

Applied GeoSystems, Inc.

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REPORT
SITE HISTORY ASSESSMENT AND
LIMITED ENVIRONMENTAL
RECORDS REVIEW

at

ARCO Service Station 4494

566 Hegenberger Road

Oakland, California

Oct 1, 1990

AGS 69038-3

prepared for

ARCO Products Company

P.O. Box 5811

San Mateo, California

by

Applied GeoSystems

COPY

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October 1, 1990

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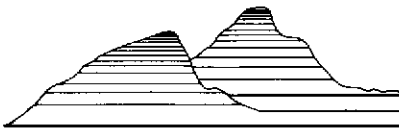
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at

**ARCO Service Station 4494
566 Hegenberger Road
Oakland, California**

For ARCO Products Company

INTRODUCTION

At the request of ARCO Products Company (ARCO), Applied GeoSystems (AGS) conducted a site history assessment and a limited environmental records search within an area of approximately 1/2-mile radius of the site. Information reviewed included site blueprints and reports supplied by ARCO, historic aerial photographs, and public information obtained from the City of Oakland Department of Public Works (CODPW), City of Oakland Fire Department (COFD), the Alameda County Assessor's Office (ACA), the State of California Regional Water Quality Control Board (RWQCB), the State of California Department of Health Services, and other State, County, City, and Federal agencies as referenced herein. This work was performed after somewhat unusual subsurface conditions were encountered during drilling activities at the site associated with our ongoing initial subsurface investigation.

A description of the work performed for Applied GeoSystems' initial site investigation was included in our Work Plan dated September 29, 1989, which was submitted for review and

approved by the Alameda County Department of Environmental Health (ACDEH). As part of the initial investigation, two ground-water monitoring wells (MW-1 and MW-2) were installed at the site in October 1989 to assess impact to ground water from hydrocarbons related to a former underground waste-oil tank.

Unusual subsurface conditions were encountered during drilling activities for this assessment. Depth to ground water varied by approximately four feet between the borings drilled, the northwestern portion of the site contained melted glass, metallic slag, and concrete fill material resulting in refusal of the auger, and black viscous petroleum product was encountered in soil and ground water samples collected from boring B-2 drilled in the inferred upgradient direction of the underground gasoline-storage tanks. For these reasons, Ms. Katherine Chesick of the ACDEH requested that the present assessment be performed (AGS, February 1990). This work was subsequently authorized by ARCO.

The purpose of this assessment and records search was to evaluate potential offsite contaminant sources and attempt to explain the presence of fill containing melted glass, metallic slag material, and black petroleum product along the northern (inferred upgradient portion) of the site. In addition, this research was performed to help explain variations in ground-water elevations within the wells at the site. This report presents our findings, interpretations, and conclusions.

SITE REVIEW

Information for the site review was obtained from the Alameda County Assessor's Office (ACA), City of Oakland Department of Public Works (CODPW), Oakland Fire Department

(OFD), and information provided by ARCO and Pacific Environmental Group (Pacific, 1989).

Site Description and Background

ARCO Station 4494 is at the northeast corner of the intersection of Hegenberger Road and Edes Avenue in Oakland, California (Plate 1). The property occupies Lot 40-11 of the Alameda County Assessors' Map Book 42, page 4318. It is our understanding from information supplied by ARCO, that three 10,000-gallon underground gasoline storage tanks are at the site: one regular gasoline storage tank, one super-unleaded gasoline storage tank, and one regular-unleaded gasoline storage tank. It is also our understanding from information supplied by ARCO that one 280-gallon waste oil storage tank was located west of the station building. On December 16, 1989, the 280-gallon waste oil storage tank was excavated and removed from the site by Crosby and Overton (C&O) of Oakland, California (Pacific, 1989). The configuration of the site is illustrated on the Generalized Site Plan, Plate 2.

City of Oakland Department of Public Works

Records held by the City of Oakland Department of Public Works (CODPW) were reviewed for this investigation. These records include a report prepared by Soil Mechanics and Foundation Engineers (SMFE, 1968), and building plans of the station facility.

Before its development, the site was covered by a sparse growth of native grasses and weeds, and was situated on reclaimed tidal marshlands covered by fill to a depth of approximately four feet (SMFE, 1968). The fill material consisted of heterogeneous sandy gravelly clay

containing construction debris, including pieces of concrete, asphalt, melted glass, and metallic slag. Below the fill material, the marshland soil was described as firm to soft organic silty clay (bay mud) containing thin lenses of silty sand and gravel (SMFE, 1968).

A buried slough was reported by SMFE to cross the southern side of the site near the corner of Hegenberger Road and Enterprise Way (now Edes Avenue) near the former location of the Gulf Oil Company (Gulf) sign post (SMFE, 1968; illustrated in Plate 2). In addition, three pipe lines were reported to cross the central portion of the property in a northeast-southwest direction, including a 72-inch-diameter storm drain, a 48-inch-diameter sanitary sewer pipe, and a 36-inch-diameter abandoned line (SMFE, 1968). Ground water was estimated at a depth of nine feet below the ground surface, and perched water was encountered at a depth of three feet in loose sand in the vicinity of the buried slough (SMFE, 1968).

Microfiche engineering plans at the CODPW Building Inspection Department indicated that the service station was constructed on the site in 1969 by Gulf Oil Corporation, Western Region Office of Los Angeles, California. These building plans for the Gulf station show three underground storage tanks (USTs) east of the station building, and an unmarked fourth tank (possibly a waste-oil tank) located adjacent to the east wall of the station building just south of the USTs. The former locations of these underground Gulf tanks are shown on Plate 2. ARCO purchased the site from Gulf in 1977.

Oakland Fire Department

Historic permit records of the Oakland Fire Department (OFD) were reviewed regarding UST use at the site. OFD records indicated that Gulf removed and replaced one 10,000-gallon UST in May 1975. No other records of UST removals or replacements, or of environmental investigations pertaining to the site, were on record with the agency.

SITE VICINITY REVIEW

Evaluation of the history of the site vicinity was conducted from Sanborn Fire Insurance Company maps, aerial photographs, and property ownership records obtained through the ACA. Verification of present day ACA records were made by a field reconnaissance survey of business signs on major parcels.

Sanborn Fire Insurance Maps

AGS reviewed Sanborn Fire Insurance Maps of the site area dated 1925 and approximately 1944 (Sanborn Map Company, 1925, 1944). The site is not included in the 1925 map volume, but major industrial facilities in the site vicinity are shown. These facilities included the Virden Canning Company on 85th Avenue between Railroad Avenue and the Central Pacific Railroad (CPRR) tracks; Pacific Malleable Castings Company on Railroad Avenue just south of the Virden cannery; and the United Manufacturing Company Mattress Factory at 85th Avenue and Blaine Street.

The 1925 Sanborn maps of the site area were revised in approximately 1944. The site is not included in the mapped area, but facilities in the site vicinity include the Shasta Pump

Company (Shasta) at the northeast corner of the intersection of Hegenberger Road and Baldwin Street (an old "Shasta" logo was seen painted on the side of a building belonging to West Coast Wire Rope and Rigging during our site area reconnaissance); the Smith Lumber Company south of the Shasta facility on Baldwin Street; the American Brass & Iron Foundry, including an oil reclaiming plant, at 81st Avenue between the two lines of railroad tracks; the Western Dry Kilns Company south of the latter facility; and Stolte, Inc. General Contractors south of Western Dry Kilns Company and just north of 85th Avenue. South of 85th Avenue and north of 92nd Avenue, the General Metals Corporation, Montgomery Wards Company, Longview Fiber Company, American Tractor Equipment Corporation, Evergreen Nursery Company, Hazel Atlas Glass Company, and Lincoln Lumber Company are present in the vicinity of the two lines of railroad tracks.

Alameda County Assessor

Historical and present day assessors' parcel maps were reviewed at the ACA to obtain a list of present day parcel owners, and a record of property transactions over the last thirty years. Below is a summary of our findings related to our review of ACA maps.

The site is located within a commercial area approximately one mile south of the Oakland Coliseum. The site is surrounded to the north and east by the Sirloin and Brew Restaurant, to the south by a Shell gasoline station, to the southwest by a General Motors Corporation Truck dealership, and to the west by Sam's Hofbrau and Denny's food restaurants, and a Quality Tune-Up/U-Gas gasoline station. The parcel properties surrounding the site are depicted on the Site Area Map, Plate 3.

The area within a 1/2-mile radius of the site contains a mixture of businesses related to tourism (restaurants and hotels), light industrial, and industrial uses. Primarily industrial businesses occupy the blocks encompassed by Baldwin Street, 85th Avenue, and Enterprise Way, east and southeast of the site. Hotels and restaurants primarily occupy the area bounded by Enterprise Way and Edes Avenue. Retail businesses including the Home Club, GMC truck dealership, a miniature golf course, and gasoline stations occupy the area opposite the site on Hegenberger Road, east of Interstate Highway 880 (see Plate 3).

Major industrial facilities in the site vicinity include the Transamerica Delaval Turbine (Transamerica Delaval) facility at the northeast corner of 85th Avenue and Enterprise Way southwest of the site (currently abandoned) and the American Brass and Iron Foundry at 85th Avenue and San Leandro Avenue southeast of the site. Many large manufacturing facilities and factories occupy the area east of Railroad Avenue along the Central Pacific Railroad (CPRR) tracks and extending across San Leandro Street along the Bay Area Rapid Transit District (BART) tracks. The surrounding properties and the occupying businesses in the site vicinity are depicted on Plate 3.

Records of property transactions for parcels in the light industrial area east and southeast of the site were researched over the period for which ACA maintains a history file, generally from the 1960's through the present. File notations may represent property transfers or other related transactions. A summary of the ACA history information for the site area and addresses of the aforementioned facilities are presented in Table 1. Current occupants of nearby surrounding parcels are noted on Plate 3.

Previous Well Search

AGS previously conducted a survey of active, inactive, and destroyed water supply wells and monitoring wells listed with the County of Alameda Public Works Agency (CAPWA) within a 1/2-mile radius of the site as part of a separate subsurface investigation (AGS, "Draft Initial Subsurface Environmental Investigation, ARCO Station No. 4494, Oakland, California", In progress October 1990). According to the CAPWA records data base, currently there are no active public use or domestic use water producing wells. There are two industrial use wells, one irrigation well, and 39 monitoring wells including four extraction (pumping) wells, within a 1/2-mile radius of the site. In addition, there are at least 13 wells of unknown use and 10 destroyed or abandoned wells. The depths of the industrial wells are 448 and 600 feet below ground surface. The irrigation well depth is 175 feet. Monitoring wells located within a 1/2-mile radius of the site range between 20 and 62 feet in depth.

AERIAL PHOTOGRAPH REVIEW

We reviewed aerial photographs of the site and vicinity dating from 1947 to 1988. In a 1947 aerial photograph (Pacific Aerial Surveys, 1947), little development is visible west of the Central Pacific Railroad (CPRR) tracks, and the site vicinity consists of wetlands with meandering tidal drainage patterns. Sparse industrial development is visible adjacent to and northeast of the CPRR railroad tracks, and a large industrial facility (probably Transamerica Delaval) is visible at Enterprise Way and 85th Avenue. Dense residential development is present in the area east of the railroad tracks and south of the site area.

In a 1953 aerial photograph (Pacific Aerial Surveys, 1953), Highway 880 and the Hegenberger Road exit are present. The site is undeveloped, but commercial development including apparent industrial land usage existed west of the CPRR tracks and northeast of the subject site. A drainage canal is present southwest of this new industrialization and trends northwest into San Leandro Bay. Dense industrialization is visible between the two lines of railroad tracks, and the Transamerica Delaval property at Enterprise Way and 85th Avenue is expanded.

In a 1969 aerial photograph (Pacific Aerial Surveys, 1969), the drainage canal seen in the 1953 photograph has been filled in east of Hegenberger Road, but is still present west of Hegenberger Road adjacent to Coliseum Way. A hotel is present on Edes Avenue at the Hegenberger Road exit, a gasoline station is opposite the site, and a gasoline station is across Hegenberger Road from the site. The subject site remains undeveloped, and appears as a vacant lot.

In a 1979 aerial photograph (Pacific Aerial Surveys, 1979) the subject property is occupied by the ARCO station. The block southeast of the site, surrounded by Baldwin Street, 85th Avenue, and Enterprise Way, has become heavily commercialized, including numerous light industrial facilities. In the center of the block, just south of McClary Avenue, what appears to be a large 55-gallon drum storage yard is present in apparent disarray. This property is currently owned by West Coast Wire Rope and Rigging Company. Properties immediately adjacent to the site in a southeast direction are a vacant lot and a tract of trees in a parklike setting. The manufacturing facility at 85th Avenue and Enterprise Way (Transamerica Delaval) is present and in operation, surrounded to the south and east by large tracts of vacant land.

In a 1988 aerial photograph (Pacific Aerial Surveys, 1988), the site and vicinity appear similar to the present (see Plate 3). The drainage canal west of the site has been directed northwest of the site where it joins the Elmhurst Drainage Canal and crosses under Highway 880, and empties into San Leandro Bay.

ENVIRONMENTAL INVESTIGATIONS

The following records and documentation were researched to identify environmental incidents, registered and leaking underground storage tanks, and abandoned and contaminated sites within a 1/2-mile radius of the site.

- (1) California Department of Health Services (DHS). October 26, 1989. Abandoned Site Program Information (ASPI) List.
- (2) California DHS Toxic Substances Control Division. 1989. California Expenditure Plan for the Hazardous Substances Cleanup Bond Act of 1984.
- (3) California Governor's Office of Planning and Research. June 1989. Hazardous Wastes and Substances Site List.
- (4) Oakland Fire Department Fire Prevention Office. Underground Storage Tank Files.
- (5) San Francisco Bay Regional Water Quality Control Board List of Fuel Leak Cases for Alameda County. March 3, 1990.
- (6) San Francisco Bay Regional Water Quality Control Board List of North Bay Toxics Cases for Alameda County. January 10, 1990.
- (7) United States Environmental Protection Agency. Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List-8 Site-Event Listing. January 27, 1990.

A history of extensive usage of underground storage tanks, and incidents of discharge of hazardous materials to the environment, was identified in the site area. A list of sites with ongoing environmental investigations and brief description of the site information obtained are presented in Table 2. For several sites, fuel leak and toxics investigation files were not available at the RWQCB. Continuing efforts can be made to access these files at a future time if desired. Sites designated "No Further Action" on the DHS ASPIS list were not included in the table. Information regarding the past use of underground storage tanks in the site area obtained from the OFD is presented in Table 3.

Several sites in the vicinity of the subject property are presently under investigation for the presence of petroleum hydrocarbons, solvents, and metals in soil and ground water. These facilities include Ran Rob Tool and Die and West Coast Wire Rope and Rigging east and southeast of the site, and the Transamerica Delaval facility south of the site. Of these sites presently under investigation, West Coast Wire Rope and Rigging is the closest (approximately 600 feet) from the ARCO site.

Numerous facilities in the site area have used USTs for storage of fuels and solvents, many of which were removed in the 1970's and early 1980's when there were few requirements for testing of soil and ground water during UST removals. These facilities

include several immediately surrounding the site, including the Shell gasoline station to the south; the General Motors Corporation truck dealership, Castle Golf and Games miniature golf course and predecessor the Malibu Grand Prix racetrack, and Digas gasoline station to the west; Alta Freight, Beava Chemical Company, Conspec Roofing, Golden Gate Freight Lines, and Ran Rob Tool and Die facilities in the light industrial sector to the east and southeast; and former Chevron gasoline station and Transamerica Delaval facility to the south.

CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the site history assessment and limited environmental records review we conclude:

- o There is no conclusive evidence that the hydrocarbons detected in the ground water from monitoring well MW-2 have resulted from an offsite source. This conclusion is based on the lack of any documented ground-water plumes in the inferred upgradient direction of the site on record with the CODPW, RWQCB, ACDEH, and other agencies, within 600 feet of the ARCO site.
- o Hydrocarbons detected in ground-water from monitoring well MW-2 may have resulted from leakage from an onsite UST, or USTs, prior to the time of purchase of the site by ARCO. This conclusion is based on the fact that Gulf removed and replaced a 10,000-gallon UST at the site in the late 1970s, and that apparently no soil sampling data was obtained to demonstrate that leakage and/or overfilling of the tank had not occurred.
- o The fill material at the site, including the imported sandy gravelly clay, concrete, melted glass and metallic slag, and construction debris may contain elevated levels of regulated hazardous materials, and may have been a potential source, or partial source of the gasoline and diesel hydrocarbons encountered within boring B-2 drilled in the inferred upgradient direction of the underground gasoline storage tanks at the site.

- o The buried slough, drainage canal, and sewer lines that cross the site may influence the ground-water elevation, and direction and magnitude of the local ground-water gradient beneath the site by providing permeable pathways for ground-water migration, as well as by seepage and percolation from pipeline and canal exfiltration. This conclusion is based on the suspected presence of the artificially-filled slough and the known presence of the artificially-filled drainage canal beneath the site that appears to be hydraulically connected to a channelized tidal slough approximately 100 feet west of the site. In addition, sewer and storm drain pipelines generally are placed in compacted sand bedding which also can provide a hydraulic conduit for ground water.

Based on the results of this limited environmental records search we recommend:

- o Review reports on file with the ACDEH related to soil and ground-water contamination beneath the West Coast Wire Rope and Rigging facility. An evaluation of the regulated chemicals associated with the West Coast Wire Rope and Rigging plume should be performed and matched with the contaminants found in well MW-2.
- o Determine well flows and chemical constituents in nearby ground-water extraction wells to assist in determination of water level elevation variations at the site.

LIMITATIONS

This report was prepared in accordance with standards of environmental geological practice generally accepted in California at the time this investigation was performed. This investigation was conducted solely for the purpose of evaluating environmental conditions with respect to hazardous or potentially hazardous materials in the vicinity of the subject property. Our assessment is based on a brief reconnaissance, interviews with agency representatives thought to be familiar with the area, examination of aerial photographs of the site area, and review of public documents available to us related to site use. Accuracy or completeness of public records used to conduct this limited assessment are not implied. Further investigation, including subsurface exploration and laboratory testing of soil and ground-water samples at the site, can aid in evaluating subsurface environmental conditions

and reduce the inherent uncertainties associated with this type of limited environmental assessment. No soil engineering or geotechnical references are implied or should be inferred.

REFERENCES CITED

- Applied GeoSystems. In progress October 1990. Draft Report on Initial Subsurface Environmental Investigation at ARCO Service Station No. 4494, 566 Hegenberger Road, Oakland, California. Job No. 69038-2.
- Applied GeoSystems. February 1990. Telephone communication between Katherine Chesick of the Alameda County Department of Environmental Health to Bill Dugan of Applied GeoSystems.
- California Department of Health Services. October 26, 1989. Abandoned Site Program Information (ASPIS) List.
- California DHS Toxic Substances Control Division. 1989. California Expenditure Plan for the Hazardous Substances Cleanup Bond Act of 1984.
- Governor's Office of Planning and Research. June 1989. Hazardous Wastes and Substances Site List.
- Oakland Fire Department Fire Prevention Office. Underground Storage Tank Files.
- Oakland Department of Public Works. Building permit files for 566 Hegenberger Road, 646 Hegenberger Road, 8285-7 Baldwin Street, 8481 Baldwin Street, 580 Hegenberger Road, and 640 Hegenberger Road.
- Pacific Aerial Surveys, Inc. 1988. Black-and-White Aerial Photograph No. AV-3268-6-32, flown March 30, 1988. Oakland, California.
- Pacific Aerial Surveys, Inc. 1979. Black-and-White Aerial Photograph No. AV-1193-06-28, flown May 19, 1975. Oakland, California.
- Pacific Aerial Surveys, Inc. 1969. Black-and-White Aerial Photograph No. AV-902-06-30, flown May 2, 1969. Oakland, California.
- Pacific Aerial Surveys, Inc. 1953. Black-and-White Aerial Photograph No. AV-253-12-36, flown May 3, 1953. Oakland, California.
- Pacific Aerial Surveys, Inc. 1947. Black-and-White Aerial Photograph No. AV-11-05-20, flown March 24, 1947. Oakland, California.

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Pacific Environmental Group. May 3, 1989. Arco Station No. 4494, 566 Hegenberger Road, California. Project 330-41.

Sanborn Map Company. 1925. Fire Insurance Map of Oakland, California, Volume Six, Pages 697-699. Pelham, New York. Reproduced on microfilm by Chadwyck-Healey, Inc., Teaneck, New Jersey.

Sanborn Map Company. 1944 (approximate revision date). Fire Insurance Map of Oakland, California, Volume Six, Pages 697-699. Pelham, New York. Reproduced on microfilm by Chadwyck-Healey, Inc., Teaneck, New Jersey.

San Francisco Bay Regional Water Quality Control Board List of Fuel Leak Cases for Alameda County. March 3, 1990.

San Francisco Bay Regional Water Quality Control Board List of North Bay Toxics Cases for Alameda County. January 10, 1990.

Soil Mechanics and Foundation Engineers. August 30, 1968. Letter to Gulf Oil Company reproduced on microfilm by City of Oakland Department of Public Works, Oakland, California.

United States Environmental Protection Agency. Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List-8 Site-Event Listing. January 27, 1990.

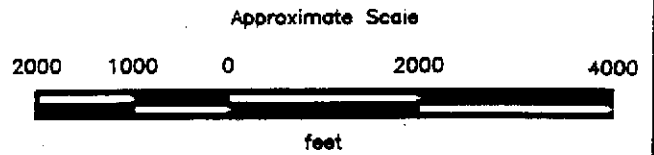
TABLE 3
SUMMARY OF HISTORICAL UST PERMIT RECORDS
(Page 3 of 3)

Facility	Date	Permit Activity
Shell Oil Company 540 Hegenberger Road	12/18/70	Permit to remove and replace one 10,000 gallon UST and two 8,000-gallon USTs.
Transamerica Delaval Turbine 550 85th Avenue	None	Permit to install two 20,000-gallon diesel fuel tanks (above-ground)
	3/28/78	Note in file: Inspector noted that old product lines were tested and found to leak. Product lines were replaced.
	3/26/74	Permit to install and remove existing tanks.
Union Bank 460 Hegenberger Road	4/22/85	Permit to remove one 5,000-gallon UST.
	3/18/80	Permit to install two 10,000-gallon USTs.
	9/13/74	Permit to install or remove (unclear) one 10,000-gallon UST and one 4,000-gallon diesel UST.
	4/27/73	Permit to remove two 1,000-gallon USTs.
Union Oil Company 449 Hegenberger	4/18/80	Permit to install 10,000-gallon fiberglass diesel UST. Two 10,000-gallon USTs existing.
	12/12/72	Permit to install and remove two 10,000-gallon leaking UST's.

UST = Underground storage tank



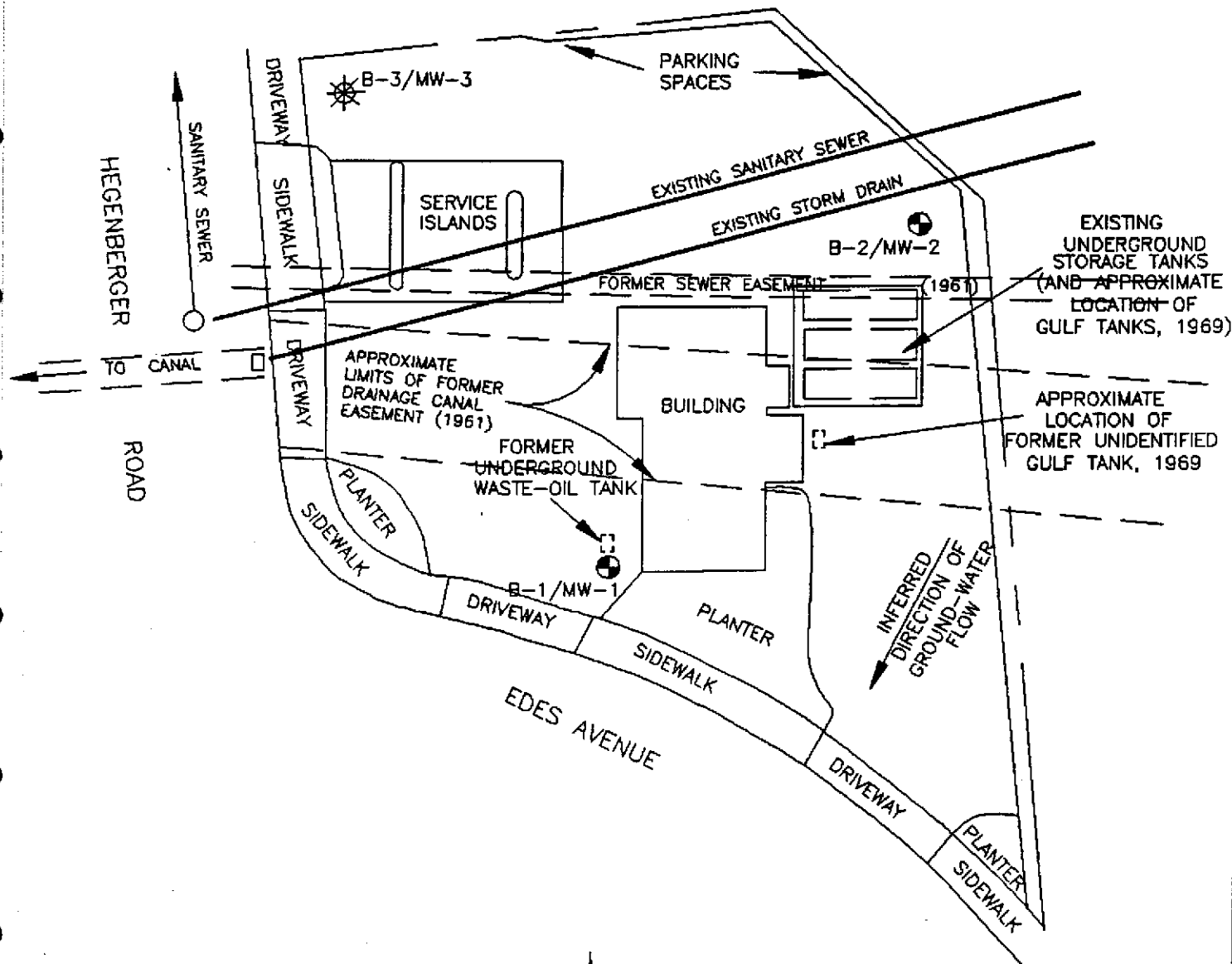
Source: U.S. Geological Survey
 7.5-Minute Quadrangle
 Oakland East/San Leandro,
 California
 Photorevised 1980



SITE VICINITY MAP
ARCO Service Station 4494
566 Hegenberger Road
Oakland, California

PLATE
1

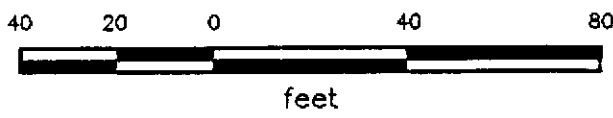
PROJECT 69038-3



EXPLANATION

- B-3/MW-3 = Not installed due to refusal
- B-2/MW-2 = Monitoring Well
(Applied GeoSystems, October 1989)

Approximate Scale



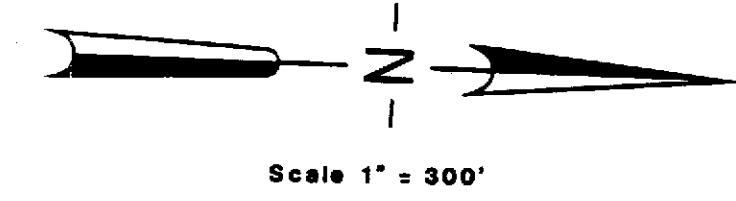
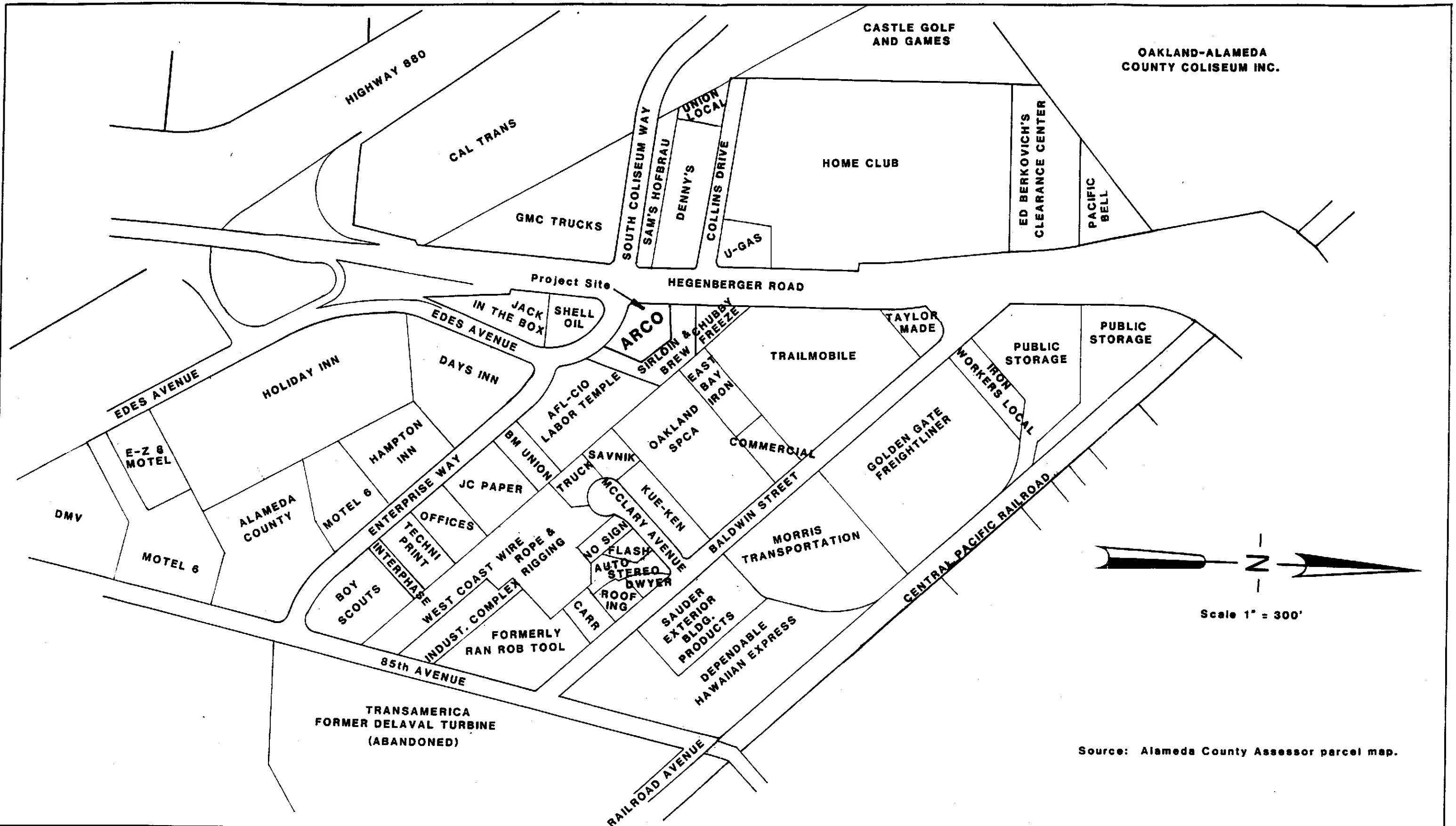
Source: Modified from plans supplied by ARCO Products Co. (dated August 12, 1982) and City of Oakland Dept. of Public Works (dated December 19, 1961).



PROJECT 69038-3

**GENERALIZED SITE PLAN
ARCO Service Station 4494
566 HEGENBERGER ROAD
Oakland, California**

**PLATE
2**



Source: Alameda County Assessor parcel map.



APPLIED GEOSYSTEMS

PROJECT 69038-3

SITE AREA MAP
ARCO Service Station
566 Hegenberger Road
Oakland, California

PLATE
3

TABLE 1
SITE AREA PROPERTY OWNERSHIP HISTORY
(Page 1 of 7)

Address/APN [*] /Occupant	Date	Owner
566 Hegenberger Rd. 42-4318-40-11 (ARCO Station)	1/11/77	Atlantic Richfield Co. Los Angeles, California
	6/15/67	Gulf Oil Corporation Arizona
580 Hegenberger Rd. 42-4318-41-5 (Sirloin & Brew)	10/7/85	McManus, Thomas K. Oakland, California
	7/20/72	Title Insurance & Trust Co.
600 Hegenberger Rd. 42-4318-41-2 (Chubby Freeze)	4/2/65	Pricco, Peter & Irene Walnut Creek, California
640 Hegenberger Rd. 42-4318-14-2 (Trailmobile)	12/7/87	640 Hegenberger Oakland, California
	7/23/84	Trailmobile, Inc. Chicago, Illinois
	11/6/82	Pullman, Inc. (Trailmobile) Chicago, Illinois
646 Hegenberger Rd. 42-4318-13-4 (Taylor Made Office Sys)	11/2/87	Taylor, B., E., & G. Concord, California
	1/2/76	Hales, A. & Killinger, F.

* Alameda County Assessor's Office Parcel Number

TABLE 1
SITE AREA PROPERTY OWNERSHIP HISTORY
(Page 2 of 7)

Address/APN/Occupant	Date	Owner
8301 Baldwin Street 42-4318-45 (Small Commercial Complex)	8/3/87	Baldwin Street Properties Oakland, California
	8/26/85	Hamilton, R. & K. Oakland, California
8295 Baldwin Street 42-4318-46 (East Bay Ornamental Iron)	8/19/86	East Bay Ornamental Iron Co. Oakland, California
	8/26/85	Hamilton, R. & K. Oakland, California
8323 Baldwin Street 42-4318-16 (S.P.C.A.)	1975	Oakland S.P.C.A.
8383 Baldwin Street 42-4318-17 & 42-4318-18 (Kue-Ken)	3/20/87	Kueneman, J. & M. San Francisco, California
	2/6/87	Kenville & Harrell (Various transfers between Kueneman, Kenville & Harrell between 1958 and present.)
601 McClary Avenue 42-4318-19 (Savnik)	9/23/77	Savnik & Company Oakland, California

TABLE 1
SITE AREA PROPERTY OWNERSHIP HISTORY
(Page 3 of 7)

Address/APN/Occupant	Date	Owner
600 McClary Avenue 42-4318-20 (Oakland Custom Truck Painting)	1982	Davis, Irene (Estate of) Fremont, California
	6/7/61	Davis, R.E. (Trustee)
608 McClary Avenue 42-4318-21 & 42-4318-22 (For Lease; two pulled USTS and gas pump on	8/6/81	West Coast Wire Rope & Rigging
	7/1/77	Safe Transportation Co.
	3/18/69	McClary, Lucile
616 McClary Avenue 42-4318-23 (no sign)	6/2/86	Gordon, J. & M. Berkeley, California
	11/1/78	CMW Custom Cabinets Oakland, California
	6/22/78	Matulovich, F. & Goetz, R.
	10/11/78	Goetz, R. & Wood, G.
638 McClary Avenue 42-4318-25 (Flash Safety)	12/30/87	Williams, K. Moraga, California
	2/7/86	Hamilton, R., et al. Oakland, California

TABLE 1
SITE AREA PROPERTY OWNERSHIP HISTORY
(Page 4 of 7)

Address/APN/Occupant	Date	Owner
650 McClary Avenue 42-4318-26 & 42-4318-24-2 (R & B Custom Auto Stereo)	7/30/84	Sardella, W. & G. Moraga, California
	4/29/83	Penarelli & Sardella Moraga, California
	5/11/76	Davis, Roy E. (Trustee)
	12/30/60	Davis, Irene E. (Estate)
8401 Baldwin Street 42-4318-27 (Dwyer Insulation)	5/15/84	Dwyer, Stephen Oakland, California
	4/3/84	Meridian Research Institute & Seabright Land Corp. Menlo Park, CA
	6/12/79	Biava, E. & Seabright Land Corp.
	6/28/78	Biava, E. & Continental Title Co.
8435 Baldwin Street 42-4318-28 (Conspec Roofing)	7/2/65	Biava, F., L., F. & E.
	5/20/85	Sardella, W. & G. Moraga, CA
	6/5/69	Barros, W. & E.

TABLE 1
SITE AREA PROPERTY OWNERSHIP HISTORY
(Page 5 of 7)

Address/APN/Occupant	Date	Owner
8451 Baldwin Street 42-4318-29-1 (Carr Associates, Inc.)	11/30/84	Carr, P. & I. San Rafael, CA
	8/13/75	Kolsters, R. Ukiah, CA
	2/21/69	R.D. Engineering & Inv. Co.
8465 Baldwin Street 42-4318-30-1 (Vacant Building)	7/24/74	Ran Rob Tool & Die Oakland, CA
	5/5/70	Gohl, D. Danville, CA
631 85th Avenue 42-4318-33-6 (Vacant/formerly Ran Rob Tool & Die)	9/13/77	Ran Rob Tool & Die Oakland, CA
	8/4/86	Shea, Brian Oakland, CA
619 85th Avenue 42-4318-34 & -32-11 (Small light industrial complex/various tenants)	9/13/77	Paganelli, R. & J. Moraga, CA
	6/28/66	Ran Rob Tool & Die
597 85th Avenue 42-4318-35 & 42-4318-32-15 (West Coast Wire Rope & Rigging)	6/25/65	West Coast Wire Rope & Rigging (D.L. Newton)

TABLE 1
SITE AREA PROPERTY OWNERSHIP HISTORY
(Page 6 of 7)

Address/APN/Occupant	Date	Owner
8480 Enterprise Way 42-4318-36-2 (Boy Scouts of America)	2/16/73	S.F. Bay Area Council Boy Scouts of America
	7/20/72	Title Insurance & Trust Co.
8470 Enterprise Way 42-4318-36-1 (Interphase)	10/31/89	Aston, R. & G. Oakland, CA
	9/5/78	Zimmerman, G. & P. Camino, CA
	4/16/69	Preston Development Corp.
Enterprise Way 42-4318-37-1 (Techni Print)	10/31/89	Aston, R. L., et al. Oakland, CA
	9/5/78	Zimmerman, G. & P. Camino, CA
	8/2/68	Preston Development Corp.
8460 Enterprise Way 42-4318-37-2 (Commercial Office Bldg.)	6/16/86	Artiaco, Louis Moraga, CA
	2/17/67	United Brotherhood Carpenters, Joiners Amer.

TABLE 1
SITE AREA PROPERTY OWNERSHIP HISTORY
(Page 7 of 7)

Address/APN/Occupant	Date	Owner
8450 Enterprise Way 42-4318-38-1 (J.C. Paper)	2/24/75	Rude, A. & S. San Francisco, CA
	6/6/74	Continental Airport Center, Inc.
	6/23/67	Simpson, W. & L.
8440 Enterprise Way 42-4318-38-2 (Boilermakers/Blacksmiths Union)	2/13/70	International Brotherhood Local Union No. 10 Oakland, CA
	8400 Enterprise Way 42-4318-39-7 (AFL-CIO Labor Temple)	12/3/82
	10/2/74	Davis, Alan S., <u>et al</u> , trustees
	8/7/73	Continental Airport Center, Inc.
	7/20/72	Title Insurance & Trust Co.
550 85th Avenue (42-4313-1) (Abandoned Delaval Turbine Facility)	No Date	Delaval Turbine California Inc. Oakland, CA
	540 Hegenberger Road 42-4323-1-7 (Shell Gasoline Station)	3/26/71
	3/14/63	Stafac, Inc.

TABLE 2
SUMMARY OF ENVIRONMENTAL INVESTIGATIONS
WITHIN 1/2-MILE RADIUS
(Page 1 of 5)

Site Name	Site Location	Site Status
Alameda Chemical Co.	9029 San Leandro St.	Leak report filed following UST removal 11/88. Soil contamination up to 5,800 ppm. Facility requested to conduct environmental investigation. No further information in file.
American Brass & Foundry	7825 San Leandro St.	UST leak. File not available at RWQCB.
American Chrome	932 86th Avenue	3/89 notice of violation of state hazardous waste handling laws. Wastes found to contain cyanide, copper, lead, and acids.
American Tractor Co.	9131 San Leandro St.	Fuel leak file not available at RWQCB. Toxics file indicated shallow soil contaminated with petroleum hydrocarbons, and waste oil. Facility advised to conduct ground-water investigation. No further information in file.
County Recycling Services	800 - 77th Avenue	UST removed 10/88. Soil contamination. Ground-water investigation indicates nondetectable concentrations of TPHg and BTEX.

See notes on Page 5 of 5.

TABLE 2
SUMMARY OF ENVIRONMENTAL INVESTIGATIONS
WITHIN 1/2-MILE RADIUS
(Page 2 of 5)

Site Name	Site Location	Site Status
Dreisbach Associates	8410 Amelia Street	File not available at RWQCB.
East Bay Municipal Utilities District	Oakport Street	File not available at RWQCB.
Flood Control Channel Elmhurst Business Park	85th Avenue at San Leandro Street	Sediments within channel sampled in 5/88, revealing up to 980 ppm motor oil, and heavy metals (lead and selenium); some of the sediments found to be hazardous waste. Stockpiled sediments disposed 10/88.
Gerber Products Co.	9401 San Leandro St.	Site investigated in 6/87. Ground water contaminated with gasoline, BTEX, motor oil, and solvents (1,1-Dichloroethene, 1,1- Dichloroethane, 1,2- Dichloroethane, and Trichloroethane.
Imo Delaval Engine Company	550 85th Avenue	Toxics file not available at RWQCB. EPA CERCLIS Site. Status unknown.

See notes on Page 5 of 5.

TABLE 2
SUMMARY OF ENVIRONMENTAL INVESTIGATIONS
WITHIN 1/2-MILE RADIUS
(Page 3 of 5)

Site Name	Site Location	Site Status
Longview Fiber Co.	8511 Blaine Street	UST removal 4/87. Leak report filed following UST removal. Diesel fuel leak reported 12/87. Most recent ground-water monitoring data indicates nondetectable TPHd and BTEX.
Monterey Mechanical Company	8275 San Leandro St.	UST removal 3/88. Soil contamination. Ground water sampled from one monitoring well in 10/89 indicated nondetectable TPHg and BTEX.
L. E. Myers	8261 San Leandro St.	DHS ASPIS investigation. Site referred to EPA. No further information.
Pacific Gas & Electric	4801 Oakport	File not available at RWQCB.
Pacific Pumping Co.	9201 San Leandro St.	EPA CERCLIS site. Status unknown.

See notes on Page 5 of 5.

TABLE 2
SUMMARY OF ENVIRONMENTAL INVESTIGATIONS
WITHIN 1/2-MILE RADIUS
(Page 4 of 5)

Site Name	Site Location	Site Status
Ran Rob, Inc.	631 85th Avenue	Soil contaminated with heavy metals, petroleum hydrocarbons, and solvents. Ground-water contaminated with solvents including vinyl chloride, 1,1-dichloroethene, 1,1-dichloroethane, cis-1,2-dichloroethane, 1,1,1-trichloroethane, trichloroethene, 1,1,2-trichloroethane, and petroleum hydrocarbons as kerosene. Work plan to further assess ground-water conditions filed with RWQCB on 4/89. No further information in file. EPA CERCLIS site.
Chip Steak Company	958 77th Avenue	Leak report filed following UST removal 10/88. Soil contamination. Work plan dated 8/89 for ground-water investigation. No further information in file.
West Coast Wire Rope & Rigging	608 McClary Ave.	UST removal 4/88. Leak report filed following UST removal. Facility advised in 1987 to permit or close tanks. No further information in file.

See notes on Page 5 of 5.

TABLE 2
SUMMARY OF ENVIRONMENTAL INVESTIGATIONS
WITHIN 1/2-MILE RADIUS
(Page 5 of 5)

Site Name	Site Location	Site Status
Western Exterminator	901 76th Street	File not available at RWQCB.

BTEX = Benzene, toluene, ethylbenzene and total xylene isomers
EPA = Environmental Protection Agency
ppm = parts per million
RWQCB = Regional Water Quality Control Board
TPHg = Total petroleum hydrocarbons as gasoline
TPHd = Total petroleum hydrocarbons as diesel
UST = Underground storage tank

TABLE 3
SUMMARY OF HISTORICAL UST PERMIT RECORDS
(Page 1 of 3)

Facility	Date	Permit Activity
Alta Freight 608 McClary Avenue	7/1/71	Permit to install one 10,000-gallon UST. Present storage noted as one 10,000-gallon and one 8,000-gallon UST.
Beava Chemical Company 8409 Baldwin Avenue	2/4/75	Permit to remove and replace one 1,000 gallon UST.
	2/10/72	Permit to install one 1,000-gallon thinner- containing UST.
Castle Golf & Games 8000 Coliseum Way	5/22/79	Permit to install one 6,000-gallon UST.
Chevron U.S.A. 451 Hegenberger Road	10/11/84	Permit to remove and replace three steel USTs with three 10,000-gallon fiberglass USTs.
	3/12/82	Permit to install 1,000-gallon waste oil UST.
	7/26/77	Permit to remove 2,000-gallon UST.
Chevron U.S.A. 8450 Edes Avenue	11/8/77	Permit to remove two 7,500-gallon gasoline USTs; one 4,000-gallon gasoline UST; and one 1,000-gallon waste oil tank (station to be demolished).
Conspec Roofing 660 McClary Avenue	10/1/84	Permit to install one 1,000-gallon steel UST.

See notes on Page 3 of 3.

TABLE 3
SUMMARY OF HISTORICAL UST PERMIT RECORDS
(Page 2 of 3)

Facility	Date	Permit Activity
Digas Company 633 Hegenberger Road	5/23/77	Permit to test and replace leaking product line.
	6/13/74	Permit to install three 12,000-gallon USTs.
Longview Fiber 8511 Blaine Street	2/6/78	Permit to repair gasoline line.
General Motors Corp. and Truck & Coach 8099 South Coliseum Way	9/18/80	Permit to install two 2000-gallon gasoline gasoline and diesel USTs.
General Motors 8099 South Coliseum Way	10/20/80	Permit to install one 1,000-gallon waste oil UST.
Golden Gate Frt Lines 8200 Baldwin Avenue	3/7/78	Permit to install one 1,000-gallon UST.
Gulf Oil Company 566 Hegenberger Road	5/2/75	Permit to remove and replace one 10,000-UST.
Malibu Grand Prix 8000 South Coliseum Way	11/8/77	Permit to install one 6,000-gallon UST.
Ran Rob Inc. 8465 Baldwin Avenue	7/23/75	Permit to remove one 550-gallon UST
Shell Oil Company 540 Hegenberger Road	2/1/82	Permit to remove and replace four 10,000 gallon USTs with fiberglass USTs.

See notes on Page 3 of 3.