

**RECEIVED**

By Alameda County Environmental Health 2:59 pm, Apr 26, 2017

Mr. Keith Nowell  
Alameda County LOP  
1131 Harbor Bay Parkway  
Alameda, California 94502

Subject:

**Property Foundation Survey**

Former BP Service Station No. 11132  
3201 35th Avenue  
Oakland, California 94619  
*Alameda County Local Oversight Program Case # RO0000014*  
*SFB-RWQCB Case #01-0227*

Arcadis U.S., Inc.  
1728 3rd Avenue North  
Suite 300  
Birmingham  
Alabama 35203  
Tel 205 930 5700  
Fax 205 930 5707  
[www.arcadis.com](http://www.arcadis.com)

Dear Mr. Nowell:

Arcadis U.S., Inc. (Arcadis) has prepared this *Property Foundation Survey* to document the results of a foundation survey completed south of the site property located at the former Atlantic Richfield Company (ARCO) Service Station #11132, located at 3201 35th Avenue in Oakland, California.

If you have any questions or comments regarding the contents of this report, please contact Megan Smoley at 626.590.1502 or by e-mail at [Megan.Smoley@arcadis.com](mailto:Megan.Smoley@arcadis.com).

"I declare that to the best of my knowledge at the present time, that the information and/or recommendations contained in the attached document are true and correct."

Sincerely,

Arcadis U.S., Inc.



Megan Smoley, P.G. No. 8614  
Certified Project Manager



ENVIRONMENT

Date:  
April 24, 2017

Contact:  
Megan Smoley

Phone:  
626.590.1502

Email:  
[Megan.Smoley@arcadis.com](mailto:Megan.Smoley@arcadis.com)

Our ref:  
GP09BPNA.C112.C0000

Copies:

Ms. Shelby Lathrop, Conoco Phillips, 76 Broadway, Sacramento, California 95818

Mr. Keith Nowell  
Hazardous Materials Specialist  
Alameda County Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, California 94502

Subject:

**Property Foundation Survey**

Former BP Service Station No. 11132  
3201 35<sup>th</sup> Avenue  
Oakland, California 94619  
*Alameda County Local Oversight Program Case # RO0000014*  
*SFB-RWQCB Case #01-0227*

Dear Mr. Nowell:

Arcadis U.S., Inc. (Arcadis) on behalf of British Petroleum (BP) has prepared this property foundation survey for the Former BP Service Station No. 11132, located at 3201 35<sup>th</sup> Avenue in Oakland, California (the Site, Figures 1 and 2). Alameda County Department of Environmental Health (ACDEH) requested the survey results as part of site investigation activities regarding the vapor intrusion pathway (Attachment 1). Survey results were obtained by attempts to contact the property owner directly via mail, and by observations conducted by Arcadis field staff, which included interaction with tenants/property owners. A summary of the results is presented on Figure 2. Property survey mailers returned to Arcadis are included as Attachment 2 and notes from Arcadis field staff are included as Attachment 3.

Results indicate that the deepest continuously occupied space downgradient of the Site is located at 3518 Mangels Avenue, where the first floor was observed by Arcadis field staff to extend approximately 3 to 4 feet below ground surface (bgs). In addition, the first floor at 3517 Suter Street also extends approximately 1 foot bgs. All other properties in the survey either contained a crawl space, evidence of a crawl space (vents present at the ground surface), or no evidence of a crawl space or first floor that extends below ground surface.

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ENVIRONMENT

Date:  
April 24, 2017

Contact:  
Megan Smoley

Phone:  
626.590.1502

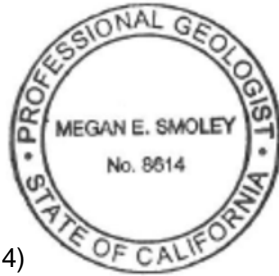
Email:  
[Megan.Smoley@arcadis.com](mailto:Megan.Smoley@arcadis.com)

Our ref:  
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If you have any questions please contact Megan Smoley by telephone at 626.590.1502 or by email at [Megan.Smoley@arcadis.com](mailto:Megan.Smoley@arcadis.com).

Sincerely,

Arcadis U.S., Inc.



Megan Smoley, P.G. (No. 8614)  
Senior Geologist/Certified Project Manager

Copies:  
GeoTracker uploads

Enclosures:

### Figures

- 1 Site Location Map
- 2 Site Plan Showing Property Survey Results

### Attachments

- 1 ACDEH Correspondence
- 2 Results of Property Survey
- 3 Arcadis Field Survey

# FIGURES

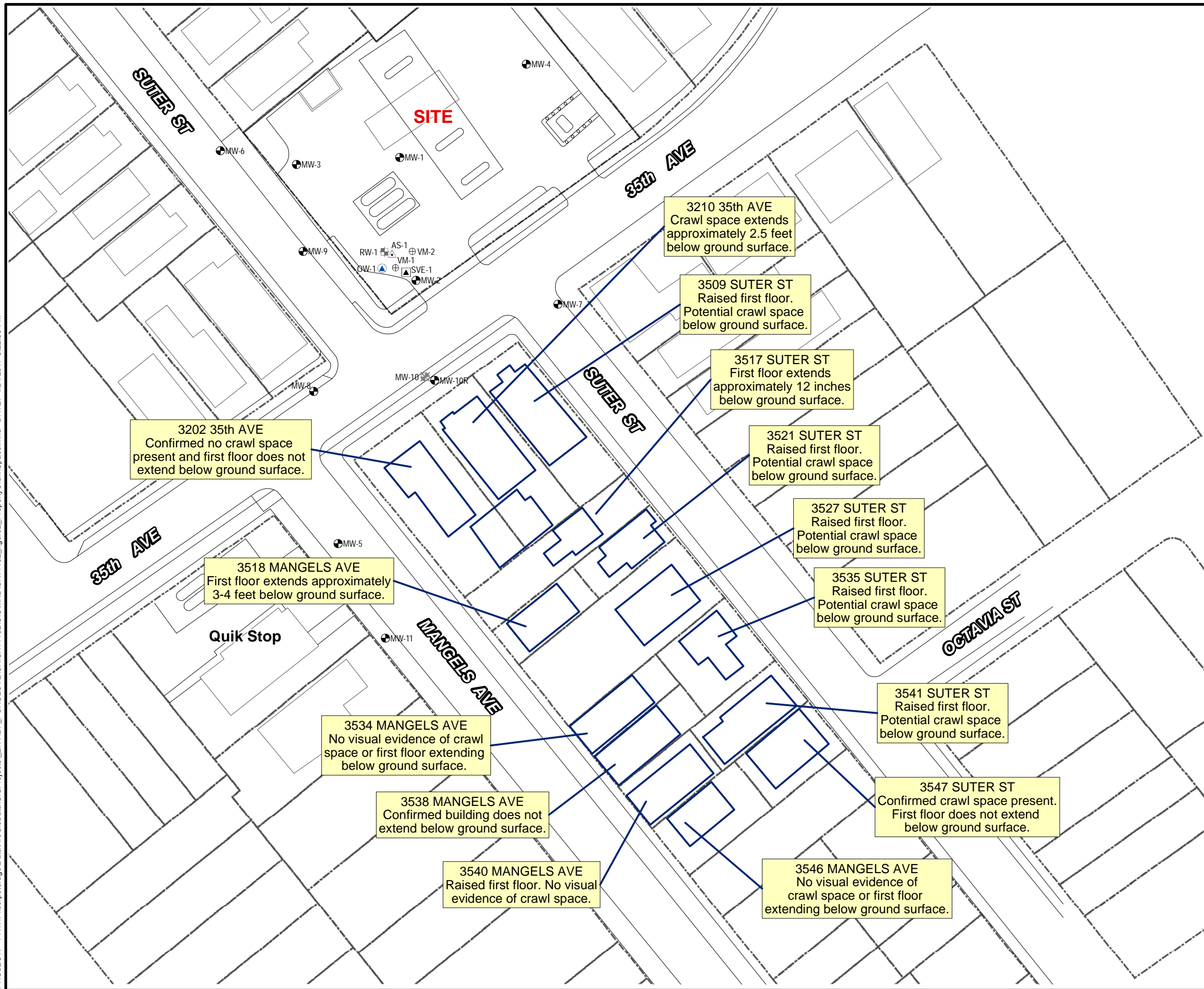








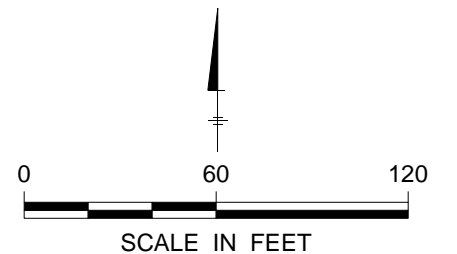
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**LEGEND:**

- PROPERTY BOUNDARIES
- BUILDING FOOTPRINT
- GROUNDWATER MONITORING WELL
- GROUNDWATER RECOVERY WELL
- OBSERVATION WELL
- SOIL VAPOR EXTRACTION WELL
- SOIL VAPOR MONITORING WELL
- AIR SPARGE WELL
- ABANDONED MONITORING WELL

NOTES:  
 1. PARCEL DATA BOUNDARIES FROM ALAMEDA COUNTY WEBB SERVER  
<https://www.acgov.org/government/geospatial.htm>



FORMER BP SERVICE STATION #11132  
 3201 35TH AVENUE  
 OAKLAND, CALIFORNIA

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**RESULTS OF PROPERTY SURVEY**

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**ARCADIS** Design & Consultancy for natural and built assets

FIGURE 2

# ATTACHMENT 1

ACDEH Correspondence



2/27/17 Phone Log- RO14 – BP #11132, 3201 35<sup>th</sup> Ave., Oakland

Duration: Approximately 10 minutes

Received a call from Megan Smoley of Arcadis. She called to say they have performed a mailing for nearby properties regarding foundation types and have received one response. I asked if they had performed a windshield survey to ascertain if the residences were on raised foundations. Ms. Smoley said they have not.

Ms. Smoley inquired if I was about to issue a letter regarding well installation. I indicated that I recalled a soil gas investigation was the next step- this was why the foundation survey was important to proceed. I said I would review my case notes and follow up with a correspondence.

Keith Nowell



# ATTACHMENT 2

Results of Property Survey



**Property Information**

Street Address: ~~3210 West Street~~ <sup>35TH AVE.</sup> Oakland APN: 32-203-006-000

Name of property owner (and your name of tenant if applicable):

BETTY P. EAGLETON

Owner address:

3210 35TH AVE, OAKLAND, CA 94619

Does the property have a basement? Yes or No

A Crawl Space? Yes or No

If **YES** to either question, what is the approximate height of the basement or crawl space?

2.5 FT.

**Property Information**

Street Address: 3517 Suter St., Oakland

APN: 32-2030-62

Name of property owner (and your name of tenant if applicable):

ELIZABETH TITOMASKY, TRUSTEE

Owner address:

5680 CABOT DRIVE, OAKLAND, CA 94611

Does the property have a *basement*? Yes or No SEE BELOW

A *Crawl Space*? Yes or No

If **YES** to either question, what is the approximate height of the basement or crawl space?

If the basement or crawl space is partially above ground, what is the approximate height that extends below the ground surface?

THIS IS A TWO-STORY STRUCTURE.

THE GROUND FLOOR IS APPROXIMATELY  
12-INCHES BELOW GRADE.

RANDAL L. TITOMASKY (OCCUPANT)

15 NOV 2016

# ATTACHMENT 3

Arcadis Field Survey





1) 3509 Suter Street / 3214 Suter St.

- Nothing to suggest property extends below ground surface
- Potentially a crawl space below first floor \* First floor @ ~3'
  - ↳ Vents present (Photo)
- Water Meter leading to property
- Overhead Power/Comm. @ ~20' overhead
- City of Oakland Electric Vault in sidewalk on corner in front of prop.
- Sewer Cleanout in sidewalk

2) 3202 35<sup>th</sup> Avenue

- Spoke w/ Property tenant/owner & she said there was no basement or unit b.g.s.
- No crawlspace evidence such as vents observed.
- Water meter in sidewalk
- Overhead Power/Comm @ ~20'
- Sewer cleanout in sidewalk
- First floor @ ground surface

3) 3521 Suter Street

- ~~Nothing~~ (C) No evidence prop. extends b.g.s.
- Potentially crawlspace
  - ↳ Vents present
- Water meter
- Overhead Power/Comm. @ ~20'
- Sewer cleanout in sidewalk
- First floor @ ~3'

4) 3518 Mangels Avenue

- Lower Unit in building appears to extend potentially 3-6 ft. below ground surface.
  - ↳ Can see inside thru windows into room. An outside door leads to the unit.
- Spoke w/ Property owner/Tenant on 2<sup>nd</sup> walk-by. Property extends b.g.s. to 3-4' bgs (looked inside). Same property owner had reported that the 3517 Suter St. Property extends 12" bgs. He said that property likely extends to more like 14" bgs.
  - ↳ The house was originally a 1-story, but additional lower unit was installed years ago.
- Same utilities - SAA

5) 3527 Suter Street

- Crawlspace vents observed on google street view. Vents extend down to ground surface. - Confirmed.
- No evidence prop. extends b.g.s.
- First floor @ ~4.5'

6) 3534 Mangrels Avenue

- No evidence prop. extends b.g.s.
- No evidence of a crawlspace observed.
- Lower unit / Garage may have low ceilings or extend slightly b.g.s.
- First floor @ ground surface.

7) 3535 Suter Street

- No evidence prop. extends b.g.s.
- Crawlspace vents observed.

• First floor @ ~3.5'

8) 3538 Mangrels Avenue

- Spoke w/Tenant / Prop. owner — he said the prop. does not extend b.g.s.
- No evidence of a crawlspace observed.
- Lower unit / Garage may have low ceilings ~~or extend slightly b.g.s.~~ (C)
- First floor @ ground surface

9) 3541 Suter Street

- Crawlspace vents observed on google street view. Vents extend down to ground surface. - Confirmed
- No evidence ~~of a crawlspace~~ (C) the prop. extends b.g.s.
- First Floor @ ~2'

\* All houses have overhead Power/Comm @ ~20',  
\* Water meter & Sewer in sidewalk

10) 3540 Mangrels Avenue

- No evidence prop. extends b.g.s.
- No evidence of a crawlspace, however first floor is raised off ground surface by ~2 ft. Appear to be on foundation
- First floor @ ~2'

11) 3547 Suter Street

- There appears to be a basement/first floor that either has very low ceilings or extends below ground surface (gathered from google street view)
- ↳ Spoke with Property Owner/Tenant, he said that there is a crawlspace, but the floor does not go below ground surface
- First Floor @ ground surface

12) 3546 Mangrels Avenue

- No Evidence of a crawlspace or that Property Extends b.g.s.
- ~~• No Evidence of a crawlspace, however first floor is raised off ground surface by ~2 ft. Appear to be on foundation. (C)~~
- Lower floor/Unit appears to have low ceilings, could extend slightly b.g.s.
- First Floor @ ground surface

Additional Notes: Suter St. Utilities: - PGE gas line ~5' off curb in the south bound (4" GM) lane of Suter. Appears to be marked as a 4" Gas Main

<p>Mangrels Ave Utilities: -</p> <ul style="list-style-type: none"> <li>- PGE gas line ~4' off of Southbound lane on Mangrels. Marked as 2"</li> <li>- Abundant Linear Asphalt repair along Mangrels Ave (unmarked)</li> </ul>	<ul style="list-style-type: none"> <li>- Water Main ~5' off curb in the northbound lane on Suter</li> <li>- AT&amp;T underground Cable boxes in front of 3509 Suter.</li> <li>- unknown vault in center of Rd. in front of 3509 Suter</li> </ul>
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Responses gathered from the following property owners via mail:

- 3210 35<sup>th</sup> Ave - Heard back from owner, property extends 2.5 feet below grade
- 3517 Suter Street - Heard back from owner, property extends 12" below grade

\*\*\*\*\* Number correlates to numbered property of concern on map\*\*\*\*\*

\* All houses have overhead power @ ~20' overhead, Water Meter & Sewer in Sidewalk

STATE WATER RESOURCES CONTROL BOARD  
**GEOTRACKER ESI**

## UPLOADING A GEO\_REPORT FILE

**SUCCESS**

Your GEO\_REPORT file has been successfully submitted!

<b><u>Submittal Type:</u></b>	<b>GEO_REPORT</b>
<b><u>Report Title:</u></b>	<b>Property Foundation Survey 042417</b>
<b><u>Report Type:</u></b>	<b>Special Studies and Investigations</b>
<b><u>Report Date:</u></b>	<b>4/24/2017</b>
<b><u>Facility Global ID:</u></b>	<b>T0600100213</b>
<b><u>Facility Name:</u></b>	<b>BP #11132</b>
<b><u>File Name:</u></b>	<b>CA 11132 170424 BP Foundation Survey.pdf</b>
<b><u>Organization Name:</u></b>	<b>ARCADIS</b>
<b><u>Username:</u></b>	<b>ARCADISBP</b>
<b><u>IP Address:</u></b>	<b>199.19.248.47</b>
<b><u>Submittal Date/Time:</u></b>	<b>4/24/2017 2:29:00 PM</b>
<b><u>Confirmation Number:</u></b>	<b>7448478400</b>

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