501  
MD, Columbia  
(410) 884-9280  
MA, Acton  
(978) 635-9500  
MA, Buzzards Bay  
(508) 888-3900

MA, Northborough  
(508) 393-8558  
MA, Woods Hole  
(508) 457-7900  
MN, Minneapolis  
(612) 924-0117  
MO, Ballwin  
(636) 386-3020  
NJ, Piscataway  
(732) 457-0500  
NY, Albany  
(518) 453-6444  
NY, Metro Area  
(914) 347-4990  
NY, Rochester  
(716) 381-2210  
NY, Syracuse  
(315) 432-0506  
NC, Raleigh  
(919) 571-0669  
OH, Cincinnati  
(513) 985-9186  
OR, Portland  
(503) 224-7338  
PA, Langhorne  
(215) 757-4900  
PA, Philadelphia  
(610) 834-7288  
PA, Pittsburgh  
(412) 261-2910  
PR, Rio Piedras  
(787) 753-9509  
SC, Columbia  
(803) 216-0003  
TX, Austin  
(512) 336-2426  
TX, Dallas  
(972) 960-6855

TX, Houston  
(713) 520-9900  
TX, San Antonio  
(210) 590-8393  
WA, Redmond  
(425) 881-7700

**ENSR  
International**  
Acton, MA  
(978) 266-4232  
Bolivia  
Brazil  
Canada  
Czech Republic  
Ecuador  
France  
Germany  
Greece  
Italy  
Malaysia  
Mexico  
Spain  
Turkey  
United Kingdom  
Venezuela

**Internet**  
[www.ensr.com](http://www.ensr.com)