

Alameda County

JUL 24 2008

Environmental Health



Global Environmental Focus Inc.

## ENVIRONMENTAL SITE ASSESSMENT

*of*

82 A Street  
Hayward, California 94541



*Prepared for*

**Mr. Mike Kho**

Project # P1-94541-012198

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 Recover 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.

- **Local State and Regional Lists (Cortese List):** This database is provided by the State Water Resources Control Board, and identifies sites reporting soil or groundwater contamination, as well as contaminated groundwater wells.
- **Permitted Underground Storage Tanks-State Water Quality Board (UST):** This database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks.
- **Permitted Aboveground Storage Tanks-State Water Quality Board (AST):** This database is provided by the State Water Resources Control Board.

#### **LOCAL ASTM RECORDS:**

- **North Bay and South Bay Toxics List** This database is provided by the California Environmental Protection Agency, Regional Water Quality Control Board.

#### **Summary of Regulatory Agency Records Review**

The site is listed as a LUST facility under Helmut Motors. The database listing indicates that gasoline had been released at the site which has impacted the soil only. The remedial action listed was "excavate dispose," and the remedial status of the case was listed as "case closed/cleanup complete."

There are no NPL, CORRACTS, RCRA-TSD, CERCLIS, State SPL, SWLF, TRIS, or RCRA-Violations sites reported within their respective search radii. There is one state SCL facilities within one mile of the site; this SCL facility is located approximately one mile southeast of the site, and is topographically cross-gradient of the site. Based on the distance from the site, and being topographically cross-gradient of the site, this facility is not considered to represent an environmental concern to the site.

There are 17 LUST sites within a half mile of the site. Only one of these LUST sites are considered an environmental concern to the site based on its distance and remedial status. This LUST site is identified as Piopao Property, located at 100 A Street, which is located immediately east of the site across Meekland Avenue. Based on the information contained

in the list, this facility has reported a vehicle fluid release that has impacted groundwater. The remedial action is listed as "no action taken," and the remedial status is also listed as "no remedial taken-rp." Since this facility is upgradient of the site, and groundwater has been reported as impacted, this facility is considered an environmental concern to the site.

There are 14 South Bay Toxics listed facilities within a half mile of the site. The majority of the facilities are also found contained on the LUST list, and none of these listed facilities are deemed close enough to the site to represent an environmental concern to the site.

There are five UST, one AST, and four ERNS facilities within their respective search radii of the site. None of these listed facilities are considered to represent an environmental concern to the site based on their distance. There are also 11 RCRA-Generator facilities within a quarter mile of the site; since none of these listed properties are adjacent to the site, and none of them appear on the RCRA Violations list, none of these generator facilities are considered an environmental concern to the site.

## 5.6 Aerial Photographs

Glenfos reviewed aerial photographs available from Pacific Aerial Survey Inc., located in Oakland, California. The aerial photographs reviewed were dated 1947, 1959, 1973, 1983, and 1994. The following table summarizes the finding of the aerial photograph review.

### Aerial Photograph Review

Date	Scale	Description
1947	1:12,000	The site is shown developed with a gasoline station. The A Street overpass is not present at this time, and the property to the south is developed with a small building which appears to be for an office or retail building. The remainder of the adjacent properties include: a vacant lot to the north, a gasoline station to the east, and the existing house to the west.
1959	1:12,000	The site appears relatively unchanged from the previous photograph. The only noticeable change in the adjacent properties is that a vacant lot is present south of the site, and the existing apartment building north of the site is now seen in its present location.
1973	1:12,000	The gasoline station on the site no longer appears to be present. The site is shown developed with the existing auto repair building. The adjacent properties are shown as a vacant lot to the south, an auto repair facility to the east, the existing apartment building to the north, and the existing house to the west.
1983	1:12,000	The site and the adjacent properties appear unchanged from the previous photographs. The only noticeable change is the A Street overpass is now present south of the site.
1994	1:12,000	The site and the adjacent properties appear as they exist currently.

Based on the aerial photograph review, the site and the adjacent property to the east appear to have been used as gasoline stations from 1947 to at least 1959. No other environmental concerns were observed on the site or the adjacent properties based on the aerial photographs that were reviewed.

#### 5.7 Sanborn Fire Insurance Maps

Glenfos researched historic Sanborn Map Company Fire Insurance maps to identify past site occupancy as well as business occupancies in the site vicinity. Maps with coverage of the site were not available for the site.

## 5.8 City Directories

Glenfos reviewed Haines and Polk Directories at the City of Hayward Public Library. These directories were reviewed at approximately five year intervals, dating back as far as 1931.

The following listings were found for the site address: No listings found in the 1931 directory; F.E. Thompson gas station was listed in the 1940 directory; C.L. Smith gas station was listed in the 1948 directory, a Texaco gasoline station was listed in directories dated 1953, 1959, and 1965; vacant listing in 1970; Independent Volkswagon Repair was listed in the 1976 directory; Helmut Motors was listed in the 1984, 1990, and 1995 directories.

The business directories also identified the property east of the site (100 A Street) as being a gasoline station from 1940 to 1965; this site later became an auto stereo and detail shop based on a 1984 directory listing. The property southeast of the site (109 A Street) was also a former gasoline station from 1965 to 1976; this area is now an embankment for the A Street overpass. None of the other business directory listings reviewed for the adjacent and surrounding properties were indicative of potential environmental concern.

## 5.9 Permits and Enforcement History

The following agencies were contacted to determine if the subject site or adjacent properties are in compliance with respective environmental rules and regulations.

### 5.9.1 Alameda County Environmental Health District

The Alameda County Environmental Health District (ACEHD) was contacted regarding information about the storage, use or release of hazardous material/waste and presence of underground storage tanks at the subject property. The only significant information found concerning the subject site was the "LUST Closure Letter", which is included as Appendix E. Briefly, the letter (dated February 23, 1993) recommends to the California Regional Water Quality Control Board (RWQCB) that "you consider closure of this site." The RWQCB responded (April 19, 1993) by stating "It appears that further investigations and

cleanup is not necessary at this time."

We reviewed the agency (ACEHD) records and found that they contained insufficient data regarding the status of the leaking underground fuel tanks at 100 A Street. We then contacted the RWQCB regarding this site, and was informed that the file was missing. Based on the lack of information from the agencies, the 100 A Street property may have impacted the groundwater beneath the subject site.

### 5.9.2 Alameda County Building Department

Glenfos reviewed records at the Alameda County Building Department for building permits. The following building permits were reviewed for the site:

- A permit to install two 5,000-gallon USTs, issued to Clifford Smith, dated February 23, 1950. The permit indicated that the site was a Texas gasoline station.
- A sign relocation permit, issued to Texaco, dated April 23, 1965.
- An electrical permit issued to Texaco, dated May 6, 1967.
- A sign relocation permit, issued to Texaco, dated December 30, 1967.
- A sign permit for Helmut Motors repair garage, issued November 25, 1975.

## 6.0 DISCUSSION

- A. Petroleum Hydrocarbon Contamination:** No current sources of petroleum hydrocarbon contamination were identified at the subject site. There are potential sources of contamination at the site, and they include; new oil, waste oil, hydraulic hoist oil and the sealed oil and grease separator. The new and waste oil storage on the site appears to be properly contained. Some oil staining was observed in the hazardous material storage area, however, it does not appear significant to have impacted the site's soil or groundwater. No reports of investigation were available for the hoist or separators. The site was a former gasoline station, and the USTs were removed. The site has received regulatory agency closure and the former USTs do not appear to be a concern to the site.
- B. Other Chemical Contamination:** No indications of other chemical contamination were found to be present.
- C. Underground Storage Tanks (USTs):** No physical evidence of USTs were observed at the site. According to Mr. Faber, the former USTs of the gasoline station have been removed.
- D. Aboveground Storage Tanks (ASTs):** The site has a new oil AST and a waste oil AST at the site. Neither AST appeared to be leaking at the time of the site reconnaissance.
- E. PCBs:** no transformers were observed on the site. PCB's may be have been formerly present in the hydraulic oil of the car hoist; the hydraulic oil currently in the car hoist was recently replaced according to Mr. Faber, and accordingly, would not likely contain PCBs. No testing of the soil has been performed near the hoist, hence, we are unable to assess if any prior leaks have occurred or if they may have contained PCB's.
- F. Landfills:** No permitted landfills were identified within a 1-mile radius of the site.

- G. **Air Emissions:** No air emissions (visible smoke, fumes, or dust) were noted being released from the site.
- H. **Waste Generation, Storage, and Disposal:** No hazardous waste is generated at the site.
- I. **Pesticides, Herbicides, and Fungicides:** No evidence was revealed that the site was ever used for agricultural purposes. Accordingly, pesticides, herbicides, and fungicides are not considered environmental concerns to the site.
- J. **Asbestos:** Based on the age of the building, asbestos-containing building materials may be present. Very little suspect material was identified in the site building, and none of the suspect material appeared damaged.
- K. **Regulatory Actions:** No records were discovered which indicated ongoing regulatory action against the subject site. The site has received regulatory agency closure of the former gasoline station.
- L. **Known Site Problems:** No known site problems are reported.
- M. **Regional Environmental Problems:** No known regional environmental problems, other than the LUST site east of the site, are reported at the site. Because of this adjacent LUST site, the groundwater beneath the site may be contaminated.