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Alameda County
Environmental Health

Phase I
Environmental Site Assessment
of
3744 Depot Road
Hayward, California

Performed For:

Mr. Eric Freeberg
River Bend Properties
P. O. Box 9440
Rancho Santa Fe, CA 92067-4440

Prepared By:

PIERS Environmental Services, Inc.
1330 S. Bascom Avenue, Suite F
San Jose, CA 95128

August, 2000
Project: 00214



PIERS



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August 18, 2000

Mr. Eric Freeberg
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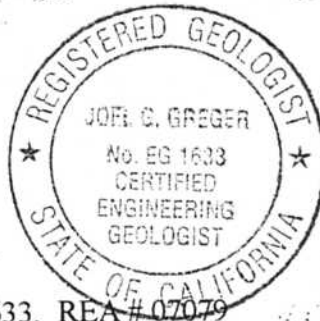
RE: Phase I Environmental Site Assessment
3744 Depot Road
Hayward, California


Dear Mr. Freeberg:

PIERS Environmental Services, Inc. is pleased to provide you with the attached Phase I Environmental Site Assessment for the above referenced property. The work performed for this project included an ASTM site reconnaissance, interviews, and research of: regulatory agency files; aerial photographs; historical maps; and a review of the regulatory environmental database listings for the Property and surrounding area.

If you have any questions regarding this report, please do not hesitate to contact our office. It has been a pleasure working with you on this project and we look forward to working with River Bend Properties again in the near future.

Sincerely,
PIERS Environmental Services, Inc.




Joel G. Greger, CEG # EG1633, REA # 07079
Senior Project Manager

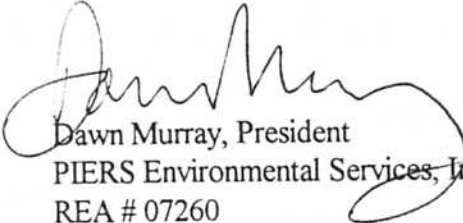

Dawn Murray, President
PIERS Environmental Services, Inc.
REA # 07260

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ATTACHMENTS

Attachment A - Parcel Description
Attachment B - VISTA Database Report
Attachment C - Property Photographs
Attachment D - PIERS Preliminary Site Assessment Checklist and Interview Form

FIGURES

Figure 1 - Property Vicinity Map
Figure 2 - Adjacent Parcels Map
Figure 3 - Property Site Plan

INTRODUCTION

PIERS Environmental Services, Inc. (PIERS) has completed a Phase I Environmental Site Assessment of the property located at 3744 Depot Road in Hayward, California (cited hereafter as the Property).

Purpose

The purpose of this investigation was to determine potential environmental liabilities associated with the current and past uses of the Property, adjacent parcels, and nearby sites.

Involved Parties

PIERS was retained by Mr. Eric Freeberg of River Bend Properties to conduct this Phase I Environmental Site Assessment for the said Property.

This Phase I Environmental Site Assessment (ESA) has been prepared for the exclusive use of River Bend Properties and/or its agents. PIERS will distribute any information regarding this assessment and report only upon the request of River Bend Properties and/or its agents.

Scope of Work Performed

The Scope of Services for the performance of this Phase I ESA included the following tasks:

- Visual reconnaissance of the Property to evaluate current on-site activities and past uses.
- Research and review of selected geologic and hydrologic information for the Property area.
- Review of selected historic documentation of the Property to determine what activities have occurred at the subject site since the Property's first developed use or since 1940 (whichever is earlier).
- General visual survey of the current uses of the immediately adjacent sites.
- Review of reasonably ascertainable local regulatory files concerning chemical use and storage at the Property.

- Acquisition of a computerized review of federal, state, and local publications to identify National Priority List (NPL); Resource Conservation and Recovery Act (RCRA); United States Environmental Protection Agency (EPA), Region 9, Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); RCRA Treatment, Storage and Disposal (TSD); and Emergency Response Notification System (ERNS) sites located within close proximity to the Property as well as landfills, Leaking Underground Storage Tanks (LUST) sites and registered underground storage tank (UST) sites.
- Review of reports concerning on-going investigations at nearby agency-listed sites.
- Preparation of this report in general accordance with the document entitled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments Process* (The American Society for Testing and Materials [ASTM], E 1527-97).

1.0 GENERAL PROPERTY CHARACTERISTICS & ENVIRONMENTAL SETTING

1.1 Property Location

The Property is located on the south side of Depot Road, between the intersections of Depot Road with Cabot Boulevard and Foley Street, in the City of Hayward, County of Alameda, and State of California. A Property Location Map, Adjacent Parcels Map, and Property Site Plan are presented in Section 6.0 as Figures 1, 2, and 3, respectively.

The Property is described as Parcel 5-1, Assessor's Map 439, Page 70 (see Attachment A).

1.2 Property Description and Current Property Uses/Operations

The Property is a rectangular, 2.5-acre parcel of land, approximately 100 feet wide along Depot Road, and extending approximately 1100 feet to the south. The Property is improved with one metal building, approximately 1,000 square feet in size, which is situated on the northeast portion of the Property. The majority of the Property is paved with either asphalt or concrete, except for an area at the southern end. The entire lot except for the front parking area is fenced off with sheet metal fencing on three sides, and a concrete block wall with a chain link gate on the northern side, at Depot Road. A Property Site Plan (Figure 3) is provided in Section 6.0.

Wrecked autos are stored, dismantled, and their parts sold at this facility. Waste fluids generated consists of oil, transmission fluid, antifreeze coolant, and fuel. The oils and coolant are drained from the vehicles and stored in 55-gallon drums, prior to pickup by recyclers. The gasoline is drained and used in running vehicles. Batteries are also removed from the cars and recycled.

1.3 Regional Physiographic Conditions

The Property is located in the Santa Clara Valley, a northwest-southeast trending structural basin that is bound on the southwest by the San Andreas Fault Zone and the Santa Cruz Coastal Mountains and on the northeast by the Hayward Fault, Calaveras Fault, and the Diablo Range. The Property is located on the relatively flat eastern margin of San Francisco Bay, at an elevation of approximately 10 to 15 feet above mean sea level (USGS, 1980). Regional topography is generally flat.

1.4 Geologic and Soil Conditions

During the Cenozoic Era (the last 65 million years), the region has been subject to complex tectonic evolution as the ancestral California margin underwent transition from a convergent to a transform plate margin (Atwater, 1970). During this period, the earth's crust was divided into smaller sinking blocks that formed basins and embayments. These are interspersed with areas of uplift that formed highland areas.

Sediments from slopewash, landslides, and gullies were carried downslope by shifting alluvial stream channels to the marshlands and the San Francisco Bay in time, infilling the Santa Clara Valley with alluvial material. Other sediments occupying the Valley originated from the marine environment that covered a portion of the basin. The basin generally consists of about 1,000 to 2,000 feet of these deposits that unconformably overlie bedrock formations.

As the Property is located proximal to San Francisco Bay, the Property and vicinity are likely underlain primarily by relatively impermeable silty clay and clayey silt (Bay Mud). Based on City of Hayward Fire Department LUST file data for a site located approximately 0.40 miles northeast of the Property (23284 Eichler Street), silty clay was encountered at that location during soil sampling carried out in March, 1996, to 8.5 feet below grade.

1.5 Groundwater Conditions

The depth to groundwater in the three onsite wells varies between approximately 5 to 6 feet. In addition, the relatively flat hydraulic gradient and possibly tidal influences appear to cause variations in flow direction. Based on regional topography (USGS, 1980) and nearby site information, the predominant direction of groundwater flow is most likely to the southwest. Based on City of Hayward Fire Department LUST file data for a site located approximately 0.5 miles to the east of the Property (3111 Depot Road), the direction of groundwater flow previously calculated for that site was to the southwest. The direction of groundwater flow at the California Courier site at 2351 Bernhardt Street, approximately 0.22 miles to the north, was found to be south to southwest, based on 1997 monitoring data, and to the southeast, based on 1994 monitoring data. The regional direction of groundwater flow at the Sierra Pacific Steel site, located at 3200 Depot Road approximately 0.44 miles to the east, is considered to be to the southwest. Finally, based on LUST file data for the 3600 Depot Road site, located approximately 0.24 miles to the east of the Property, the direction of groundwater flow during the period of 1994 through September, 1996, was to the west. The hydraulic gradient calculated for the September, 1996 monitoring event was 0.0066 feet per foot.

2.0 PROPERTY RECONNAISSANCE & VICINITY OBSERVATIONS

On July 25, 2000, PIERS conducted a visual reconnaissance of the Property for indications of past or present hazardous material handling or storage activities, which may pose a threat to the surface or subsurface environment. The Property is an active auto wrecking yard. Property photographs (Attachment C) are provided in Section 6.0. Improvements on the Property include a metal building of approximately 1,000 square feet in size. The building is founded on a concrete slab and supported by steel beams and girders. The walls are constructed with galvanized steel.

The building is used for the storage of motors and transmissions, storage of waste oil, batteries, and coolant prior to recycling, and for sales of parts. The front portion of the building has a sales counter and administrative office. There is no toilet in the building. A portable toilet located in the yard is provided and serviced by an outside vendor.

A sink is located at the northwestern corner of the building and is used by employees to wash their hands. The sink is plumbed to an underground clarifier which reportedly consists of a 55-gallon septic tank. Water leaches from drilled holes near the top of the tank. The tank has a cleanout which is reportedly checked on a periodic basis, and cleaned out, if necessary.

The majority of the remainder of the Property is paved with either asphalt or concrete, except for the rear 100 feet of the property. Several hundred cars are stored on the premises in various stages of dismantling. The following sections provide the results of the Property inspection:

2.1 Mechanical Systems

The building does not contain any mechanical systems such as HVAC units.

2.2 Potable Water Supply

The Property does not have a potable water supply.

2.3 Wells

Two monitoring wells and one irrigation well are present on the property. The monitoring wells are constructed with 2-inch casings and extend to approximately 15 feet below grade. These wells were installed to monitor groundwater conditions after removal of underground fuel storage tanks.

The onsite irrigation well consists of a 6-inch diameter steel casing that extends to approximately 30 feet below grade. The well is equipped with an above-ground well pump and pressure vessel. The water from this well is plumbed to the building for hand washing. Per Mr. Barry Ferroz, owner of American Auto Dismantlers, the water is deemed non-potable by the County, and is not used for drinking.

One of the monitoring wells and the irrigation well are located near the western perimeter of the property. Observations of the irrigation well indicates that no wellhead

is present to prevent runoff or other materials from entering the well. PIERS recommends that the well be fitted with a water-tight christy box at the surface to prevent runoff or other material from entering the well.

The other monitoring well is located just outside the fence at the northwest corner of the Property. The locations of the wells are shown on the Property Site Plan.

2.4 Waste Water/Stormwater Runoff

Waste water is disposed of in the municipal sanitary sewer system. Surface runoff flows generally northwest, to two storm drains, one located in the northern central portion of the wrecking yard, and one at the northwestern corner of the yard. The drains and additional sheet flow not routed to these drains outlets into an open storm drainage ditch running parallel with Depot Road in front of the Property. At the time of our inspection, the drainage ditch was completely dry.

2.5 Floor Drains and Sumps

No floor drains or sumps were observed in the Property building.

2.6 Solid Waste Disposal

Refuse is collected on a regular basis by a city or county contracted waste hauler.

2.7 Hazardous Materials Storage, Use, and Disposal

The auto dismantling business at the Property collects, stores, and disposes of used antifreeze, waste oil, oil filters, transmission fluid, and batteries. These items are picked up for disposal by RCA Oil Recovery and Batteries Unlimited. Relatively small quantities of other automotive products, a small propane cylinder, and oxygen and acetylene cylinders for welding tanks are also stored within the building, but are not of environmental concern. The used coolant and oils were observed to be stored both in 55-gallon drums within a metal secondary containment container, and in open drums and various containers on the cement floor of the building and throughout the paved portion of the yard. Oil staining was noted at numerous locations in the paved yard, and also on the unpaved, exposed soil portion at the rear of the Property. PIERS recommends that all fluid drained from vehicles be promptly taken to and stored in secondarily contained drums. In addition, PIERS recommends that the unpaved portion of the rear of the Property be paved, or not used for the storage and/or dismantling of vehicles or parts, and runoff from the paved portion of the lot routed away from the exposed soil.

2.8 Storage Tanks

No evidence of existing underground storage tanks (USTs) or aboveground storage tanks (ASTs) was observed on the Property during reconnaissance. Two underground

storage tanks were previously removed from the site, and are discussed further in this report.

2.9 Polychlorinated Biphenyls (PCBs)

One pole-mounted Pacific Gas & Electric Company (PG&E) transformer was observed next to Depot Road in front of the Property. According to PG&E, a PCB-abatement program was initiated and completed in the early 1980's. PG&E has indicated that PCB-containing oil was replaced with mineral oil in 99.9% of all statewide transformers. After replacement, the maximum allowable concentration of residual PCBs remaining in a transformer was 50 parts per million (ppm). Should there be a concern over the possible existence of PCBs in an on-site transformer, PG&E can be contracted to arrange for an inspection and sampling of the transformer oil. Should the transformer be found to contain PCBs above a concentration of 50 ppm, PG&E will replace that oil at no cost. Should the transformer be found to contain PCBs below 50 ppm, PG&E will charge a fee for the inspection and sampling of the transformer.

Fluorescent lights are used in the Property building. Dielectric fluid within the light ballasts of older fluorescent lighting fixtures can contain PCB's. PCB's were prohibited from use in light ballasts in 1979. PIERS recommends that several light fixtures be removed or accessed and the light ballasts inspected. If not labeled "Does not contain PCB's", the light fixtures should be removed and disposed of as hazardous waste.

2.10 Stained Soil or Pavement

Oil staining was noted at numerous locations in the paved yard, and also on the unpaved, exposed soil portion at the rear of the Property. Portions of the eastern and western perimeter of the site are particularly stained. Portions of the paved lot have cracked and degraded to the point that vegetation is growing through the pavement, and the potential exists to discharge waste oils to soil. PIERS recommends that all vehicle draining be performed on the concrete pad areas of the lot, or in the building itself. Also, there is an area of exposed soil approximately 2.5 feet wide along a portion of the western perimeter of the Property. PIERS recommends that the unpaved portion at the rear of the Property and the western perimeter be paved, or not used for the storage and/or dismantling of vehicles or parts, and measures taken to insure that runoff does not contact these exposed soil areas.

2.11 Stressed Vegetation

No visual evidence of stressed vegetation was observed at the Property.

2.12 Drums

Numerous metal 55-gallon drums were observed at the Property during the visual reconnaissance. The drums are used for trash and auto parts storage, and collection

and storage of used waste oil, coolant, and transmission fluid. PIERS recommends that all drums containing waste oils or coolant be stored with secondary containment, prior to disposal.

2.13 Surface Waters

No natural surface water was observed on the Property during the visual reconnaissance.

2.14 Air Quality

PIERS did not observe any indication of air quality distortion (i.e. discernible odors) during the Property reconnaissance.

2.15 Herbicides/Pesticides

No current use of herbicides and/or pesticides was observed during the visual reconnaissance of the Property.

2.16 Results of Suspect ACM Observations

A visual asbestos survey was conducted at the Property. No suspect asbestos-containing materials were observed.

2.17 Adjacent Sites and Vicinity Observations

Depot Road forms the boundary between the County of Alameda (to the south) and the City of Hayward (to the north). The area surrounding the Property to the north is comprised primarily of commercial and light industrial developments. The areas to the east and west of the Property are comprised primarily of auto wrecking yards. The area to the south of the Property contains a County storage yard.

PIERS conducted a field reconnaissance of the properties adjacent to the Property to evaluate their actual or potential impact on the Property. The parcels immediately surrounding the Property are as follows:

- MDC Vacuum Products and the Labor Connection personnel service occupy the area immediately to the north of the Property, across Depot Road
- A County storage yard is located immediately south of the Property.
- Dorris Auto Wrecking is located immediately east of the Property.
- Atlantic Auto Dismantlers is located immediately west of the Property.

No obvious visual evidence of hazardous materials violations was observed during PIERS visual reconnaissance. As the wrecking yards adjacent to the Property are fenced, a complete visual inspection of these properties could not be performed.

3.0 PROPERTY HISTORY & LAND USE REVIEWS

Standards developed by ASTM, and agreed upon by most financial institutions, require that the history of a site be established from the present time back to 1940, or to the year that it was developed from agricultural use or open space. Sources of such information are typically interviews, aerial photographs, Sanborn Fire Insurance (Sanborn) Maps, city directories, and local fire, building and health department files. Historical research, therefore, includes a review of as many sources as needed to obtain developmental history of a site.

3.1 Personnel/Property Owner Interviews

PIERS conducted an interview with Mr. Barry Ferroz, owner of American Auto Dismantlers and tenant at the Property. Mr. Ferroz was unaware of: 1) the existence of environmental liens on the Property; or 4) the presence of any lawsuits, contamination, or administrative proceedings concerning the presence of contamination at the Property. A copy of the interview form is included as Attachment D. Mr. Ferroz has conducted business as American Auto Dismantlers at the Property for approximately three years, and was not involved in the previous removal of underground tanks for which environmental violations were incurred by previous owners.

Based on an old sign that Mr. Ferroz observed on the site, he believes that the wrecking yard operation at the Property began in 1969.

During the site reconnaissance, an Oakland Tribune newspaper article dated April 18, 2000, was provided to PIERS for review, by Mr. Ferroz. This article details the findings of county agencies for AAA Auto Wrecking, located three parcels to the west of the Property. Their inspections, and the subsequent lack of corrective action by AAA, resulted in a misdemeanor charge for the owner for letting vehicle waste discharge to the Bay. In addition, 120 to 150 bags of asbestos were found to be stored on the site. A criminal investigation is reportedly in progress regarding the presence of the asbestos.

As the AAA site is located in the presumed downgradient direction from the Property, the conditions at AAA do not appear to be of environmental concern for the Property.

3.2 Historical Aerial Photograph Review

On July 21, aerial photographs from the USGS of Menlo Park, California were reviewed for evidence of hazardous materials and features that may have impacted the Property. Photographs for the years 1939, 1958, 1965, 1974, and 1980 were reviewed, as follows:

DATE	FLIGHT	OBSERVATIONS
7/26/39	BUT-282-117	Property appears vacant. Adjacent parcels to north and south appear as fields, possibly mowed hay. There are small buildings on large otherwise empty lots to the east and west of the Property.
8/13/58	BUT-6v-178	A small building is present in the northeast corner of the Property. Depot Road has been constructed. The parcel to the north of the Property appears the same (mowed hay). A sewage plant is present on the parcel to the southeast of the Property. The parcel to the east is empty except for some vehicles. Two buildings and vehicles are present near the street on the parcel to the east.
5/12/65	ALA 4-30	The Property is vacant and the building is not present. The adjacent parcels appear the same, except that more cars are present on the adjacent parcels to the east and west.
10/14/74	13-279	The Property is clearly an auto wrecking yard and the building is present. The parcels to the north and south appear unchanged. The parcels to the east and west are clearly wrecking yards.
10/17/80	1-77 GS-VEZR	The Property and the parcels to the south, east and west appear the same. Commercial buildings are now present to the north across Depot Road.

The aerial photograph review indicates that the vicinity of the Property began to be used for auto wrecking by 1965, and possibly as early as 1958. Prior to that, the area appears to have been primarily used for hay. Based on information provided by Mr. Ferroz, the Property itself commenced business as a wrecking yard in 1969. Based on the aerial photo review, the commercial buildings across Depot Road to the north were constructed after 1974, but prior to 1980.

3.3 Review of Historic Fire Insurance Maps

There were no Sanborn Fire Insurance Maps for the Property at the University of California at Berkeley Earth Sciences Library, which is not unusual for areas outside of urban centers.

3.4 Local Agency Records Review

Alameda County Environmental Health Department - Review date August 18, 2000

On August 18, 2000, PIERS conducted a file review for the Property at the offices of the Alameda County Environmental Health Department (ACEHD). The oldest document in the file was a Hazardous Materials Business Plan dated September, 1989, which noted that a 300-gallon used oil tank was in use. Hazardous Materials Inventory Reporting Forms for 1997 and 1998 were also contained in the file. These inventories noted that waste oil was generated and that the largest waste container used was 55-gallon drums.

A number of reports by PIERS were contained in the ACEHD file for the Property. The following is a summary of the information obtained from these reports:

A 500-gallon waste oil tank and a 1000-gallon gasoline tank were apparently excavated and disposed of in early 1990's by a previous tenant, without a permit. Samples were later collected by an environmental consultant, but no report was ever issued, and the owner was foreclosed on. PIERS completed a "Limited Phase II Environmental Assessment" at the Property in August, 1995 (report dated September 12, 1995). Five exploratory borings were installed at the site. Soil samples and grab groundwater samples were collected from borings located downgradient of the two tank pits. Up to 3,300 parts per million (ppm) of oil and grease and 2,795 ppb of semi-volatile organic compounds were present in soil collected from the vicinity of the former waste oil tank. 390 ppm of oil and grease and up to 600 parts per billion (ppb) of volatile organic compounds were detected in a grab groundwater sample from the boring located downgradient of the former waste oil tank. The grab groundwater sample collected from the boring located downgradient from the former gasoline tank contained 43,000 ppb of Total Petroleum Hydrocarbons as gasoline and 300 ppb of benzene.

To meet the requirements of the ACDEH and the Regional Water Quality Control Board (RWQCB), PIERS performed a Preliminary Site Assessment to delineate and assess the extent of soil and groundwater impact. This work was outlined in a workplan submitted to the ACDEH on July 2, 1996. Two exploratory borings and two monitoring wells were subsequently installed at the site. Soil samples were obtained from the borings and wells, and groundwater grab samples were obtained from the borings. The newly installed monitoring wells and the onsite existing well were developed and sampled. A report summarizing this work was prepared, entitled "Preliminary Site Assessment, Groundwater Well Installation and 1st Quarterly Report for 3744 Depot Road, dated February 10, 1997.

To obtain additional information on groundwater flow conditions in the vicinity of the site, the LUST file for 3600 Depot Road (approximately 0.23 miles to the east of the Property) was reviewed. This site is considered to be too distant to be of environmental concern for the Property. Based on a "Ground Water Monitoring Report for Former Forni Corporation Site" by GeoPlexus, Inc. dated September 30, 1996, the direction of groundwater flow in September, 1996 was to the west, at a gradient of 0.0066 feet per foot. The westerly flow direction for this event was consistent with previous monitoring events.

County of Alameda Building Department - Review date July 24, 2000

On July 24, 2000, PIERS reviewed the County of Alameda Building Department file for the Property. A permit dated July, 1972 for the addition of 1,000 gallon

underground storage tank was contained in the file. The owner of record was not legible on this permit. A permit dated January, 1973, listed Dorris Auto Wreckers (presently adjacent to east of Property) as the owner, and was taken out for the construction of a one story metal building of 2,880 square feet. This is presumably the building that currently occupies the site.

City of Hayward Building Department - Review date July 24, 2000

No file for the Property was found at the City of Hayward Building Department. There were no computerized records for the Property for the period of 1991 through 2000.

City of Hayward Fire Department - Review date July 24, 2000

On July 24, 2000, PIERS reviewed the file for the Property at the City of Hayward Fire Department. A Hazardous Materials Inspection Form dated May 3, 1988 from ACEHD was contained in the file. The Inspection form noted "extensive soil contamination of oil by well and pump and by underground oil tank". An unused underground gas tank was also noted. The tank removals and subsequent soil and groundwater investigation are discussed further in this report.

Based on a file reviews of LUST sites in the vicinity of the Property, the following information about groundwater conditions was obtained:

The direction of groundwater flow at 3111 Depot Road (East Bay Oil Co.), approximately 0.50 miles to the east of the Property, was found to be to the southwest. The direction of groundwater flow at the California Courier site at 2351 Bernhardt Street, approximately 0.22 miles to the north, was found to be south to southwest, based on 1997 monitoring data, and to the southeast, based on 1994 monitoring data. The regional direction of groundwater flow at the Sierra Pacific Steel site, located at 3200 Depot Road approximately 0.44 miles to the east, is considered to be to the southwest. The 2351 Bernhardt LUST case is now closed. The other two sites are considered too distant to be of environmental concern.

Alameda County Fire Department (ACFD) - Review date July 24, 2000

A memorandum from the ACEHD - Hazardous Materials Division to the Alameda County District Attorney's office dated March 19, 1991, was contained in the file. The memo outlined a chronology of events related to the removal of a gasoline tank. A Notice of Violation was issued by the ACEHD on October 15, 1990, for failure to submit a tank closure plan and timetable. A second Notice of Violation and a third (final) Notice of Violation were issued on November 29, 1990, and March 5, 1991, respectively.

The ACEHD is now the lead regulatory agency for the Property on issues related to the former underground tanks, which is discussed further in this report.

3.5 City Directory Review

City Directories have been published for major cities and towns across the United States since the 18th century. Originally, these Directories, published in the 20th century, also included a street index. For each street address, the Directory lists the name of the resident or business operating from this address during a given year. City Directories are a valuable source of historical information with regard to site tenancy and use.

On July 27, 2000, PIERS reviewed city directories at the City of Oakland Public Library. Directories during the period from 1959 to 1998 were reviewed. The following is a summary of the information obtained from this review:

Depot Road was not listed in the 1959 and 1962 directories. While some Depot Road addresses were listed in the directories for the period 1967 through 1971, the Property address was not listed. American Auto Wreckers or American Auto Dismantlers was listed in the directories for the period 1975 through 1998. In addition, KJH, Inc. was listed in the directories for the period 1979 through 1996. Also, in the directory for 1995-96, Evergreen Auto Parts and Hayward Truck Parts are also listed at the Property address. These various business entities do not appear to have any environmental implications for the Property, beyond those related to the known historical usage for auto dismantling.

3.6 Synopsis of Previous Environmental Investigations

A 500-gallon waste oil tank and a 1000-gallon gasoline tank were apparently excavated and disposed of in early 1990's by a previous tenant, without a permit. Samples were later collected by an environmental consultant, but no report was ever issued, and the owner was foreclosed on.

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To meet the requirements of the ACDEH and the Regional Water Quality Control Board (RWQCB), PIERS performed a Preliminary Site Assessment to delineate and assess the extent of soil and groundwater impact. This work was outlined in a workplan submitted to the ACDEH on July 2, 1996. Two exploratory borings and two monitoring wells were subsequently installed at the site. Soil samples were obtained from the borings and wells, and groundwater grab samples were obtained from the borings. The newly installed monitoring wells and the onsite existing well were developed and sampled. A report summarizing this work was prepared, entitled "Preliminary Site Assessment, Groundwater Well Installation and 1st Quarterly Report for 3744 Depot Road, dated February 10, 1997.

Soil and groundwater sample results from this investigation indicated little, if any, migration of contaminants outside the immediate vicinities of the former tanks. A second sampling was conducted on April 29, 1997, with laboratory testing per the ACDEH. The samples collected from the wells yielded non-detectable results for all analytes.

In a letter to the Property owner dated March 1, 1999, the ACDEH requested an additional sampling event be conducted prior to consideration of the site for closure. The two monitoring wells were subsequently sampled on March 30, 1999. The samples collected from the two monitoring wells yielded non-detectable results for all of the analytes requested by the ACDEH, except for in MW-2, in which MTBE, bromodichloromethane, and dibromo-dichloromethane were detected at concentrations ranging between 5.5 and 9.3 ppb. The two tri-halomethane compounds were considered to be trace amounts not associated with fuels or solvents. A confirmatory analysis for MTBE by EPA method 8240 indicated no detectable concentration in MW-2. Based on all of the sample results obtained to date, PIERS recommended that the site be granted a "no further action" status, and that case closure be granted.

In April, 1999, PIERS prepared a Storm Water Pollution Prevention Plan for the Property. A storm water sample box was installed at the northwestern corner of the Property. It was recommended that the water in the storm water sample box be sampled twice annually, in accordance with the General Permit.

4.0 REGULATORY AGENCY PUBLIC RECORD REVIEWS

During the course of this Phase I ESA, PIERS utilized VISTA Information Solutions, Inc. (VISTA) of San Diego, California, as an information source for environmental records. PIERS reviewed ASTM specified federal, state, and local regulatory agency record lists to identify potential exposure of the Property to hazardous material incidents within specified search radii. The following regulatory agency databases were searched during the preparation of this Phase I Environmental Assessment of the Property:

Agency/Database - Type of Records	within 1/8 mile	1/8 to 1/4 miles	1/4 to 1/2 miles	1/2 to 1 miles
Databases Searched: 1 mile				
US EPA NPL	0	0	0	0
US EPA CORRACTS (TSD)	0	0	0	0
State SPL	0	0	0	0
Database Searched: 1/2 mile				
State SCL	0	0	0	-
US EPA CERCLIS/NFRAP	0	0	1	-
US EPA TSD	0	0	0	-
State, Regional, County LUST	2	2	7	-
State, Regional, County SWLF	0	0	0	-
Databases Searched: 1/4 mile				
State UST	1	2	-	-
State AST	0	0	-	-
Databases Searched: 1/8 mile				
US EPA ERNS	0			
US EPA RCRA Large Quantity Generator	0			
US EPA RCRA Small Quantity Generator	7			
State Spills List	1	-	-	-

The complete VISTA report (Attachment B) is included in Section 6.0. (Note: Actual number of sites reported in Subsection 4.1 may not reflect the number reported in the VISTA database report due to duplicated listings therein.) Several "unmappable" sites were included on the VISTA database. These sites were not located within the prescribed one-mile radius search area.

4.1 Vicinity Properties Records/Listings

Subject Property

The Property is listed as a RCRA Small Generator of hazardous waste, and as a LUST site. The Property was not listed on any of the other agency published databases

reviewed. The RCRA Small Generator status is for the disposal of automotive fluids generated during the normal business operations. The LUST case status is discussed further in this report.

National Priorities List

No sites were listed on the U.S. Environmental Protection Agency's (EPA) National Priority List (NPL) within a one-mile radius of the Property.

CORRACTS RCRA TSD

The Resource Conservation Recovery Act database (RCRA) lists treatment, storage, and disposal (TSD) facilities that have undergone corrective action. No CORRACTS RCRA TSD facilities were identified within a one-mile radius of the Property.

State Equivalent Priority List (SPL)

No sites were listed on State Equivalent Priority List (SPL) within a one-mile radius of the Property.

STATE SCL

The State equivalent CERCLIS list identifies certain potential hazardous waste sites. No sites were listed within a one-half mile radius from the Property.

US EPA CERCLIS

One site on the EPA Comprehensive Environmental Response, Compensation and Liability Act listing (CERCLIS) was identified within a one-half mile radius of the Property. The site is Cabot Stains, Inc., located at 23284 Eichler Street, approximately 0.4 miles to the northeast. A file review for this site was performed at the City of Hayward Fire Department (HFD). In a letter from the HFD to Cabot Stains dated April 4, 1996, a "no further action" status was granted. Based on this, and the distance and hydrologic setting of this site relative to the Property, PIERS concludes that the risk to the subsurface soils and/or groundwater at the Property from this site is low.

US EPA TSD (RCRA)

The Resource Conservation Recovery Act database (RCRA) did not list any TSD facilities within a one-half mile radius of the Property.

Leaking Underground Storage Tanks

The Regional Water Quality Control Board (RWQCB) maintains lists of Leaking Underground Storage Tank (LUST) sites. These lists were researched to a one-half mile radius of the Property. 12 sites were listed within the prescribed area, including the Property itself. Of these, 3 sites were granted case closure. The remaining sites, in addition to the Property, include 1 site between 1/8 mile and 1/4 mile from the Property, and 7 sites between 1/4 and 1/2 mile from the Property.

In fuel leak cases, research conducted in the State of California by Lawrence Livermore National Laboratory (LLNL) in 1996 indicates that attenuation and degradation of the product in groundwater play major roles in reducing the hydrocarbon contamination to non-detectable levels within several hundred feet of the contaminant source. Moreover, this research indicates that in over 90% of the hydrocarbon contamination cases, groundwater contaminant plumes do not extend more than 250-feet from the source. Solvent/toxic contamination plumes may extend farther from the source. Groundwater flow in the vicinity of the Property is assumed to be southwesterly, based on information for sites in the vicinity and regional topography (USGS, 1980). One hydrocarbon (fuel) release was listed by VISTA within a 1/8-mile radius of the Property, approximately 0.04 miles to the west. As this site is downgradient of the Property, this does not appear to be of environmental concern.

The Property is listed as a LUST site. The LUST site history was outlined in Section 3.4. Based on all of the investigative and remedial work completed to date, PIERS has recommended that a "no further action" status be requested of the regulatory agencies.

SWLF

According to the SWLF database, there are no landfill sites within a one-half mile radius of the Property.

Registered USTs/ASTs

The RWQCB maintains a list of registered USTs and ASTs in the State. According to the RWQCB UST database, there is a UST site located at 3720 Depot Road (Dorris Auto Wreckers). Dorris Auto Wreckers is also listed as a RCRA Small Generator. This site is adjacent to the Property on the east side. This site is not listed on any regulatory agency database for leaks or spillage. As the Property has onsite monitoring wells and an irrigation well that have yielded non-detectable results for petroleum hydrocarbons, PIERS concludes that the risk to the subsurface soils and/or groundwater from potential leaks or spillages at this site is low. There are no AST sites within 1/8 mile of the Property.

ERNS

No spills within 1/8 mile of the Property were included on the Emergency Response Notification System (ERNS) of spills database.

US EPA Large Generators

The U.S. EPA RCRIS list was researched for large quantity generators (LGQ) of hazardous materials, as defined by RCRA. According to the US EPA LGQ database, there are no LGQ sites within 1/8 mile of the Property

US EPA Small Generators

The U.S. EPA RCRIS list was researched for small quantity generators (SGQ) of hazardous materials, as defined by RCRA. According to the US EPA SGQ database, in addition to the site itself, the adjacent site to the east at 3720 Depot Road (Dorris Auto Wreckers) is a RCRA Small Generator. This site is also listed as a UST site (discussed above). This site is not listed on any regulatory agency database for leaks or spillage. As the Property has onsite monitoring wells and an irrigation well that have yielded non-detectable results for petroleum hydrocarbons, PIERS concludes that the risk to the subsurface soils and/or groundwater from potential leaks or spillages at this site is low.

State Spills

The Property and the adjacent parcels were not listed on the State Spills list.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusions

PIERS has conducted a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-97 at 3744 Depot Road in Hayward, California. Any exceptions to, or deletions from, this practice are described in Subsection 5.3 of this report.

Historical research indicates that the Property began usage as an auto dismantling facility in 1969, continuing to present. The auto dismantling business at the Property collects, stores, and disposes of used antifreeze, waste oil, oil filters, transmission fluid, and batteries. These items are picked up for disposal by outside parties. Relatively small quantities of other automotive products are also stored within the building, but are not of environmental concern. The used coolant and oils were observed to be stored both in 55-gallon drums within a metal secondary containment container, and in open drums and various containers on the cement floor of the building and throughout the paved portion of the yard.

Oil staining was noted at numerous locations in the paved yard, and also on the unpaved, exposed soil portion at the rear of the Property. Portions of the eastern and western perimeter of the site are particularly stained. Portions of the paved lot have cracked and degraded to the point that vegetation is growing through the pavement, and the potential exists to discharge waste oils to soil. Also, there is an area of exposed soil approximately 2.5 feet wide along a portion of the western perimeter of the Property.

During the Property reconnaissance, no visual evidence of existing USTs/ASTs, floor drains, sumps, or pits, was observed. Two monitoring wells and one irrigation well are located on the Property, and have been monitored and sampled in the past for investigation of groundwater conditions following removal of two underground fuel storage tanks. Observations of the irrigation well indicates that no wellhead is present to prevent runoff or other materials from entering the well.

A visual asbestos survey was conducted at the Property. No suspect asbestos-containing materials were observed.

Fluorescent lights are used in the Property building. Dielectric fluid within the light ballasts of older fluorescent lighting fixtures can contain PCB's. PCB's were prohibited from use in light ballasts in 1979.

Based on research conducted during this study, it appears unlikely that the Property has been adversely impacted by contaminants originating on nearby, agency-listed chemical use or release sites.

The soil and groundwater conditions at the Property in the vicinity of the former underground storage tanks have been thoroughly investigated. In their report "Final 1999 Groundwater Monitoring Well Sampling Report and Request for No Further Action Status" dated April 20, 1999, PIERS recommended that the site be granted a "no further action" status, and that case closure be granted.

In April, 1999, PIERS prepared a Storm Water Pollution Prevention Plan for the Property. A storm water sample box was installed at the northwestern corner of the Property.

5.2 Recommendations

PIERS recommends that all vehicle draining be performed on the concrete pad areas of the lot, or in the building itself, and that all fluid drained from vehicles be promptly taken to and stored in secondarily contained drums. In addition, PIERS recommends that the unpaved portion at the rear of the Property and the western perimeter be paved, or not used for the storage and/or dismantling of vehicles or parts, and measures taken to insure that runoff does not contact these exposed soil areas.

PIERS recommends that the water in the storm water sample box be sampled twice annually and reported to the agencies, in accordance with the General Permit. In addition, PIERS recommends that the responsible party for the Property continue to pursue case closure from the ACEHD for the fuel release from the previously removed underground storage tanks.

5.3 Limitations

A Phase I or Phase II environmental site assessment does not guarantee the condition of the Property. PIERS Environmental Services, Inc. shall not be responsible for conditions or consequences arising from facts and information that were withheld or concealed, or not fully disclosed at the time of this evaluation was performed. Conclusions and recommendations made in this report for the Property are based upon the data obtained and available information reviewed during this assessment. This preliminary site assessment was prepared to assist in decisions regarding this Property, and its possible environmental hazards. PIERS is not responsible for errors or omissions in agency files or databases. PIERS is not responsible for analytical laboratory errors and reporting and no warranty or guarantee is expressed or implied therein.

6.0 REFERENCES, APPENDICES & FIGURES

6.1 Maps, Aerial Photos and Other Geographic References

Maps Reviewed:

USGS 7.5 minute Topographic Map, Hayward and San Leandro Quadrangles, 1980.

Photographs Reviewed:

- Photograph BUT-282-117, dated July 26, 1939
- Photograph BUT-6v-178, dated August 13, 1958
- Photograph ALA 4-30, dated May 12, 1965
- Photograph 13-27 9, dated October 14, 1974
- Photograph 1-77 GS-VEZR, dated October 17, 1980

6.2 Published References

Atwater, T. 1970. Implications of Plate Tectonics for Cenozoic Tectonic Evolution of Western North America, Geologic Society of America Bulletin 1981, pp. 3513-3535.

California Solid Waste Management Board. 1989. Closed, Inactive and Active Landfills in the State of California.

Helley, E.J. and Lajoie, K.R. 1979. Flatland Deposits of the San Francisco Bay Region, California, USGS Professional Paper 943.

6.3 Previous Environmental Investigation Reports

PIERS, 1995. Limited Phase II Environmental Assessment of 3744 Depot Road, Hayward, California.

PIERS, 1997. Preliminary Site Assessment, Groundwater Well Installation and 1st Quarterly Report, 3744 Depot Road, Hayward, California.

PIERS, 1999. Final 1999 Groundwater Monitoring Well Sampling Report and Request for No Further Action Status, 3744 Depot Road, Hayward, California.

PIERS, 1999. First Rainfall Event Storm Water Sampling Report for 3744 Depot Road, Hayward, California.

6.4 Record of Personal Communications

Mr. Barry Ferroz, Owner, July 25, 2000.

File Review, City of Hayward Building Department, July 24, 2000.

File Review, Alameda County Building Department, July 24, 2000.

File Review, Alameda County Fire Department, July 24, 2000.

File Review, City of Hayward Fire Department, July 24, 2000.

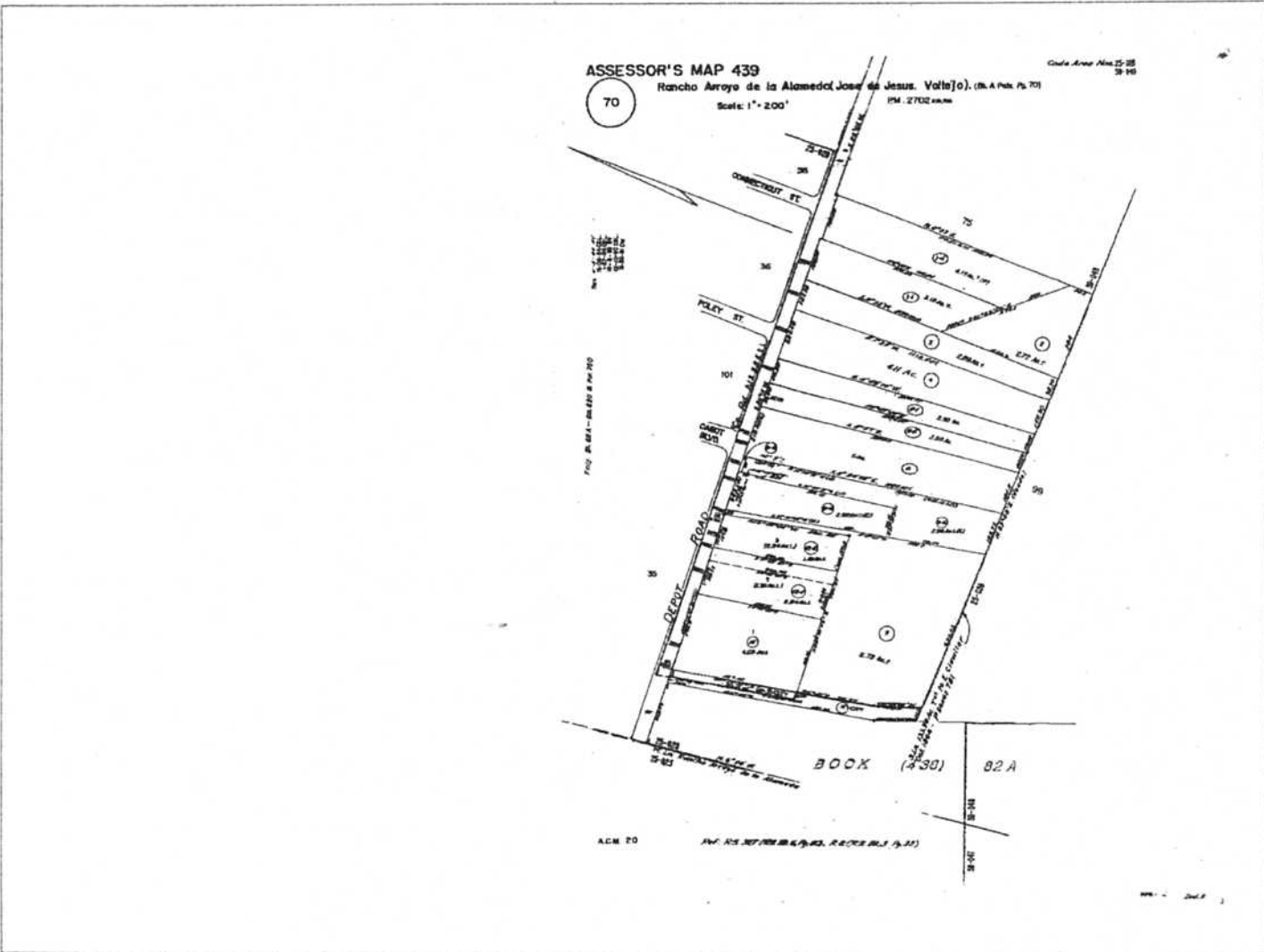
File Review, Alameda County Health Department, August 18, 2000.

**ATTACHMENT A
PARCEL DESCRIPTION**

MetroScan / Alameda (CA)

<i>Owner</i> : River Bend Properties	<i>Parcel</i> : 439 0070 005 01	<i>Land</i> : \$233,050
<i>CoOwner</i> :	<i>Struct</i> : \$10,404	<i>Other</i> :
<i>Site</i> : 3744 Depot Rd Hayward 94545	<i>Total</i> : \$243,454	<i>Exempt</i> :
<i>Mail</i> : PO Box 9440 Rancho Santa Fe Ca 92067	<i>Type</i> :	<i>% Imprvd</i> : 4
<i>Xfered</i> : 11/27/95	<i>Doc #</i> : 274469	<i>% Owned</i> : 100
<i>Price</i> : \$175,000 Full	<i>Deed</i> : Grant Deed	<i>TaxArea</i> : 59049
<i>Loan Amt</i> : \$150,000	<i>Loan</i> : Seller	97-98 Tx : \$3,733.18
<i>Lender</i> : Seller	<i>IntTy</i> : Fixed	<i>OwnerPh</i> :
<i>VestType</i> : Corporation		
<i>Land Use</i> : 490 Ind,Wrecking Yards		
<i>Map Grid</i> : 711 D6		
<i>Census</i> : Tract: 4371.00 Block: 1		

<i>TotalRms</i> :	<i>Pool</i> :	<i>Lot Acres</i> : 2.50	<i>Bldg Matl</i> : Other
<i>Bedrooms</i> :	<i>Units</i> : 1	<i>Lot SqFt</i> : 108,900	<i>Bldg Shape</i> : Rectangle
<i>Bathrms</i> :	<i>Bldg Num</i> : 1	<i>Bldg SqFt</i> : 2,880	<i>Quality</i> : 4.5
<i>Stories</i> : 1	<i>Elevator</i> :	<i>Year Blt</i> :	<i>View Qual</i> :
<i>Unit Flr</i> :	<i>Garage</i> :	<i>Eff YrBlt</i> : 1973	<i>Topography</i> :

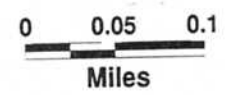
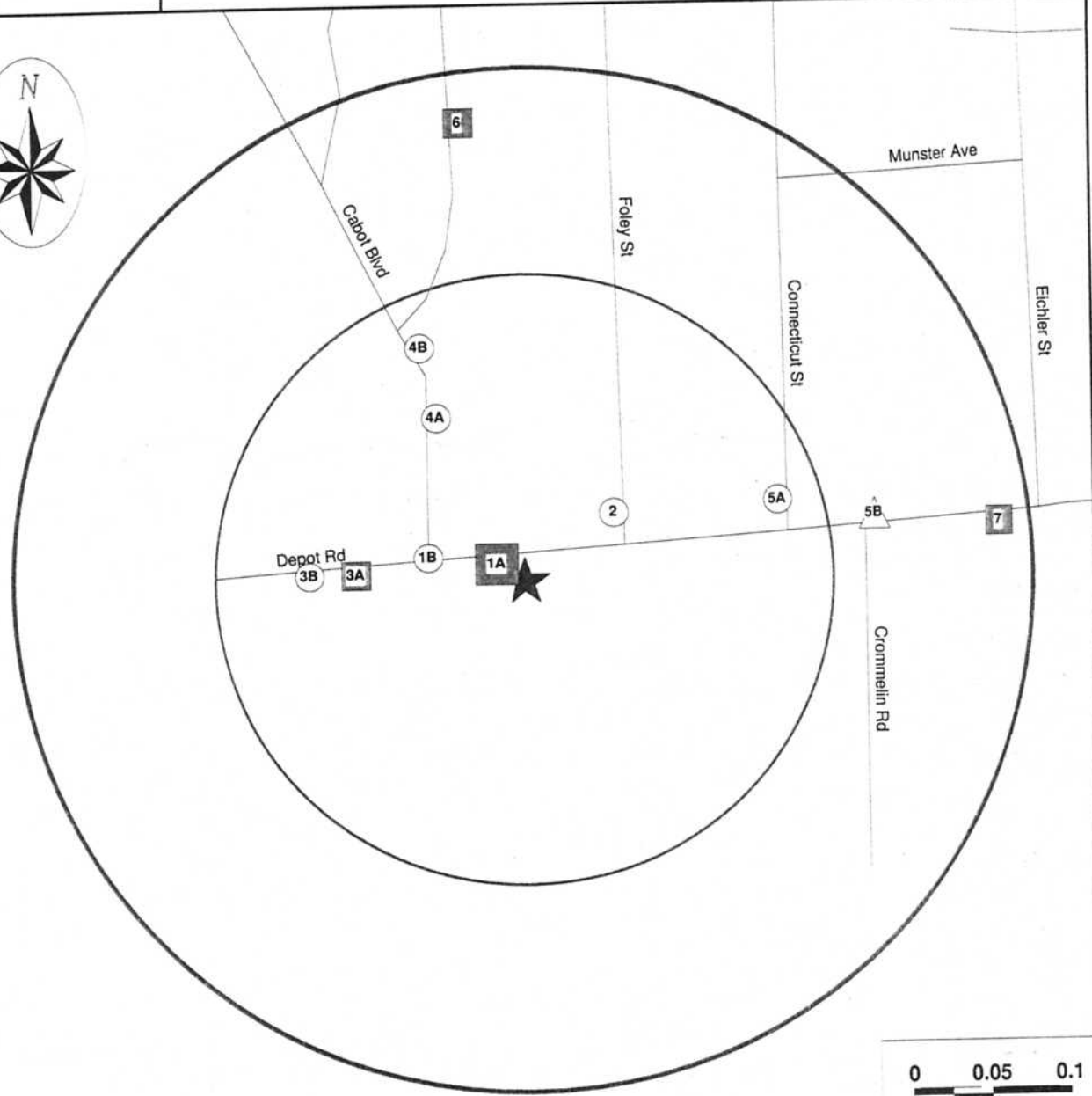


ATTACHMENT B
VISTA DATABASE REPORT



SITE ASSESSMENT REPORT

Map of Sites within 1/4 Mile

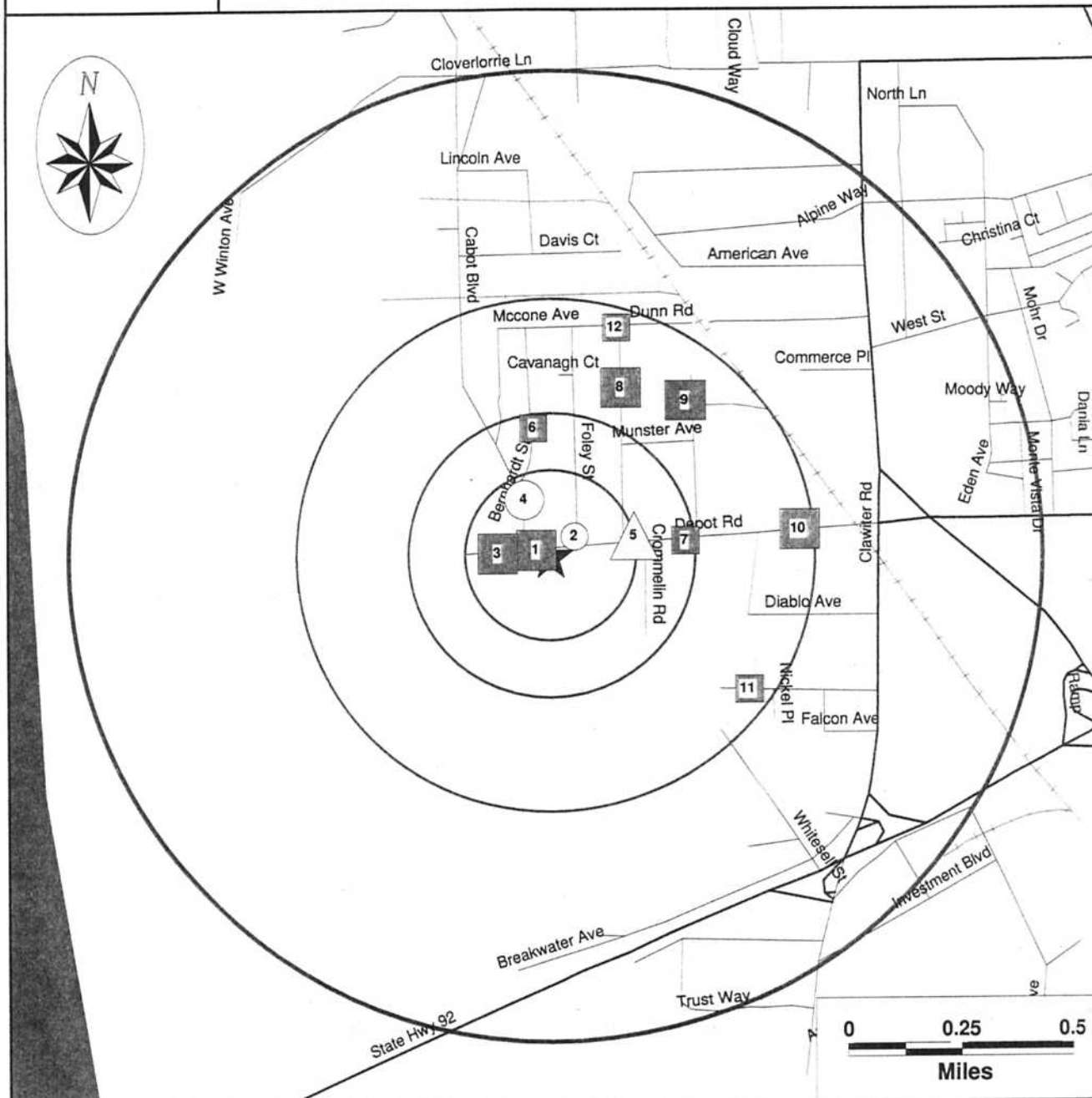


		Category:	A	B	C	D
		Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
Subject Site		Single Sites	◆	■	△	○
		Multiple Sites	◆◆	■■	△△	○○
			NPL, SPL, CORRACTS (TSD)	CERCLIS/ NFRAP, TSD, LUST, SWLF, SCL	UST	ERNS, GENERATORS
	Highways and Major Roads					
	Roads					
	Railroads					
	Rivers or Water Bodies					
	Utilities					



SITE ASSESSMENT REPORT

Map of Sites within 1 Mile



Subject Site 	Category: Databases Searched to:	A 1 mi. 	B 1/2 mi. 	C 1/4 mi. 	D 1/8 mi.
	Single Sites Multiple Sites	 NPL, SPL, CORRACTS (TSD)	 CERCLIS/ NFRAP, TSD, LUST, SWLF, SCL	 UST	 ERNS, GENERATORS
Highways and Major Roads Roads Dashed line symbol"/> Railroads Dotted line symbol"/> Rivers or Water Bodies Thin line with dots symbol"/> Utilities					

For More Information Call VISTA Information Solutions, Inc. at **1 - 800 - 767 - 0403**

Report ID: **3744Depot**

Date of Report: **July 17, 2000**

SITE ASSESSMENT REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: 00214 3744 Depot Road Hayward, CA 94545 Latitude/Longitude: (37.637702, 122.131264)	Mr. Eric Freeburg River Bend Properties PO Box 9440 Rancho Santa Fe, CA 92067

Site Distribution Summary	<i>within 1/8 mile</i>	<i>1/8 to 1/4 mile</i>	<i>1/4 to 1/2 mile</i>	<i>1/2 to 1 mile</i>
Agency / Database - Type of Records				
A) Databases searched to 1 mile:				
US EPA NPL National Priority List	0	0	0	0
US EPA CORRACTS RCRA Corrective Actions and associated (TSD) TSD	0	0	0	0
STATE SPL State equivalent priority list	0	0	0	0
B) Databases searched to 1/2 mile:				
STATE SCL State equivalent CERCLIS list	0	0	0	-
US EPA CERCLIS / Sites currently or formerly under review NFRAP by US EPA	0	0	1	-
US EPA TSD RCRA permitted treatment, storage, disposal facilities	0	0	0	-
STATE LUST Leaking Underground Storage Tanks	2	2	8	-
STATE SWLF Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
C) Databases searched to 1/4 mile:				
STATE UST Registered underground storage tanks	1	2	-	-
STATE AST Registered aboveground storage tanks	0	0	-	-
D) Databases searched to 1/8 mile:				
US EPA ERNS Emergency Response Notification System of spills	0	-	-	-
US EPA LG GEN RCRA registered large generators of hazardous waste	0	-	-	-
US EPA SM GEN RCRA registered small generators of hazardous waste	7	-	-	-
STATE SPILLS State spills list	1	-	-	-



SITE ASSESSMENT REPORT

SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	VISTA ID DISTANCE DIRECTION	A			B			C		D			
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN
1A	DORIS AUTO WRECKERS 3720 DEPOT RD HAYWARD, CA 94545	125629 0.00 MI NA								X			X	
1A	AMERICAN AUTO WRECKERS 3744 DEPOT RD HAYWARD, CA 94545	18150 0.00 MI NA						X					X	
1B	SHELL PIPELINE LEAK DEPOT RD CABOT BLVD HAYWARD, CA	6531923 0.00 MI NA												X
2	AUTO AND TRUCK BUMPER RECYCLERS 23986 FOLEY ST HAYWARD, CA 94545	4061944 <0.01 MI NE											X	
3A	J .M, INC. 3826 DEPOT RD HAYWARD, CA 94545	8575988 0.04 MI W						X						
3B	AAA TRUCK PARTS 3884 DEPORT RD HAYWARD, CA 94545	1922 0.07 MI W												X
4A	POLTECO INC 23595 CABOT BLVD STE 110 HAYWARD, CA 94545	6922151 0.05 MI NW												X
4B	LA TAPATIA INC 23423 CABOT BLVD HAYWARD, CA 94545	3193303 0.09 MI NW												X
5A	ASSOCIATED SCREW MACHINE PROD 23978 CONNECTICUT ST HAYWARD, CA 94545	1150185 0.10 MI E												X

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	VISTA ID DISTANCE DIRECTION	A			B			C		D			
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN
5B	CLARENCE J. PERRY TRUCK YARD 3639 DEPOT HAYWARD, CA 94545	1240749 0.15 MI E								X				



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

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MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 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	SPILLS		
6	CALIFORNIA COURIERS INC 23510 BERNHARDT HAYWARD, CA 94545	4984696 0.22 MI N																
7	FORNI CORPORATION 3600 DEPOT RD HAYWARD, CA 94545	156840 0.23 MI E																•

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 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	SPILLS		
8	FIRE FAB INC 23315 CONNECTICUT HAYWARD, CA 94545	929975 0.32 MI NE																
8	ST FRANCIS ELECTRIC 23294 CONNECTICUT ST HAYWARD, CA 94545	3193908 0.32 MI NE																•
8	ALAMEDA COUNTY MOSQ. ABATE. 23187 CONNECTICUT HAYWARD, CA 94545	1231415 0.37 MI NE																•
9	PANTHER LINES 23475 EICHLER HAYWARD, CA 94545	3766596 0.37 MI NE																
9	SAMUEL CABOT INC 23284 EICHLER ST HAYWARD, CA 94545	366449 0.40 MI NE																•
10	SIERRA PACIFIC STEEL 3200 DEPOT RD HAYWARD, CA 94545	2745751 0.44 MI E																
10	WESTLAND METAL INC 3149 DEPOT HAYWARD, CA 94545	4024435 0.50 MI E																
11	HAYWARD CITY OF TREATMENT PLNT 3700 ENTERPRISE HAYWARD, CA 94545	190474 0.45 MI SE																•
12	NATURES FARM PRODUCTS 2707 MCCONE HAYWARD, CA 94545	930009 0.46 MI N																•



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

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MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	A			B			C		D							
		VISTA ID	DISTANCE	DIRECTION	NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN
No Records Found																	



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

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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
OAKLAND PORT OF UNKNOWN N FIELD L916 OAKLAND, CA 94621	64544285						X							
CALTRANS ODS SITE 2 UNKNOWN CASTRO VALLEY BLVD CASTRO VALLEY, CA 94544	64542675						X							
HAMLIN PROPERTY UNKNOWN ENTERPRISE AVE HAYWARD, CA 94545	64542537						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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SITE ASSESSMENT REPORT

DETAILS

PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

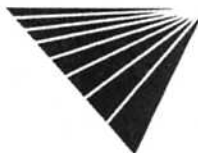
VISTA Address*:	DORIS AUTO WRECKERS 3720 DEPOT RD HAYWARD, CA 94545	VISTA ID#:	125629
		Distance/Direction:	0.00 MI / NA
		Plotted as:	Point
RCRA-SmGen - RCRA-Small Generator / SRC# 15		EPA ID:	CAD981443484
Agency Address:	SAME AS ABOVE		
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		
STATE UST - State Underground Storage Tank / SRC# 45		EPA/Agency ID:	N/A
Agency Address:	DORRIS AUTO WRECKERS INC 3720 DEPOT HAYWARD, CA 94545		
Underground Tanks:	2		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	T001U	Tank Status:	CLOSED .REMOVED
Tank Contents:	DIESEL	Leak Monitoring:	MONITOR PRESENT
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	1000 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	T001U	Tank Status:	CLOSED .REMOVED
Tank Contents:	OTHER	Leak Monitoring:	MONITOR PRESENT
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	1000 (GALLONS)	Tank Material:	BARE STEEL

Map ID

1A

VISTA Address*:	AMERICAN AUTO WRECKERS 3744 DEPOT RD HAYWARD, CA 94545	VISTA ID#:	18150
		Distance/Direction:	0.00 MI / NA
		Plotted as:	Point
RCRA-SmGen - RCRA-Small Generator / SRC# 15		EPA ID:	CAD981573751
Agency Address:	SAME AS ABOVE		
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		
STATE LUST - State Leaking Underground Storage Tank / SRC# 164		Agency ID:	01-2091
Agency Address:	AMERICAN AUTO WRECKERS INC 3744 DEPOT RD HAYWARD, CA 94545		
Facility ID:	01-2091		
Leak Report Date:	1/18/1995		
Contamination Confirmed Date:	7/1/1995		
Substance:	GASOLINE		
Remediation Status:	PRELIMINARY SITE ASSESSMENT UNDERWAY		
Media Affected:	UNDEFINED		
Lead Agency:	LOCAL AGENCY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: ALAMEDA XSTREET: REVIEW DATE: 11/3/1997		

Map ID

1A

* VISTA address includes enhanced city and ZIP.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

VISTA Address*:	SHELL PIPELINE LEAK DEPOT RD CABOT BLVD HAYWARD, CA	VISTA ID#:	6531923
		Distance/Direction:	0.00 MI / NA
		Plotted as:	Point
State Spills / SRC# 106		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	01S0335		
Remediation Status:	CLOSED		
Description / Comment:	FAC COUNTY: ALAMEDA		

Map ID

1B

VISTA Address*:	AUTO AND TRUCK BUMPER RECYCLERS 23986 FOLEY ST HAYWARD, CA 94545	VISTA ID#:	4061944
		Distance/Direction:	<0.01 MI / NE
		Plotted as:	Point
RCRA-SmGen - RCRA-Small Generator / SRC# 15		EPA ID:	CAD983665977
Agency Address:	SAME AS ABOVE		
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		

Map ID

2

VISTA Address*:	J_M, INC. 3826 DEPOT RD HAYWARD, CA 94545	VISTA ID#:	8575988
		Distance/Direction:	0.04 MI / W
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 164		Agency ID:	01-0805
Agency Address:	J_M INC 3826 DEPOT RD HAYWARD, CA 94545		
Facility ID:	01-0805		
Leak Report Date:	8/20/1990		
Site Assessment Plan Submitted:	4/1/1991		
Contamination Confirmed Date:	3/22/1993		
Case Closed Date:	12/5/1996		
Substance:	DIESEL		
Remediation Event:	NO ACTION TAKEN		
Remediation Status:	CASE CLOSED		
Media Affected:	UNDEFINED		
Lead Agency:	LOCAL AGENCY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: ALAMEDA XSTREET: REVIEW DATE: 12/9/1996		

Map ID

3A

VISTA Address*:	AAA TRUCK PARTS 3884 DEPORT RD HAYWARD, CA 94545	VISTA ID#:	1922
		Distance/Direction:	0.07 MI / W
		Plotted as:	Point
RCRA-SmGen - RCRA-Small Generator / SRC# 15		EPA ID:	CAD981573090
Agency Address:	SAME AS ABOVE		
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		

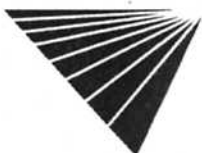
Map ID

3B

VISTA Address*:	POLTECO INC 23595 CABOT BLVD STE 110 HAYWARD, CA 94545	VISTA ID#:	6922151
		Distance/Direction:	0.05 MI / NW
		Plotted as:	Point
RCRA-SmGen - RCRA-Small Generator / SRC# 15		EPA ID:	CAR000015958
Agency Address:	SAME AS ABOVE		
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		

Map ID

4A



* VISTA address includes enhanced city and ZIP.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

VISTA Address*:	LA TAPATIA INC 23423 CABOT BLVD HAYWARD, CA 94545	VISTA ID#:	3193303
		Distance/Direction:	0.09 MI / NW
		Plotted as:	Point
RCRA-SmGen - RCRA-Small Generator / SRC# 15		EPA ID:	CAD983630799
Agency Address:		SAME AS ABOVE	
Generator Class:		Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	

Map ID
4B

VISTA Address*:	ASSOCIATED SCREW MACHINE PROD 23978 CONNECTICUT ST HAYWARD, CA 94545	VISTA ID#:	1150185
		Distance/Direction:	0.10 MI / E
		Plotted as:	Point
RCRA-SmGen - RCRA-Small Generator / SRC# 15		EPA ID:	CAD983657404
Agency Address:		SAME AS ABOVE	
Generator Class:		Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	

Map ID
5A

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

VISTA Address*:	CLARENCE J. PERRY TRUCK YARD 3639 DEPOT HAYWARD, CA 94545	VISTA ID#:	1240749
		Distance/Direction:	0.15 MI / E
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 45		EPA/Agency ID:	N/A

Map ID
5B

Agency Address:		CLARENCE J. PERRY TRUCK YARD 3639 DEPOT HAYWARD, CA 94544	
Underground Tanks:		2	
Aboveground Tanks:		NOT REPORTED	
Tanks Removed:		NOT REPORTED	
Tank ID:	T001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	MONITOR PRESENT
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	1000 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	T001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	MONITOR PRESENT
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	8000 (GALLONS)	Tank Material:	BARE STEEL

VISTA Address*:	CALIFORNIA COURIERS INC 23510 BERNHARDT HAYWARD, CA 94545	VISTA ID#:	4984696
		Distance/Direction:	0.22 MI / N
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 164		Agency ID:	01-1855

Map ID
6

Agency Address:		CALIFORNIA COURIERS INC 23510 BERNHARDT ST HAYWARD, CA 94545	
Facility ID:		01-1855	
Leak Report Date:		11/3/1993	
Site Assessment Began:		1/24/1994	
Contamination Confirmed Date:		11/3/1993	
Case Closed Date:		8/1/1997	
Substance:		GASOLINE	
Remediation Event:		EXCAVATE AND DISPOSE	



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SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

Remediation Status:	CASE CLOSED
Media Affected:	OTHER
Lead Agency:	LOCAL AGENCY
Region / District:	SAN FRANCISCO BAY RE
Description / Comment:	COUNTY: ALAMEDA XSTREET: REVIEW DATE: 8/1/1997

VISTA Address*:	FORNI CORPORATION 3600 DEPOT RD HAYWARD, CA 94545	VISTA ID#:	156840
		Distance/Direction:	0.23 MI / E
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 45		EPA/Agency ID:	N/A

Map ID

7

Agency Address:	FORNI CORPORATION 3600 DEPOT HAYWARD, CA 94545		
Underground Tanks:	2		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	T001U	Tank Status:	OTHER
Tank Contents:	LEADED GAS	Leak Monitoring:	MONITOR PRESENT
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	4000 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	T001U	Tank Status:	OTHER
Tank Contents:	LEADED GAS	Leak Monitoring:	MONITOR PRESENT
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	4000 (GALLONS)	Tank Material:	BARE STEEL

STATE LUST - State Leaking Underground Storage Tank / SRC# 164	Agency ID:	01-0655
---	------------	---------

Agency Address:	SAME AS ABOVE
Facility ID:	01-0655
Leak Report Date:	4/5/1992
Contamination Confirmed Date:	9/30/1994
Substance:	GASOLINE
Remediation Event:	EXCAVATE AND TREAT
Remediation Status:	PRELIMINARY SITE ASSESSMENT UNDERWAY
Media Affected:	SOIL ONLY
Lead Agency:	REGIONAL BOARD
Region / District:	SAN FRANCISCO BAY RE
Description / Comment:	COUNTY: ALAMEDA XSTREET: REVIEW DATE: 1/7/1998

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

VISTA Address*:	FIRE FAB INC 23315 CONNECTICUT HAYWARD, CA 94545	VISTA ID#:	929975
		Distance/Direction:	0.32 MI / NE
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 164		Agency ID:	01-0622

Map ID

8

Agency Address:	FIRE FAB INC 23315 CONNECTICUT ST HAYWARD, CA 94545		
Facility ID:	01-0622		
Leak Report Date:	1/26/1988		



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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Contamination Confirmed Date:	5/25/1990
Substance:	GASOLINE
Remediation Event:	NO ACTION TAKEN
Remediation Status:	LEAK BEING CONFIRMED
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL AGENCY
Region / District:	SAN FRANCISCO BAY RE
Description / Comment:	COUNTY: ALAMEDA XSTREET: REVIEW DATE: 5/24/1990

VISTA Address*:	ST FRANCIS ELECTRIC 23294 CONNECTICUT ST HAYWARD, CA 94545	VISTA ID#:	3193908
		Distance/Direction:	0.32 MI / NE
		Plotted as:	Point

Map ID
8

STATE LUST - State Leaking Underground Storage Tank / SRC# 164	Agency ID:	01-1829
Agency Address:	SAME AS ABOVE	
Facility ID:	01-1829	
Leak Report Date:	8/31/1992	
Site Assessment Plan Submitted:	10/25/1993	
Contamination Confirmed Date:	7/15/1993	
Substance:	GASOLINE	
Remediation Event:	REMOVE FREE PRODUCT	
Remediation Status:	PRELIMINARY SITE ASSESSMENT WORKPLAN SUB	
Media Affected:	UNDEFINED	
Lead Agency:	LOCAL AGENCY	
Region / District:	SAN FRANCISCO BAY RE	
Description / Comment:	COUNTY: ALAMEDA XSTREET: REVIEW DATE: 3/17/1994	

VISTA Address*:	ALAMEDA COUNTY MOSQ. ABATE. 23187 CONNECTICUT HAYWARD, CA 94545	VISTA ID#:	1231415
		Distance/Direction:	0.37 MI / NE
		Plotted as:	Point

Map ID
8

STATE LUST - State Leaking Underground Storage Tank / SRC# 164	Agency ID:	01-0048
Agency Address:	ALAMEDA MOSQUITO ABATEMENT 23187 CONNECTICUT ST HAYWARD, CA 94545	
Facility ID:	01-0048	
Leak Report Date:	12/24/1990	
Contamination Confirmed Date:	6/6/1991	
Substance:	GASOLINE	
Remediation Event:	NO ACTION TAKEN	
Remediation Status:	LEAK BEING CONFIRMED	
Media Affected:	OTHER	
Lead Agency:	LOCAL AGENCY	
Region / District:	SAN FRANCISCO BAY RE	
Description / Comment:	COUNTY: ALAMEDA XSTREET: REVIEW DATE: 6/3/1991	



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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

VISTA Address*:	PANTHER LINES 23475 EICHLER HAYWARD, CA 94545	VISTA ID#:	3766596
		Distance/Direction:	0.37 MI / NE
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 164		Agency ID:	01-1134
Agency Address:	PANTHER LINES 23475 EICHLER ST HAYWARD, CA 94545		
Facility ID:	01-1134		
Leak Report Date:	6/10/1992		
Site Assessment Began:	6/10/1992		
Contamination Confirmed Date:	8/12/1992		
Substance:	DIESEL		
Remediation Event:	NO ACTION TAKEN		
Remediation Status:	PRELIMINARY SITE ASSESSMENT UNDERWAY		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: ALAMEDA XSTREET: REVIEW DATE: 1/24/1996		

Map ID
9

VISTA Address*:	SAMUEL CABOT INC 23284 EICHLER ST HAYWARD, CA 94545	VISTA ID#:	366449
		Distance/Direction:	0.40 MI / NE
		Plotted as:	Point
NFRAP / SRC# 18		EPA ID:	CAD122731904
Agency Address:	SAMUEL CABOT, INC. 23284 EICHLER ST. HAYWARD, CA 94545		
EPA Region:	9		
Congressional District:	0		
Federal Facility:	Agency Code ()		
Facility Ownership:	PRIVATE		
Site Incident Category:	unknown		
Federal Facility Docket:	SITE IS NOT INCLUDED ON THE DOCKET		
NPL Status:	NOT ON NPL		
Incident Type:	Unknown		
Proposed NPL Update #:	0		
Final NPL Update #:	0		
Financial Management System ID:	NOT REPORTED		
Latitude:	0		
Longitude:	0		
Lat/Long Source:	Agency Code ()		
Lat/Long Accuracy:	Unknown		
Dioxin Tier:	Unknown		
USGS Hydro Unit:	18050004		
RCRA Indicator:	YES (RCRA FACILITY)		
Unit Id:	0		
Unit Name:	ENTIRE SITE		

Map ID
9



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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Type:	DISCOVERY	Lead Agency:	EPA FUND-FINANCED
Qualifier:	UNKNOWN	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	OCTOBER 2, 1990
Type:	PRELIMINARY ASSESSMENT	Lead Agency:	EPA FUND-FINANCED
Qualifier:	NO FURTHER REMEDIAL ACTION PLANNED	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	JUNE 1, 1992

VISTA Address*:	SIERRA PACIFIC STEEL 3200 DEPOT RD HAYWARD, CA 94545	VISTA ID#:	2745751
		Distance/Direction:	0.44 MI / E
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 164		Agency ID:	01-1389
Agency Address:	SAME AS ABOVE		
Facility ID:	01-1389		
Leak Report Date:	12/3/1990		
Site Assessment Plan Submitted:	6/8/1991		
Contamination Confirmed Date:	7/10/1991		
Substance:	GASOLINE		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Status:	PRELIMINARY SITE ASSESSMENT UNDERWAY		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: ALAMEDA XSTREET: REVIEW DATE: 2/6/1998		

Map ID

10

VISTA Address*:	WESTLAND METAL INC 3149 DEPOT HAYWARD, CA 94545	VISTA ID#:	4024435
		Distance/Direction:	0.50 MI / E
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 164		Agency ID:	01-1958
Agency Address:	WESTLAND METAL INC 3149 DEPOT RD HAYWARD, CA 94545		
Facility ID:	01-1958		
Leak Report Date:	7/8/1992		
Contamination Confirmed Date:	8/30/1996		
Substance:	GASOLINE		
Remediation Event:	EXCAVATE AND TREAT		
Remediation Status:	LEAK BEING CONFIRMED		
Media Affected:	UNDEFINED		
Lead Agency:	LOCAL AGENCY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: ALAMEDA XSTREET: REVIEW DATE: 8/30/1996		

Map ID

10



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

VISTA Address*:	HAYWARD CITY OF TREATMENT PLNT 3700 ENTERPRISE HAYWARD, CA 94545	VISTA ID#:	190474
		Distance/Direction:	0.45 MI / SE
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 164		Agency ID:	01-1650
Agency Address:		WASTE WATER TREATMENT PLANT 3700 ENTERPRISE AVE HAYWARD, CA 94545	
Facility ID:		01-1650	
Leak Report Date:		3/5/1990	
Contamination Confirmed Date:		7/13/1990	
Substance:		GASOLINE	
Remediation Event:		NO ACTION TAKEN	
Remediation Status:		LEAK BEING CONFIRMED	
Media Affected:		OTHER	
Lead Agency:		LOCAL AGENCY	
Region / District:		SAN FRANCISCO BAY RE	
Description / Comment:		COUNTY: ALAMEDA XSTREET: REVIEW DATE: 7/12/1990	

Map ID

11

VISTA Address*:	NATURES FARM PRODUCTS 2707 MCCONE HAYWARD, CA 94545	VISTA ID#:	930009
		Distance/Direction:	0.46 MI / N
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 164		Agency ID:	01-1884
Agency Address:		NATURE'S FARM 2707 MCCONE HAYWARD, CA 94545	
Facility ID:		01-1884	
Leak Report Date:		4/4/1994	
Contamination Confirmed Date:		1/25/1996	
Case Closed Date:		1/5/1998	
Substance:		DIESEL	
Remediation Event:		NO ACTION TAKEN	
Remediation Status:		CASE CLOSED	
Media Affected:		SOIL ONLY	
Lead Agency:		LOCAL AGENCY	
Region / District:		SAN FRANCISCO BAY RE	
Description / Comment:		COUNTY: ALAMEDA XSTREET: REVIEW DATE: 1/5/1999	

Map ID

12

SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

No Records Found



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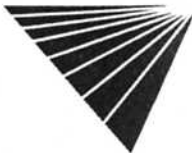
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UNMAPPED SITES

VISTA Address*:	OAKLAND PORT OF UNKNOWN N FIELD L916 OAKLAND, CA 94621	VISTA ID#:	64544285
STATE LUST - State Leaking Underground Storage Tank / SRC# 164		Agency ID:	01-2272
Agency Address:	SAME AS ABOVE		
Facility ID:	01-2272		
Leak Report Date:	11/12/1997		
Site Assessment Plan Submitted:	1/23/1998		
Case Closed Date:	5/6/1998		
Substance:	DIESEL		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Status:	CASE CLOSED		
Media Affected:	OTHER		
Lead Agency:	LOCAL AGENCY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: ALAMEDA XSTREET: REVIEW DATE: 9/14/1998		

VISTA Address*:	CALTRANS ODS SITE 2 UNKNOWN CASTRO VALLEY BLVD CASTRO VALLEY, CA 94544	VISTA ID#:	64542675
STATE LUST - State Leaking Underground Storage Tank / SRC# 164		Agency ID:	01-1085
Agency Address:	SAME AS ABOVE		
Facility ID:	01-1085		
Leak Report Date:	12/23/1987		
Contamination Confirmed Date:	12/23/1987		
Substance:	GASOLINE		
Remediation Event:	NO ACTION TAKEN		
Remediation Status:	LEAK BEING CONFIRMED		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: ALAMEDA XSTREET: REVIEW DATE: 3/10/1988		

VISTA Address*:	HAMLIN PROPERTY UNKNOWN ENTERPRISE AVE HAYWARD, CA 94545	VISTA ID#:	64542537
STATE LUST - State Leaking Underground Storage Tank / SRC# 164		Agency ID:	01-0736
Agency Address:	SAME AS ABOVE		
Facility ID:	01-0736		
Leak Report Date:	10/26/1989		
Site Assessment Began:	6/30/1989		
Contamination Confirmed Date:	8/7/1990		
Substance:	GASOLINE		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Status:	PRELIMINARY SITE ASSESSMENT UNDERWAY		
Media Affected:	OTHER		



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UNMAPPED SITES CONT.

Lead Agency:

LOCAL AGENCY

Region / District:

SAN FRANCISCO BAY RE

Description / Comment:

COUNTY: ALAMEDA XSTREET: REVIEW DATE: 5/30/1990



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SITE ASSESSMENT REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 19 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for National Priorities List was January, 2000.

The NPL Report is the US EPA's registry of the nation's worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980.

SPL
SRC#: 113 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for CalSites Database was January, 2000.

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 mile of your property.
The agency release date for RCRIS Corrective Action Sites was December, 1999.

The CORRACTS database contains information concerning RCRA facilities that have conducted, or are currently conducting a 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 also be imposed as a requirement of receiving and maintaining a TSDF permit.

RCRIS-TSDC
SRC#: 556 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for RCRIS TSDs Subject to Corrective Action 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 TSDCs are treatment, storage and/or disposal facilities that are subject to corrective action under RCRA.

B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS
SRC#: 17 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Comprehensive Environmental Response, Compensation and Liability Information Sys was January, 2000.

The CERCLIS database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for the release, or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List (NPL).



NFRAP
SRC#: 18

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for No Further Remedial Action Planned was December, 1999.

The No Further Remedial Action Planned Report (NFRAP), also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the U.S. EPA's CERCLIS database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, 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 1/2 mile of your property.
The agency release date for CalSites Database was January, 2000.

This database is provided by the Department of Toxic Substances Control. 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.

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.

RCRIS-TSD
SRC#: 12

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for RCRIS Treatment, Storage and Disposal Facilities 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#: 23

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for USGS Solid Waste Landfills was December, 1991.

This database is provided by the United States Geological Survey. The agency may be contacted at: 703-648-5613.

SWLF
SRC#: 163

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Solid Waste Inventory System 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
SRC#: 164

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Leaking Underground Storage Tank Information System was January, 2000.

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

C) DATABASES SEARCHED TO 1/4 MILE

UST
SRC#: 45

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Underground Storage Tanks 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. Be advised that some states do not require registration of heating oil tanks, especially those used for residential purposes.

AST
SRC#: 60

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Aboveground Storage Tanks 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 1/8 MILE

ERNS
SRC#: 8

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for Emergency Response Notification System was August, 1999.

ERNS is a national computer database system that is used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party.

RCRA-LQG
SRC#: 16

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS Large Quantity Generators 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).

RCRIS-SQG
SRC#: 15

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS Small Quantity Generators 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 Quantity Generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.



ATTACHMENT C
PROPERTY PHOTOGRAPHS

Property: 3744 Depot Road, Hayward, CA



Photo #1: Waste oil storage area.

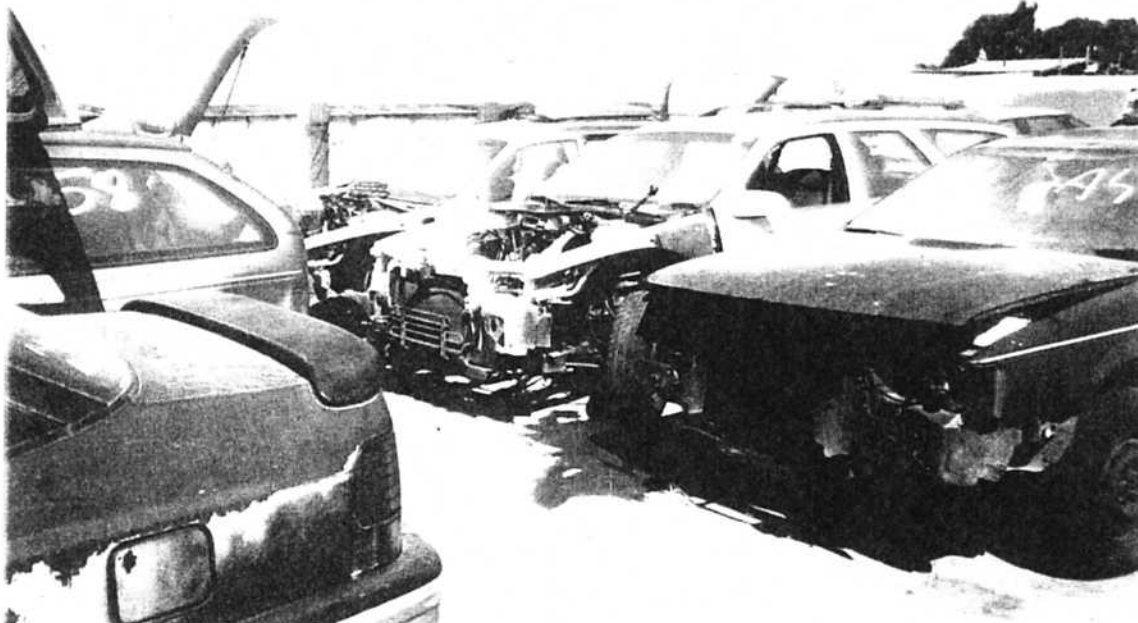


Photo #2: Oil stained pavement, northern portion of Property.

Property: 3744 Depot Road, Hayward, CA



Photo #3: View of Property looking southwest. Dorris Auto Wreckers in background.



Photo #4: Oil container and stained pavement, northern portion of Property.

Property: 3744 Depot Road, Hayward, CA

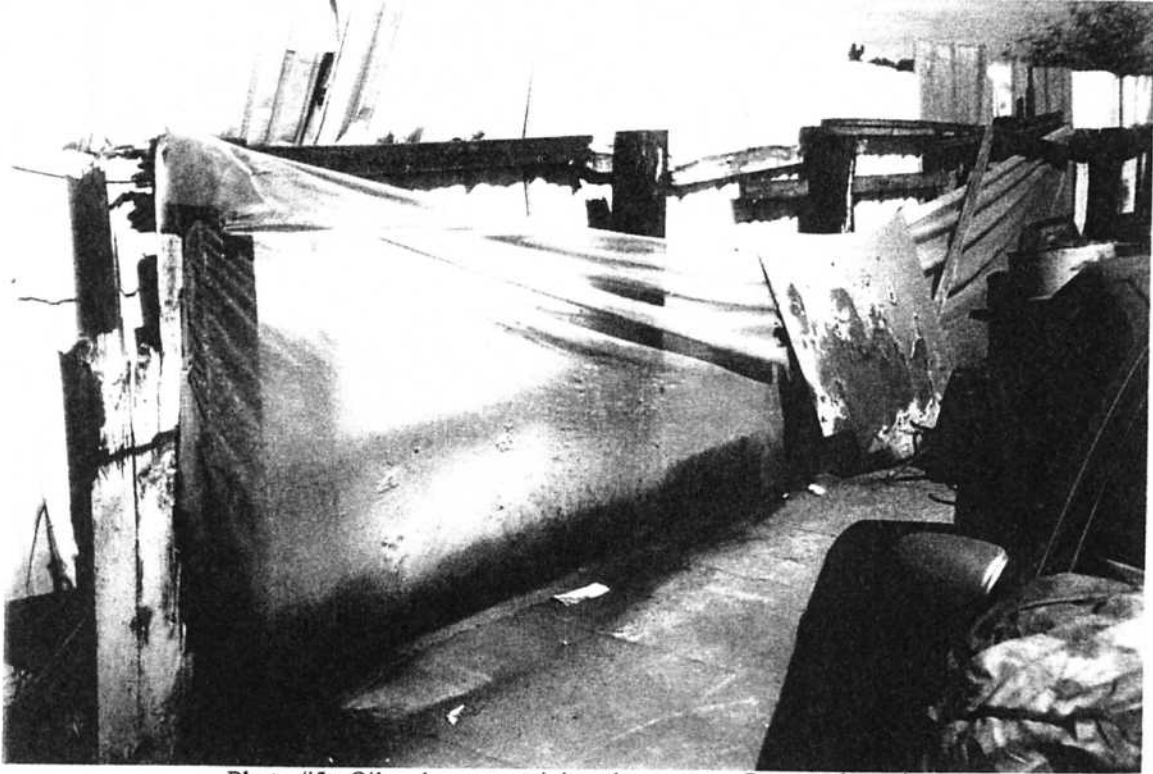


Photo #5: Oil and grease staining along eastern Property boundary.



Photo #6: Oil and grease-stained soil at rear unpaved portion of Property.

**ATTACHMENT D
PIERS PRELIMINARY SITE ASSESSMENT CHECKLIST
AND
INTERVIEW FORM**

Preliminary Site Assessment Checklist

Project No. 00214 Site Recon Date 7/25/00 Name Joel Gregor
Client: River Bend Properties Bus. Name American Auto Assembler
Site Contact Barry Ferroz Need Keys _____
Site Location 3744 Depot Rd, Hayward
Any Special Needs? _____

Exterior - Take Photographs to Document

Type of Building Sheet metal, similar to Downset hut

Any Storage Areas? Yes No Location Entire yard is storage, not covered

Check For Presence (Circle if Present)

Drains, Tanks, Sumps, Vent Pipes, Concrete Pads, Bungs, Monitoring Wells, Stains,
Discoloration, Distressed Vegetation, Surface Storage Tanks, Hoists, Pipes Protruding
From the Ground, Evidence of Subsurface Tanks, Broken/Patched Asphalt or Concrete

If Circled, Explain One yard drain at NW corner, one in yard.

Raised concrete pad, entire yard is series of separate pieces of asphalt or concrete.

Two monitoring wells + one irrigation well, oil + grease stains on pavement and on soil
previous tanks pulled

Interior - Take Photographs to Document

Type of Building Use Storage of Auto Parts + Asma including
Waste Oil + Batteries

Any Manufacturing Process? No

Check For Presence (Circle if Present)

Drains, Tanks, Sumps, Vent Pipes, Concrete Pads, Bungs, Hoists, Stains,

Discoloration If Circled, Explain Secondarily contained metal tray for waste oil drums, waste oil also in containers on floor, oil + grease staining on floor (concrete)

Presence of Possible Asbestos (Circle if Present)

Acoustic Ceiling Tile, Composite Floor Tile, Other Tiles, Mastic, Wraps on Pipes - Equipment - Heaters, Other None observed

Hazardous Storage On Site (Circle if Present and Photograph)

1 gallon, 5 gallon, 55 gallon, other containers (record labels) _____

Site recycles ^{in here and} waste oil ^{in drums,} + batteries. smaller quantities of waste coolant ^{+ oil in drums + pails around the site.} & other automotive products. in small quantities in building.

Any Areas Not Accessed East side of building not accessible

Other Information or Comments _____

Presence of Possible PCB's (Circle if Present) Transformers Lights

Attachments (Circle if Available) Site Map Plans, MSDS, HMM, Sketch Map Photos

Adjacent Property Assessment

East

Name Parris Auto Wreckers Address Depot Road

Type of Business Auto Wrecking Yard

West

Name Atlantic Auto Dismantlers Address Depot Rd

Type of Business Auto Wrecking Yard

North

Name MDC Vacuum Products Address 23899 Foley St
+ Labor Connection → 3667 Depot Rd

Type of Business Vacuum Products manufacturing
Labor Personnel Svc

South

Name County Storage Yard Address _____

Type of Business _____

Additional Adjacent Properties

Almost entirely wrecking yard or storage yard use

Name _____ Address South Side of Depot Rd, extending

Type of Business West to S. F. Bay

Name _____ Address _____

Type of Business _____

Adjacent Properties Use: (Identify)

1. Industrial _____

2. Gasoline Station _____

3. Motor Repair _____

4. Printing _____

5. Photo Development _____

6. Junkyard Several on West side, very large wrecking yard east side
Dorris Auto Wrecking

7. Landfill _____

8. Waste Treatment _____

9. Waste Storage/Disposal _____

10. Manufacturing/Processing Vacuum Products manuf. Co. N side of Depot Rd

11. Recycling _____

12. Are Fuel Islands, 55 Gallon Drums, Miscellaneous Containers (5 - 55 gallon), or Fenced Areas Containing Above Ground Tanks visible on the outside of any adjacent parcels? _____

drums on various wrecking yards
(inside fenced areas)

13. Other _____

ENVIRONMENTAL QUESTIONNAIRE / DISCLOSURE STATEMENT AND PROPERTY OBSERVATION FORM

PROPERTY/PROJECT ADDRESS: *American Auto Dismantler
3744 Depot Road
Hayward, CA 94545*

VIA: PHONE FAX IN PERSON
(Circle One)

DATE: *7/24/00*

PERSON INTERVIEWED/TITLE:

Mr. Barry Ferraz

PROJECT MANAGER:

Joel Greger

QUESTIONS

OWNER OR TENANT

(Circle One)

**OBSERVED DURING
SITE VISIT**

1. Is the Property or an adjoining site used for industrial use?

Comments:

YES

NO

YES

NO

2. To the best of your knowledge, has the Property or any adjoining site been used for industrial use in the past?

Comments:

YES

NO

YES

NO

3. Is the Property or any adjoining site used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo development laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility?

Comments:

YES

NO

YES

NO

4. To the best of your knowledge, has the Property or any adjoining site been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo development laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility?

Comments:

YES

NO

YES

NO

<p>5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than five gallons in the aggregate, stored on or used at the Property or at the facility?</p> <p>Comments:</p>	<p><input checked="" type="radio"/> YES</p>	<p>NO</p>	<p><input checked="" type="radio"/> YES</p>	<p>NO</p>
<p>6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically fifty five gallon) or sacks of chemicals located on the Property or at the facility?</p> <p>Comments: <i>for disposal of o.i</i></p>	<p><input checked="" type="radio"/> YES</p>	<p>NO</p>	<p><input checked="" type="radio"/> YES</p>	<p>NO</p>
<p>7. Has fill dirt been brought onto the Property which originated from a contaminated site or which is of an unknown origin?</p> <p>Comments: <i>not to our knowledge as of site visit</i></p>	<p>YES</p>	<p><input checked="" type="radio"/> NO</p>	<p>YES</p>	<p><input checked="" type="radio"/> NO*</p>
<p>8. Are there currently, or to the best if your knowledge have there been previously, any pits, ponds, or lagoons located on the Property in connection with waste treatment or waste disposal?</p> <p>Comments:</p>	<p>YES</p>	<p><input checked="" type="radio"/> NO</p>	<p>YES</p>	<p><input checked="" type="radio"/> NO</p>
<p>9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the Property?</p> <p>Comments:</p>	<p><input checked="" type="radio"/> YES</p>	<p>NO</p>	<p><input checked="" type="radio"/> YES</p>	<p>NO</p>
<p>10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the Property?</p> <p>Comments:</p>	<p><input checked="" type="radio"/> YES</p>	<p>NO</p>	<p><input checked="" type="radio"/> YES</p>	<p>NO</p>

<p>11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property?</p> <p>Comments:</p>	YES	NO	YES	NO
<p>12. Are there currently or to the best of your knowledge have there been previously, any flooring drains, or walls located within the facility that are stained by substances other than water, or are emitting foul odors?</p> <p>Comments:</p> <p>2 yard drains</p>	YES	NO	YES	NO
<p>13. If the Property is served by a private well or non-public water system, have contaminants been indicated in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government, environmental, or health agency?</p> <p>Comments:</p>	YES	NO	YES	NO
<p>14. Does the Owner or Occupant of the Property have any knowledge of Environmental Liens or governmental notification relating to past or current violations of environmental laws with respect to the Property or any facility located on the Property?</p> <p>Comments:</p>	YES	NO	YES	NO
<p>15. Has the Owner or Occupant of the Property been informed of the past or current existence of hazardous substances, petroleum processes or environmental violations with respect to the Property or any facility located on the Property?</p> <p>Comments:</p> <p>operating junkyard with oil + battery disposal</p>	YES	NO	YES	NO

<p>16. Does the Owner or Occupant of the Property have any knowledge of any Environmental Site Assessment of the Property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the Property or recommended further assessment of the Property?</p> <p>Comments: <i>closure previously recommended</i></p>	YES	<u>NO</u>	YES	<u>NO</u>
<p>17. Does the Owner or Occupant of the Property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the Property by any owner or occupant of the Property?</p> <p>Comments:</p>	YES	<u>NO</u>	YES	<u>NO</u>
<p>18. Does the Property discharge waste water, on or adjacent to the Property other than storm water or into a sanitary sewer system?</p> <p>Comments:</p>	YES	<u>NO</u>	YES	<u>NO</u>
<p>19. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires automotive or industrial batteries or any other waste materials been dumped above ground, buried and/or burned on the Property?</p> <p>Comments: <i>operating junkyard - all material known</i></p>	YES	<u>NO</u>	YES	<u>NO</u>
<p>20. Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCB's?</p> <p>Comments:</p>	YES	<u>NO</u>	YES	<u>NO</u>

PROJECT MANAGER *Joel* DATE *7/25/00*

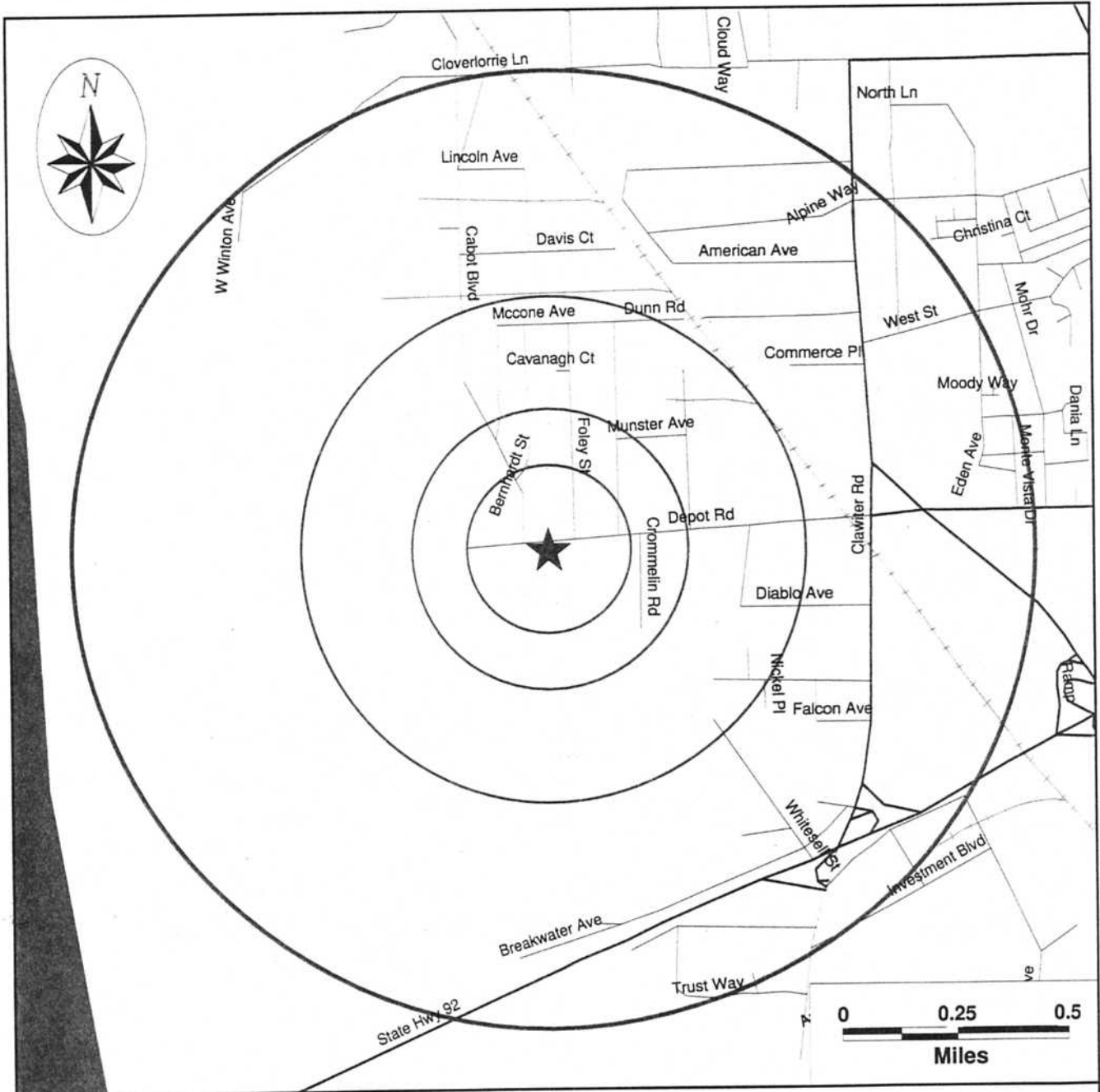
OWNER/OCCUPANT *Quipul Hob* DATE *7.25.2000*

FIGURE 1
PROPERTY VICINITY MAP



SITE ASSESSMENT REPORT

Street Map



Subject Site



Highways and Major Roads
Roads
Railroads
Rivers or Water Bodies
Utilities

FIGURE 2
ADJACENT PARCELS MAP

ASSESSOR'S MAP 439

Rancho Arroyo de la Alameda (Jose de Jesus, Vallejo). (Blk. A Parts. Pg. 70)

Scale: 1" = 200'

P.M. 2702 108/85

70

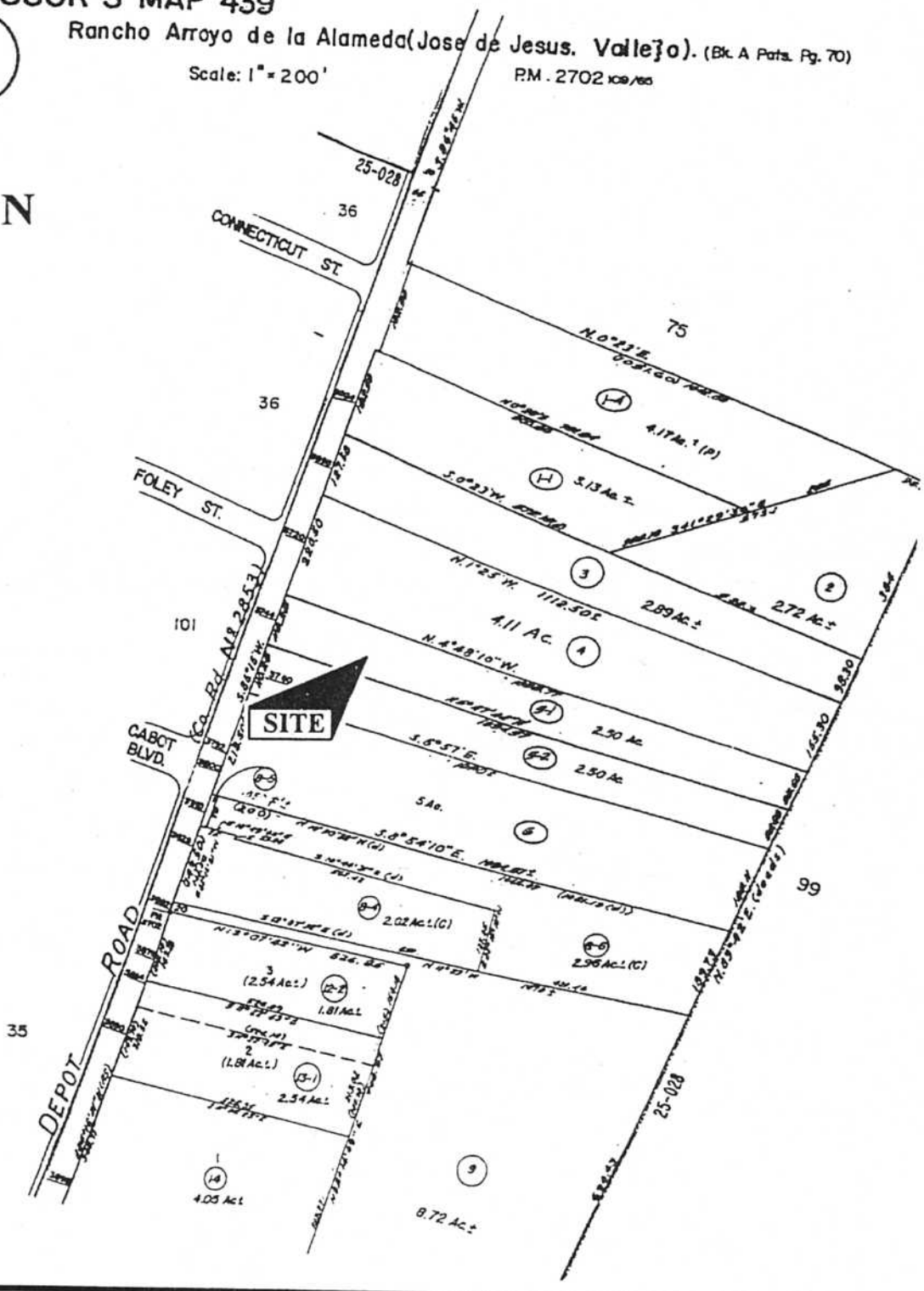


FIGURE 2 - ADJACENT PARCELS MAP

3744 Depot Road
Hayward, CA

August 7, 2000
NOT TO SCALE
Source: Metroscan

FIGURE 3
PROPERTY SITE PLAN

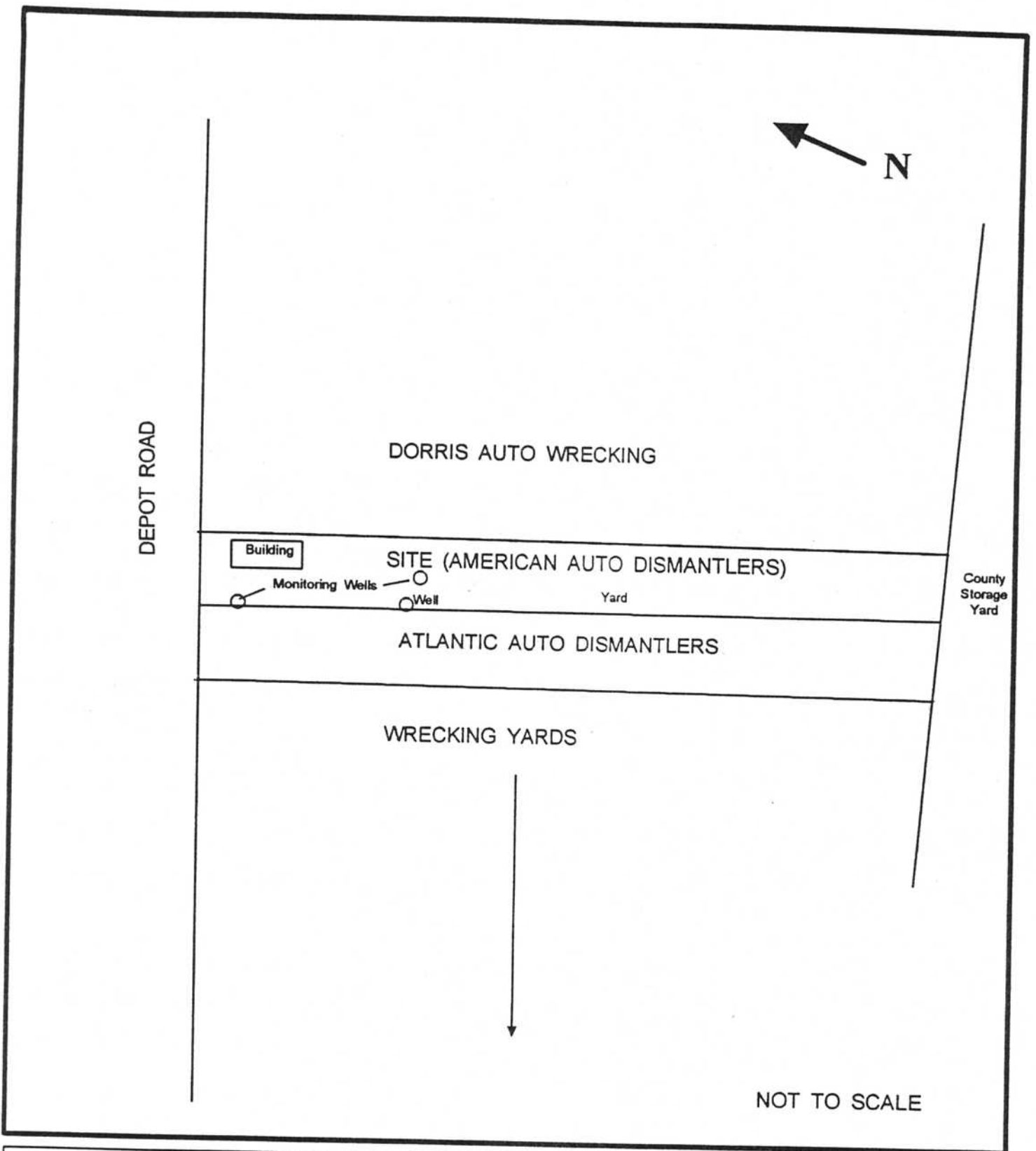


FIGURE 3 - PROPERTY SITE PLAN

3744 Depot Road
Hayward, CA

August 7, 2000