

6 January 1993

**ENVIRONMENTAL ASSESSMENT  
FOR THREE PARCELS LOCATED IN  
OAKLAND, CALIFORNIA**

Prepared for:

**TERRACORP PROPERTIES INC.  
1092 Mount Pleasant Road  
Toronto, Ontario, Canada M4P2M6**

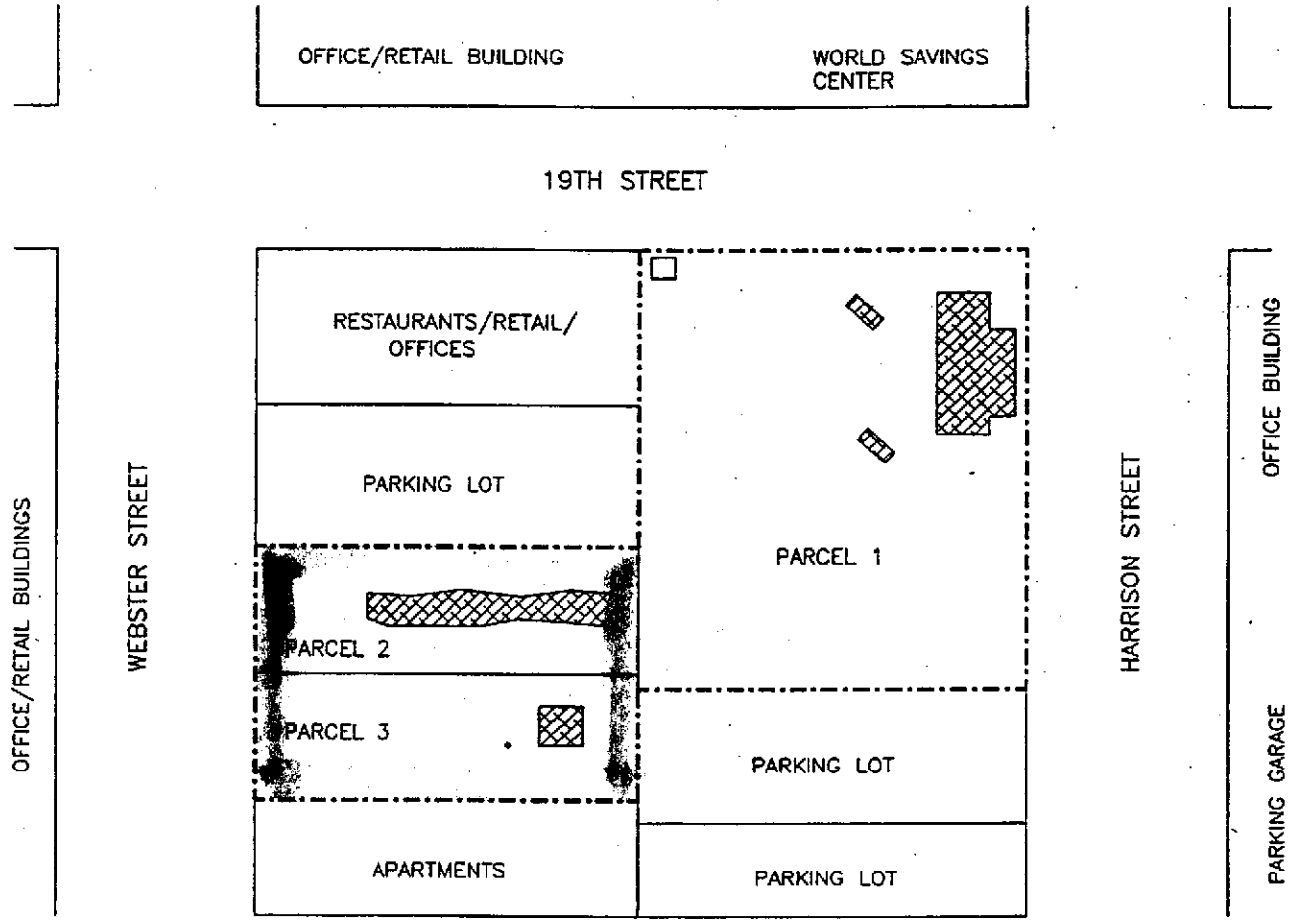
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**Project No. A922503**




EXPLANATION

-  AREA OF PATCHED ASPHALT
-  CIRCULAR ASPHALT PATCH
-  FORMER TRANSFORMER LOCATION
-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES:

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. BASE MAP MODIFIED FROM MAP PROVIDED BY TERRACORP PROPERTIES, INC.
3. NO SCALE

|  |          |   |
|--|----------|---|
| <b>APPLIED GEOSCIENCES INC.</b><br>Environmental Consultants |          |  |
| <h2 style="margin: 0;">SITE PLOT PLAN</h2>                   |          |   |
| PROJECT NO. A922503  | FIGURE 2 |   |

### 4.3 Historical Review

#### 4.3.1 Historical Aerial Photographs

Readily available historical aerial photographs of the site were reviewed to assess the historical land uses of the site and site vicinity that could have been sources of potentially hazardous materials. Pacific Aerial Survey (PAS), located in Oakland, California, supplied aerial photographs used in this assessment. The available historical aerial photographs of the site from PAS dated back to 1947. The following paragraphs present interpretation of observations from review of the following photographs:

| <u>Date</u>       | <u>Scale</u> |
|-------------------|--------------|
| 24 March 1947     | 1:20,000     |
| 14 April 1950     | 1:7,200      |
| 14 August 1953    | 1:10,000     |
| 3 May 1957        | 1:12,000     |
| 25 July 1963      | 1:36,000     |
| 24 April 1973     | 1:12,000     |
| 14 September 1979 | 1:12,000     |
| 21 June 1983      | 1:12,000     |
| 30 March 1988     | 1:12,000     |
| 8 April 1992      | 1:12,000     |

#### 1947

Observations of the 1947 aerial photograph indicated that Parcel 1 was occupied by a circular building with what is interpreted to be a paved parking area surrounding the building. An L-shaped building occupied the southwest corner of Parcel 1. Parcels 2 and 3 appeared to be paved and used for automobile parking. The lots adjacent to the site were occupied by what are interpreted to be multistory buildings. The vicinity of the site was observed to be a mixture of multistory buildings and parking lots. What are interpreted to be gasoline stations were present at the southwest corner of 17<sup>th</sup> Street and Harrison and the northwest corner of 19<sup>th</sup> Street and Webster. The present Snow Park was observed present northeast of the site.

Changes observed in the photographs the site and site vicinity in subsequent years included the following:

1950

No significant changes from the 1947 photograph observed.

1953

The building previously observed on the lot south of Parcel 1 was no longer present and the lot was used for parking.

1957

No significant changes from the 1953 photograph observed.

1963

The building observed on the lot north of Parcel 2 was no longer present and the lot was used for parking. The Kaiser Center located north-northeast of the site was present.

1969

The structures previously observed on Parcel 1 were no longer present and the site was used for parking. The second lot south of Parcel 1 was observed to be used for parking. A building was observed to be under construction on the northeast corner of 17<sup>th</sup> Street and Webster, south of the site.

1973

A small rectangular structure had been constructed on the eastern corner of Parcel 1. Automobiles were also observed to be parked on this parcel. The gasoline station interpreted to have been present at the southwest corner of 17<sup>th</sup> Street and Harrison was no longer observed.

1979

What is interpreted to be a concrete pad was observed west of the small structure located on Parcel 1.

1983 and 1988

The high-rise building presently located across Harrison from the site at the southeast corner of 19<sup>th</sup> Street and Harrison was observed present in the 1983 photograph. The parking structure south of this building and the current World Savings Center located across 19<sup>th</sup> Street from the site at the northwest corner of 19<sup>th</sup> Street and Harrison was observed present in the 1988 photograph.

1992

The small rectangular structure previously observed on Parcel 1 was no longer present.

#### 4.3.2 Sanborn Fire Insurance Map Review

A request for maps was made to Sanborn Mapping and Geographic Information Service (Sanborn) of Pelham, New York. Sanborn provided maps dated 1899, 1903, 1911, 1950, and 1969. In general, the maps did not provide information judged by Applied Geosciences Inc. to indicate the presence of hazardous materials at the site in the past. A summary of the information interpreted from the maps provided is presented below. Historical site addresses obtained from the maps are also listed below.

1899

Parcels 1 and 3 are interpreted to have been occupied by residential structures with smaller buildings located along the back boundaries. Parcel 2 is interpreted to have been vacant. The majority of the vicinity of the site is interpreted to have been residential.

Parcel 1 addresses - 1389 and 1395 Harrison

Parcel 2 address - none

Parcel 3 address - 1386 Webster

1903

No changes interpreted for Parcels 1 and 3. Parcel 2 is interpreted to have been occupied by a residential structure.

No changes to Parcel 1 and 3 addresses

Parcel 2 address - 1390 Webster

1911

No significant changes interpreted, except that the lot north of Parcel 2 had a residential structure present.

No change to Parcel 1, 2, and 3 addresses

1950

Parcel 1 had a circular structure noted to be a restaurant with an L-shaped building at the southwest corner noted to be an office and water closet (noted as "W.C." on the map). Parcels 2 and 3 were noted to be used for parking with a small structure noted as an office along Webster.

Parcel 1 address - 1833 Harrison and 301 19<sup>th</sup> Street  
Parcels 2 and 3 address - 1750 Webster

1969

Each of the site parcels was noted to be used for parking.

No change to Parcel 1, 2, and 3 addresses

#### 4.3.3 Business Directories

The 1936 Reverse Directory, Polk Business Directory, and Haines Business Directory were reviewed at the Oakland Public Library. Directories for 1936, 1967, 1974, 1979, 1984, and 1990 were reviewed. Directories between 1936 and 1967 were not reviewed since they were not available with listings organized by address. The information reviewed is summarized below.

1936 Only names for the residential occupants  
1967 No listing for site except for 1746 Webster - Douglas Motors Parking Lot  
1969 1833 Harrison - Avis Rent A Car  
1746 Webster - Douglas Motors Parking Lot  
1974 No listing for site  
1979 No listing for site  
1984 1833 Harrison - Thrifty Rent A Car  
1990 No listing for site

## 5.2 Regulatory Agency Files

Files for the site and facilities located immediately adjacent to the site from the Fire Department and ACHCSA, and files maintained by the Building Department for the site, were reviewed where readily available. Files for selected facilities reported to have released hazardous materials in the vicinity of the site were reviewed at the RWQCB. Because of the large number of reported releases in the vicinity of the site, only files for facilities located near the site were reviewed. These facilities were selected based on the assumption that hazardous materials released to the subsurface generally do not migrate laterally substantial distances within the soil, but tend to migrate with groundwater in the general direction of the slope of the groundwater gradient and their location relative to the site. Hazardous materials reported released from other facilities in the vicinity of the site not reviewed are judged to have a low likelihood of having migrated to, and being present in, the subsurface of the site based on their reported location in relation to the site.

### 5.2.1 Oakland Fire Department

Permits for the installation, modification, removal, and abandonment of underground tanks were reviewed at the Fire Department. These permits generally dated from the 1970's to the present. Older permits were not available for review, since they had been destroyed. Other files regarding hazardous materials were available for review.

A permit dated 30 July 1991 was on file for the removal of a 500-gallon waste oil tank and 1,000-gallon gasoline tank from 1833 Harrison (Parcel 1). No permits for underground tanks were present for Parcels 2 and 3, or adjacent properties. This permit is interpreted to have been for the removal of the underground tank conducted by Montgomery since the permit had a Health and safety Plan prepared by Montgomery attached. The 500-gallon waste oil tank is reported by Montgomery to not have been located and was judged by Montgomery to not have been present at the site.

Two permits were on file for the removal of three tanks from 1721 Webster, located across Webster from Parcels 2 and 3 (Figure 1).

### 5.2.2 ACHCSA

Files for the site and properties immediately adjacent to the site were reviewed at the ACHCSA. The ACHCSA did not have any files for Parcels 2 and 3, or properties adjacent to the site. The only information available at the ACHCSA pertained to Parcel 1 and a nearby, off-site property. A summary of the information reviewed is presented below.

#### 1881 Harrison

- Noted to be also be 301 19<sup>th</sup> Street
- Letter from ACHCSA to Douglas Parking requesting closure plan or permit application regarding underground storage tanks at the site

### 1721 Webster

- Located approximately 100 to 200 feet west of site, across Webster
- Three underground storage tanks removed in August 1992
- Up to 1,500 milligrams per kilogram (mg/kg) gasoline reported in soil samples collected from beneath the tanks

### 5.2.3 Building Department

Limited information regarding Parcel 1 was found at the building department and none was located for Parcels 2 and 3. A summary of the information reviewed is presented below.

### 301 19<sup>th</sup> Street

- Parcel formerly used by Avis Rent A Car
- On-site activities included washing of cars in a wash rack and some minor servicing
- A catch basin was located on a concrete pad west of the on-site building, possibly related to the wash rack

### 1833 Harrison

- Plans present for a proposed restaurant and associated service building dated 26 December 1945
  - Building plan overlain on a base map that was not legible, but indicated two pump islands were present in the northeastern portion of Parcel 1
- 1958 alteration permit application indicated parcel used for drive-in-restaurant
- 1964 permit to demolish the on-site building
- 1968 permits for building construction to Avis Rent A Car
- Sign construction permits for Thrifty Rent A Car

### 5.2.4 RWQCB

A summary of the information obtained from RWQCB files reviewed is presented below.

### Lake Point Towers, No. 14 in Table 1 and Figure 1

- Located approximately 0.3 mile east-southeast of the site
- Two 500-gallon underground fuel oil tanks discovered during construction excavation
- Up to 2,400 mg/kg diesel reported in the soil
  - excavated soil to nondetectable levels
- No further action required by the ACHCSA



Kaiser regional Parking, No. 32 in Table 1 and Figure 1

- Located approximately 0.15 mile north of the site
- Two underground fuel tanks reported to have been removed
- Up to 8,600 mg/kg petroleum hydrocarbons reported in the soil

Harrison Street Garage, No. 38 in Table 1 and Figure 1

- Located approximately 0.2 mile south of the site
- Up to 9,300 mg/kg total petroleum hydrocarbons and 99 mg/kg benzene reported in soil from underground tank located in basement of parking structure
- Material reviewed indicated that groundwater was thought to be impacted, but no groundwater information in the file

Chevron, No. 39 in Table 1 and Figure 1

- Located approximately 0.1 mile south of the site
- Elevated concentrations of petroleum hydrocarbons reported in soil and groundwater
  - Up to 50,000 mg/kg gasoline in soil
- Groundwater reported to be present at approximately 22 to 24 feet below the ground surface
  - Dissolved plume of petroleum hydrocarbons (up to 600 milligrams per liter [mg/l] gasoline) and volatile organic compounds (VOCs; 540 micrograms per liter [ $\mu\text{g/l}$ ] tetrachloroethene) reported to extend east from this facility
  - Groundwater samples collected from two wells located on north side of 17<sup>th</sup> Street reported to contain 7.4 and 73  $\mu\text{g/l}$  tetrachloroethene
- Chevron proposing to remediate soil and groundwater using vapor extraction and carbon adsorption, respectively

Regillius Condominiums, No. 48 in Table 1 and Figure 1

- Located approximately 0.15 mile east of the site
- Approximately 67 year old underground tank reported to have been removed in 1988
- Soil remediation reported to have included removal of 24 cubic yards of soil
  - Up to 110 mg/kg oil and grease and 34 mg/kg diesel remain in soil
- Groundwater reported to be nondetect for oil and grease, gasoline, diesel, and VOCs
  - Groundwater flow reported to be affected by a sump pump in condominium basement

PG&E, No. 55 in Table 1 and Figure 1

- Located approximately 0.1 mile north of the site
- Low concentrations of ethylbenzene, toluene, and xylene reported in the soil in the vicinity of an underground tank
  - No diesel or oil and grease reported in the soil samples

City of Oakland Galleria Project, No. 63 in Table 1 and Figure 1

- Located approximately 0.25 mile northwest of the site
- No file available for review

Chevron, No. 79 in Table 1 and Figure 1

- Located approximately 0.25 mile northwest of the site
- Up to 1,400 mg/kg petroleum hydrocarbons reported in soil in vicinity of underground tanks following removal
- Groundwater reported at 18 feet below the ground surface
  - Groundwater reported to be nondetect for petroleum hydrocarbons

**TABLE 1  
REGULATORY AGENCY LIST SITES**

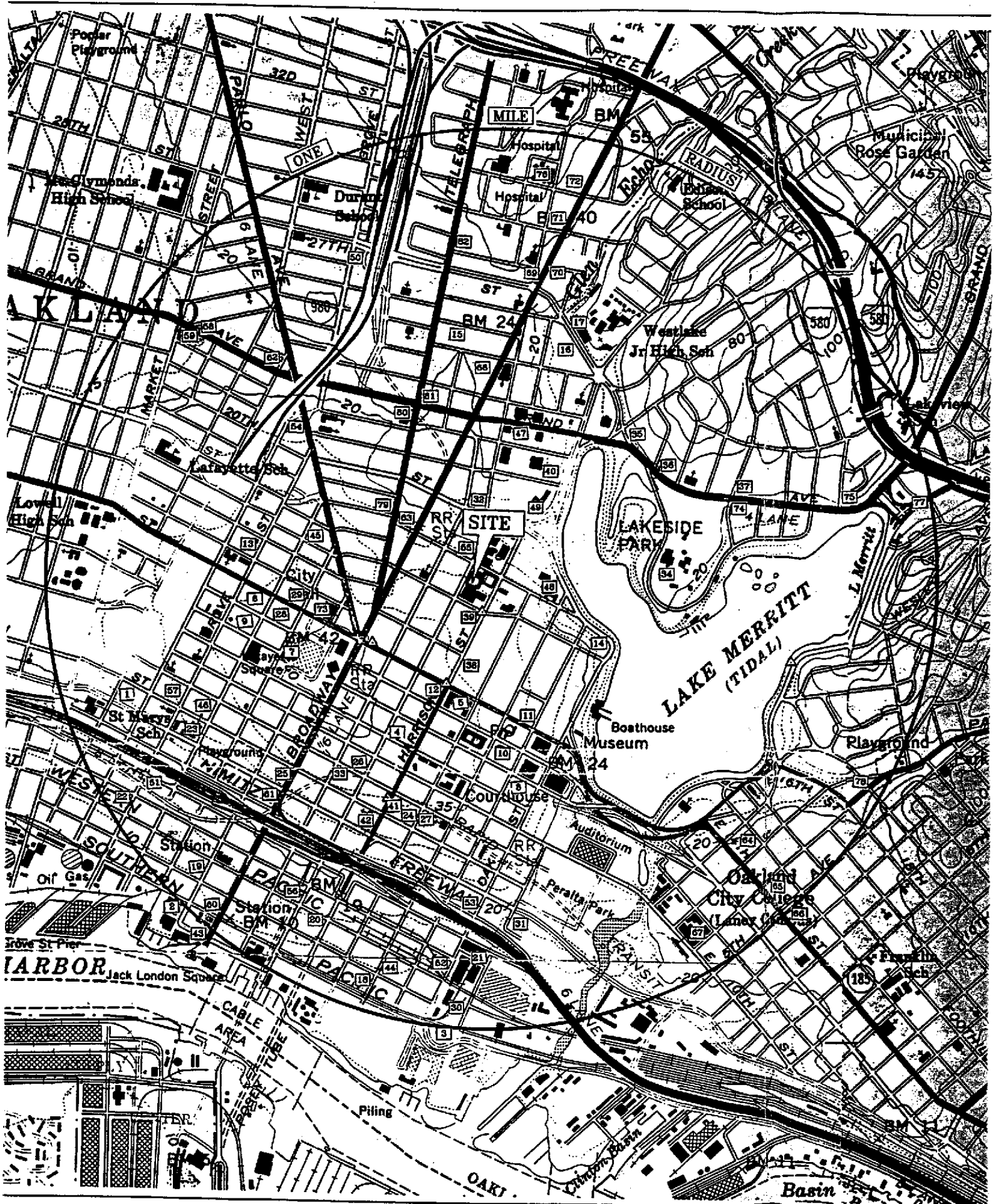
| Site No. | Site Name                                     | Address                     | CERCLIS | CALSITES | NBT | RWQCB | CORTESE | STATUS   |
|----------|---|-----------------------------|---------|----------|-----|-------|---------|----------|
| 1        | Francis Plating of Oakland                    | 785 7th Street              | X       |          |     |       |         | Deferred |
| 2        | PG&E Gas Plant Oakland 601 2A                 | First & Washington          | X       |          |     |       |         | NFA      |
| 3        | Bedford Property                              | 54 Embarcadero Street       | X       | X        | X   | X     | X       | NFA      |
| 4        | City of Oakland Redevelopment Agency          | 11th & Webster              |         |          | X   | X     | X       |          |
| 5        | Frank G. Mar Community Housing Project        | Harrison and 13th Streets   |         |          | X   |       |         |          |
| 6        | Oakland Redevelopment Agency/Five City Center | 13th/14th/Jefferson/ML King |         |          | X   | X     | X       |          |
| 7        | Bramalea Pacific                              | 12th & Clay                 |         |          |     | X     | X       |          |
| 8        | Western Union                                 | 125 12th Street             |         |          |     | X     |         |          |
| 9        | Bramalea Pacific                              | 13th & Jefferson            |         |          |     | X     | X       |          |
| 10       | Alcopark Garage                               | 165 13th Street             |         |          |     | X     | X       |          |
| 11       | Mobil   | 160 14th Street             |         |          |     | X     | X       |          |
| 12       | Chevron                                       | 301 14th Street             |         |          |     | X     |         |          |
| 13       | Oakland Community Development                 | 690 15th Street             |         |          |     | X     | X       |          |
| 14       | Lake Point Towers                             | 17th & Lakeside Drive       |         |          |     | X     |         |          |
| 15       | United Glass                                  | 477 25th Street             |         |          |     | X     |         |          |
| 16       | Performance Associates/Oakland Acura          | 255 27th Street             |         |          |     | X     | X       |          |
| 17       | Masri Property                                | 290 27th Street             |         |          |     | X     |         |          |
| 18       | Miller Parking                                | 206 2nd Street              |         |          |     | X     |         |          |
| 19       | Union Machine Works                           | 534 2nd Street              |         |          |     | X     |         |          |
| 20       | PE O'Hair & Co.                               | 309 4th Street              |         |          |     | X     |         |          |
| 21       | Balco Properties                              | 55 4th Street               |         |          |     | X     |         |          |
| 22       | Guarantee Forklift                            | 699 4th Street              |         |          |     | X     |         |          |
| 23       | Parking Structure                             | 7th & Jefferson Street      |         |          |     | X     | X       |          |
| 24       | Exxon   | 250 8th Street              |         |          |     | X     |         |          |
| 25       | Shell   | 461 8th Street              |         |          |     | X     | X       |          |
| 26       | Pacific Renaissance Plaza                     | 9th & Webster               |         |          |     | X     | X       |          |
| 27       | Fire Station #2                               | 822 Alice Street            |         |          |     | X     | X       |          |
| 28       | Oakland Federal Building                      | 1305 Clay Street            |         |          |     | X     |         |          |
| 29       | City of Oakland                               | 1417 Clay Street            |         |          |     | X     | X       |          |
| 30       | Peerless Coffee                               | 255 Fallon Street           |         |          |     | X     |         |          |
| 31       | Laney College                                 | 600 Fallon Street           |         |          |     | X     | X       |          |
| 32       | Kaiser Regional Parking                       | 1901 Franklin Street        |         |          |     | X     | X       |          |
| 33       | Alex Shaw & Associates                        | 800 Franklin Street         |         |          |     | X     |         |          |
| 34       | Lakeside Park                                 | 468 Bellvue Avenue          |         |          |     | X     | X       |          |
| 35       | Bill Cox Cadillac                             | 30 Bay Place                |         |          |     | X     | X       |          |
| 36       | Chevron                                       | 210 Grand Avenue            |         |          |     | X     | X       |          |
| 37       | Shell   | 350 Grand Avenue            |         |          |     | X     |         |          |
| 38       | Harrison Street Garage                        | 1432 Harrison Street        |         |          |     | X     |         |          |
| 39       | Chevron                                       | 1633 Harrison Street        |         |          |     | X     | X       |          |
| 40       | Lake Merritt Towers II                        | 2100 Harrison Street        |         |          |     | X     |         |          |
| 41       | Unocal  | 800 Harrison Street         |         |          |     | X     |         |          |
| 42       | Oakland Auto Parts & Tires                    | 706 Harrison Street         |         |          |     | X     |         |          |
| 43       | Port of Oakland                               | Jack London Square          |         |          |     | X     | X       |          |
| 44       | East Bay Packaging Co.                        | 208 Jackson Street          |         |          |     | X     | X       |          |
| 45       | Blue Print Service Company                    | 1700 Jefferson Street       |         |          |     | X     | X       |          |

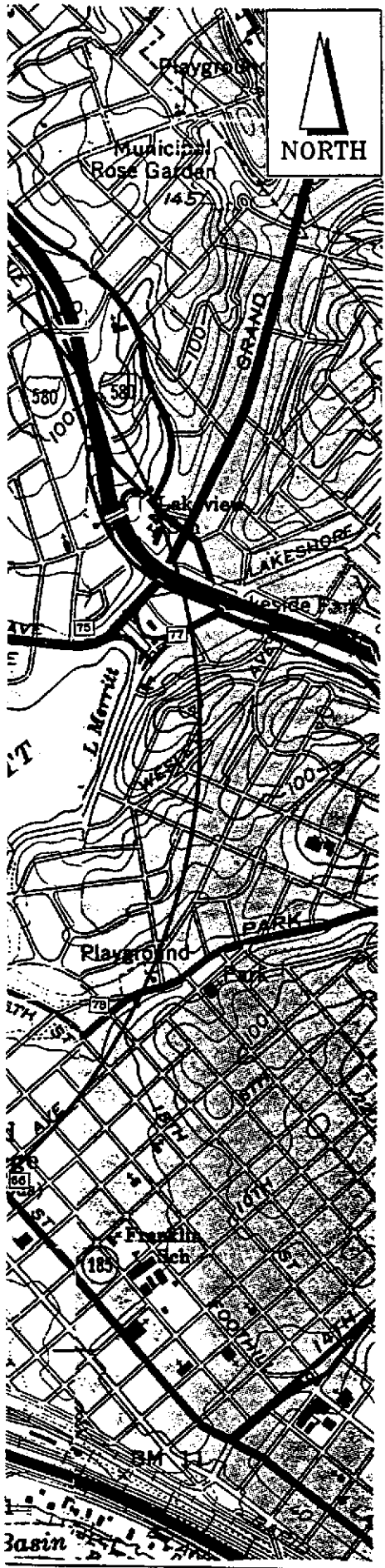
**TABLE 1 CONTINUED  
REGULATORY AGENCY LIST SITES**

| Site No. | Site Name                        | Address                  | CERCLIS | CALSITES | NBT | RWQCB | CORTESE | STATUS |
|----------|----------------------------------|--------------------------|---------|----------|-----|-------|---------|--------|
| 46       | Bramalea USA Inc.                | 901-999 Jefferson Street |         |          |     | X     |         |        |
| 47       | Ordway/Broadway Building         | 1 Kaiser Plaza           |         |          |     | X     |         |        |
| 48       | Regillus Condominiums            | 200 Lakeside Drive       |         |          |     | X     | X       |        |
| 49       | Kaiser Center, Inc.              | 300 Lakeside Drive       |         |          |     | X     |         |        |
| 50       | Mostly Mustangs                  | 2576 Martin Luther King  |         |          |     | X     | X       |        |
| 51       | Texaco                           | 424 Martin Luther King   |         |          |     | X     | X       |        |
| 52       | Penn Partners                    | 333 Oak Street           |         |          |     | X     |         |        |
| 53       | Chevron                          | 609 Oak Street           |         |          |     | X     | X       |        |
| 54       | Greyhound Bus Lines Terminal     | 2103 San Pablo Avenue    |         |          |     | X     | X       |        |
| 55       | PG&E                             | 1919 Webster Street      |         |          |     | X     | X       |        |
| 56       | City's Auto Repair               | 330 Webster Street       |         |          |     | X     | X       |        |
| 57       | GTE Telephone Company            | 670 9th Street           |         |          |     |       | X       |        |
| 58       | Chevron                          | 850 W. Grand             |         |          |     |       | X       |        |
| 59       | Arco                             | 889 W. Grand             |         |          |     |       | X       |        |
| 60       | Unknown                          | 111 Broadway             |         |          |     |       | X       |        |
| 61       | Shell                            | 7th & Broadway           |         |          |     |       | X       |        |
| 62       | Fyne Property                    | 774 W. Grand Avenue      |         |          |     |       | X       |        |
| 63       | City of Oakland Galleria Project | 17th & 20th Street       |         |          | X   |       |         |        |
| 64       | Time Oil Co.                     | 255 E. 14th Street       |         |          |     | X     | X       |        |
| 65       | Tune-up Masters                  | 450 E. 14th Street       |         |          |     | X     |         |        |
| 66       | Shell                            | 510 E. 14th Street       |         |          |     | X     | X       |        |
| 67       | Unknown                          | 1033 4th Avenue          |         |          |     | X     | X       |        |
| 68       | Negherbon Lincoln Mercury        | 2345 Broadway            |         |          |     | X     |         |        |
| 69       | Tracy Buick                      | 2735 Broadway            |         |          |     | X     | X       |        |
| 70       | Broadway Volkswagen              | 2740 Broadway            |         |          |     | X     | X       |        |
| 71       | European Motors                  | 2915 Broadway            |         |          |     | X     | X       |        |
| 72       | Connel Olsmobile                 | 3093 Brpadway            |         |          |     | X     | X       |        |
| 73       | Oakland City Hall                | 1 City Hall Plaza        |         |          |     | X     | X       |        |
| 74       | Quick Stop Market                | 363 Grand Avenue         |         |          |     | X     | X       |        |
| 75       | Texaco/Exxon                     | 500 Grand Avenue         |         |          |     | X     | X       |        |
| 76       | Merritt Hospital Card Pulm Bdg   | 365 Hawthorne Street     |         |          |     | X     | X       |        |
| 77       | Chevron                          | 3026 Lakeshore Avenue    |         |          |     | X     | X       |        |
| 78       | Yuen's Automotive                | 1901 Park Boulevard      |         |          |     | X     | X       |        |
| 79       | Chevron                          | 1911 Telegraph Avenue    |         |          |     | X     | X       |        |
| 80       | Texaco/Exxon                     | 2225 Telegraph Avenue    |         |          |     | X     | X       |        |
| 81       | Dave's Complete Auto Service     | 2250 Telegraph Avenue    |         |          |     | X     |         |        |
| 82       | Shell                            | 2800 Telegraph Avenue    |         |          |     | X     |         |        |

**Notes:**

1. Site No. refers to the number presented in Figure 1.
2. All addresses in Oakland, California
3. CERCLIS = U.S. Environmental Protection Agency Comprehensive Environmental Response, Compensation, and Liability Act list.
4. CALSITES = California Environmental Protection Agency, Department of Toxic Substances Control Cal-sites list.
5. NBT = San Francisco Regional Water Quality Control Board North Bay Toxics List
6. RWQCB = San Francisco Regional Water Quality Control Board Fuel Leak list.
7. CORTESE = California Office of Planning and Research Hazardous Waste and Substance Sites list.
8. STATUS as indicated on either CERCLIS or CALSITES. NFA = No further remedial action planned (CERCLIS) or no further action (Cal-sites). PEARM = Preliminary endangerment assessment required, medium priority (Cal-sites).





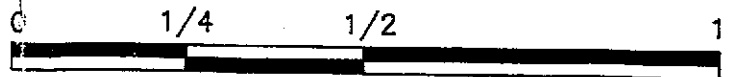
## EXPLANATION

NUMBERED SITES REFERED TO IN THE TEXT AND IN TABLE 1.

- NOTES:
1. BASE MAP FROM USGS OAKLAND EAST AND OAKLAND WEST, CALIFORNIA QUADRANGLES, 7.5-MINUTE SERIES (TOPOGRAPHIC), 1959, PHOTOREVISED 1980.
  2. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.



Quadrangle Location



SCALE, MILES

APPLIED GEOSCIENCES INC.  
Environmental Consultants



SITE VICINITY MAP

PROJECT NO. A922503

FIGURE 1