

Partial Copy - MFG

Phase I - 1994

Fixed from orbit, 1995

2.0 SITE DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

The Site is located in the western part of Oakland, California. The Site location is shown in Figure 1. The current owner of the Site is the Western Investment Real Estate Trust. The Site currently is leased by Safeway Inc. for use as an ice cream manufacturing plant. The mailing address of the Safeway Ice Cream Plant is 2240 Filbert Street, Oakland, California.

The Site occupies one complete city block and part of an adjacent block (Figure 1). Several contiguous parcels that comprise the Site have a total area of 3.74 acres (163,000 square feet). A parcel map for the Site is provided in Figure 2.

The portion of the Site comprising the complete city block ("western portion") is occupied by the Safeway Ice Cream Plant (the Plant). The total area of this portion of the Site is 131,750 square feet. The Plant is bounded to the north by 24th Street, to the south by West Grand Avenue, to the east by Myrtle Street and to the west by Filbert Street. At the time of our Site reconnaissance, the Plant consisted of an interconnected complex of several one- and two-story, brick and concrete buildings. Site plans showing the layout of the first and second floors of the buildings are provided in Figures 3 and 4, respectively. The total building area of the facility is 119,170 square feet (M & M Protection Consultants, 1992). Outdoor loading docks and staging areas are present (1) along the north side of the Plant, adjacent to 24th Street, (2) along the east side of the Plant, adjacent to Myrtle Street, and (3) at the southwestern corner of the Plant.

The heating system for the Plant is a natural-gas fired steam boiler. The location of the boiler room is shown in Figure 3. Additional heating in office areas of the Plant is provided by electric heaters. Much of the Plant consists of cold-storage facilities. Additional cooling in office areas of the Plant is provided by several room air conditioners. The Plant is connected to the City of Oakland sanitary sewer system. The sanitary sewer system eventually discharges to the East Bay Municipal Utility District (EBMUD) treatment facility located about one mile northwest of the Site (Figure 1). The Plant is connected to a public water supply system also operated by EBMUD.

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The other portion of the Site ("eastern portion") is located east of the Plant, across Myrtle Street. At the time of our Site reconnaissance, the eastern portion of the Site consisted of a paved parking area. The total area of this portion of the Site is 31,250 square feet. The parking area is bounded to the north by residential property, to the south by commercial and industrial property, to the east by Market Street, and to the west by Myrtle Street.

Past uses of the Site are discussed in Section 3.3.1.

2.2 LAND USE SURROUNDING THE SITE

The current land uses in the general vicinity of the Site can be characterized as mixed commercial, industrial and residential. Properties adjacent to the Site include:

- North Cal-West Periodicals, a magazine distributor, is located north of the western portion of the Site, across 24th Street. Residential properties are located north of the eastern portion of the Site, across 24th Street.
- South West Grand Avenue, a major thoroughfare, is located south of the Site. Commercial properties are located south of West Grand Avenue.
- East Residential and commercial properties are located east of the Site, across Market Street.
- West Residential, commercial and industrial properties are located west of the Site, across Filbert Street. Newman Stamping & Machine Co., a machine shop, is located at the corner of Filbert and 24th Streets, across from the northwestern part of the Site.

Past uses of the properties surrounding the Site, to the extent identified, are discussed in Section 3.3.2.

3.0 RECORDS REVIEW

3.1 STANDARD FEDERAL AND STATE ENVIRONMENTAL RECORD SOURCES

MFG reviewed federal and state environmental records in accordance with the ASTM Practice E 1527-93. In performing this review, MFG used the services of Environmental Risk Information & Imaging Services (ERIS), a vendor specializing in the search and retrieval of standard federal and state databases. The databases conform to the standard record sources identified in the ASTM Practice E 1527-93, and the search distances equal or exceed the ASTM practice. These databases include:

- National Priorities List (NFL), October 19, 1993
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), October 19, 1993
- Resource Conservation and Recovery Information System - Treatment, Storage and Disposal Facilities (RCRIS_TS), August 3, 1993
- Resource Conservation and Recovery Information System - Large Quantity Generators (RCRIS_LG), August 3, 1993
- Resource Conservation and Recovery Information System - Small Quantity Generators (RCRIS_SG), August 3, 1993
- Emergency Response Notification System (ERNS), December 30, 1992
- California Registered Underground Storage Tanks (UST), August 4, 1993
- California Regional Water Quality Control Board, San Francisco Bay Region, Leaking Underground Storage Tanks (LUST), January 4, 1993
- California Solid Waste Information System (SWIS), March 1, 1993
- CALSITES, May 15, 1993

The ERIS report on standard federal and state environmental databases is provided in Appendix A and is summarized below. Copies of the site information maps prepared by ERIS, which accompanied their report, are provided in Appendix B.

The Site lies in a commercial and industrial area. The ERIIS report lists 184 entries, at distances up to 1.25 miles from the Site, for properties on various state and federal databases (Appendix A). Because of the large number of entries, only those entries within 1/4-mile of the Site were reviewed in detail for this report. Thirty entries for properties within 1/4-mile of the Site appear on the RCRIS_LG, RCRIS_SG, UST, LUST and CALSITES databases. No entries were reported within 1/4-mile of the Site on the NPL, CERCLIS, RCRIS_TS, ERNS and SWIS databases.

- **RCRIS_LG** -- Three entries were reported within 1/4-mile of the Site. These are: Langendorf United Bakeries, Inc.; Newman Stamping & Machine Co.; and Scott Broadway. Langendorf United Bakeries, Inc. (1000 West Grand Avenue) and Newman Stamping & Machine Co. (1001 24th Street) are located across the street from the Site (Appendix B). All three facilities were reported to be in compliance.
- **RCRIS_SG** -- Two entries were reported within 1/4-mile of the Site. These are: Meaders Cleaners; and A & B Auto Company. Both facilities were reported to be in compliance.
- **UST** -- Eleven entries were reported within 1/4-mile of the Site, including the Site itself. According to the database, one underground storage tank is registered to Safeway Stores Inc. Underground tanks at the Site are discussed further in Section 4.2. The other entries are: Rel's Food Inc.; Elliott and Elliott Co.; Good Stuff Food Co.; ARCO Station # 02169; Anderson Property; Chevron Station # 91853; McClymonds High School (pool); Automobile Service Co.; AT&T Communications; and Bus Storage Yard Eastshore. Rel's Food Inc. (975 West Grand Avenue), Elliott and Elliott Co. (2336 Market Street) and Good Stuff Food Co. (1000 West Grand Avenue) are located across the street from the Site (Appendix B). Each of these three adjacent properties has three registered underground tanks.
- **LUST** -- Six entries were reported within 1/4-mile of the Site. These are: Cal-West Periodicals; ARCO Station # 02169; Anderson Property; Chevron Station # 91853; Meaders Dry Cleaning; Scott Company; and Ned Clyde Construction. Cal-West Periodicals (2400 Filbert Street) is located across the street from the Site to the north (Appendix B). The status of these facilities is not known.
- **CALSITES** -- Six entries were reported within 1/4-mile of the Site. These are: Polymeric Technologies; Molded Fabric Products; Whitey's Welding & Steel Fabrication; John Freitas Upholstering; Cut Off Company Inc.; and Geltz Machinery Company. The status of all six facilities is "no further action for DTSC."

3.2 PHYSICAL SETTING SOURCES

MFG reviewed the United States Geological Survey (USGS) 7.5-minute topographic quadrangle map for the Site (Oakland West Quadrangle). The topography at the Site is gently sloping to the west-

southwest. The Site lies at an elevation of approximately 14 feet above the National Geodetic Vertical Datum of 1929. There are no streams or other surface water bodies in the immediate vicinity of the Site. The closest surface water bodies are: (1) Lake Merritt, approximately 5,500 feet east-southeast of the Site; and (2) San Francisco Bay (Oakland Outer Harbor), approximately 8,500 feet west of the Site (USGS, 1959).

The near-surface geologic deposits underlying the Site are classified as the Temescal Formation. This geologic unit is described as an alluvial fan deposit consisting of interfingering lenses of clayey gravel, sandy silty clay, and sand-clay-silt mixtures. The Temescal Formation ranges from 5 to 60 feet in thickness and has moderate permeability. The former shoreline of San Francisco Bay is located approximately 1,000 feet west of the Site, near the intersection of West Grand Avenue and Adeline Street (Radbruch, 1957).

The Site is not situated in a flood hazard area, based on the Federal Emergency Management Agency flood zone map, Community Panel Number 0650480015C, dated September 30, 1982.

3.3 HISTORICAL USE INFORMATION

3.3.1 Site

The following discussion of the historical use of the Site is based on review of Sanborn fire insurance maps, aerial photographs, City of Oakland building permit records, and documents obtained from Safeway Inc. Copies of the Sanborn maps obtained from ERIS are provided in Appendix C.

Sanborn maps for 1902 show the Site to be a residential area with some undeveloped lots. The western half of the city block between Filbert and Myrtle Streets is largely undeveloped. Some parcels have windmills and tanks, which probably indicate private wells were present on these properties. Storage of "paints and wallpaper" is indicated for a building on 24th Street between Filbert and Myrtle Streets; this building may have been a retail store (Appendix C).

A Sanborn map for 1912 shows scattered industrial development of the western portion of the Site (the block between Filbert and Myrtle Streets). A cleaning & dyeing works with an underground gasoline tank was present in the northwestern part of the Site (2328 Filbert Street). Other industrial facilities

include a horse collar factory at 2310 Filbert Street and a carpenter shop at 2201 Myrtle Street. Additional residential development appears to have taken place by 1912 on the eastern portion of the Site (between Myrtle and Market Streets) (Appendix C).

Buildings associated with ice manufacturing were first constructed in the 1920's (M & M Protection Consultants, 1992). A 1930 aerial photograph shows a large industrial building in the southwestern part of the Site. This building is identified in later records to be the Pacific Ice Co. and then the Union Ice Co. ice plant. Another industrial building is located near the corner of Myrtle and 22nd Streets (later renamed West Grand Avenue), where the carpenter shop was located in 1912 Sanborn map. It is not known if this industrial building was part of the Union Ice Co. in 1930.

Building permit records from the 1930's and 1940's that may pertain to recognized environmental conditions indicate that a permit for a boiler room was obtained in December 1936 by Independent Cleaners, located in the northwestern part of the Site (2328 Filbert Street). In addition, permits for various additions to the ice plant were obtained by Pacific Ice Co. in November 1937 and by Union Ice Co. in the 1940's.

Survey records from October 1943 (from City of Oakland building records) show a complex of Union Ice Co. buildings in the southwestern part of the Site. The main loading dock for the ice plant is in the southeastern part of the block between Filbert and Myrtle Streets. An ice storage and distribution building is located south of the loading dock.

Sanborn maps for 1951 and 1952 show that the Union Ice Co. occupies the southern half of the block between Filbert and Myrtle Streets. The building footprint is similar to that shown in the October 1943 survey map discussed above. The ice plant is shown to be powered by crude oil. Two 9,000-gallon underground oil tanks are shown along Filbert Street adjacent to the engine room at the ice plant. Other above-ground storage tanks of unknown contents are shown near the center of the plant. An auto repair shop, garage, cabinet shop and paint room are shown in the northwestern part of the ice plant. A benzine room is shown near the cleaning and dyeing works in the northwestern part of the Site. Benzine (ligroin) is a mixture of petroleum hydrocarbons used in cleaning and dyeing. The eastern portion of the Site (between Myrtle and Market Streets) in 1951 was still mostly in residential use. A storage building associated with an artificial stone factory is present at 2303 Market Street (Appendix C).

According to Safeway records, Safeway occupied the northern part of the Union Ice Co. facilities starting in November 1958. A July 1959 aerial photograph shows that the Union Ice Co. complex of buildings expanded northward. Some above-ground storage tanks were visible in the center and northern end of the complex. Land use in the northern third of the block between Filbert and Myrtle Streets was still largely residential.

According to Safeway records and building plans provided to MFG by Western Investment Real Estate Trust, expansions of the Safeway Ice Cream Plant took place in 1961, 1966, 1970 and 1971. These expansions involved new buildings on the northern side of the existing complex. Survey records from June 1965 (from City of Oakland building records) show that the Union Ice Co. owned all but a small parcel of land in the city block that comprises the western portion of the Site (between Filbert and Myrtle Streets).

A May 1971 aerial photograph shows the footprint of the Safeway Ice Cream Plant on the western portion of the Site (between Myrtle and Market Streets) largely as it appears today. Most of the residential buildings on the eastern portion of the Site are no longer present; however, two or three residential buildings are present in the western half of this area.

An April 1992 aerial photograph shows similar conditions as observed in the 1971 photo. The main difference is that no residential buildings are present on the eastern portion of the Site (between Myrtle and Market Streets). This area appears to be used as a parking lot in the April 1992 aerial photo.

3.3.2 Vicinity of Site

The following discussion of historical land use in the vicinity of the Site is based on review of Sanborn fire insurance maps (Appendix C), aerial photographs, and City of Oakland zoning records.

Sanborn maps for 1902 show the vicinity of the Site to be a residential area with some undeveloped lots. A Sanborn map for 1912 shows few changes in the vicinity of the Site. An artificial stone factory was present at 2227 Market Street, which is south of the eastern portion of the Site (between Myrtle and Market Streets) (Appendix C).

A Sanborn map for 1952 shows increased industrial uses on the properties in the vicinity of the Site. Additional storage buildings are associated with the artificial stone factory at 2227 Market Street. A venetian blind factory is present at 2230 Myrtle Street, which is south of the eastern portion of the Site. A magazine distributing agency (location of present Cal-West Periodicals; see Section 2.2) is located north of the northwestern part of the Site. A machine shop (location of present Newman Stamping & Machine Co.; see Section 2.2) is present west of the northwestern part of the Site. The Homestead Bakery Company (location of Langendorf United Bakeries, Inc.; see Section 3.1) is located west of the southwestern part of the Site (Appendix C).

The aerial photographs reviewed for the period after 1952 (Section 1.2) show a mixed residential and industrial area in the vicinity of the Site. The aerial photographs do not allow a more detailed evaluation of land uses adjacent to the Site.

MFG reviewed readily available records on zoning changes or variances at the City of Oakland Office of Planning & Building. The Site and its vicinity currently have several designated zones: M-20 (light industrial); C-10 (local retail commercial); C-30 (district thoroughfare commercial); and R-50 (medium density residential). No zoning changes or variances were recorded from 1965 to the present for properties adjacent to the Site.

3.4 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

MFG reviewed additional environmental records that were obtained from: Alameda County Department of Environmental Health; City of Oakland Fire Prevention Bureau; Pacific Gas & Electric Company; California Regional Water Quality Control Board, San Francisco Bay Region; and Safeway Inc.

3.4.1 Alameda County Department of Environmental Health

Safeway submitted a Hazardous Materials Business Plan for the Safeway Ice Cream Plant (the Plant) to the Alameda County Department of Environmental Health on August 24, 1993. A copy of the plan is provided in Appendix D. The plan indicates the types and quantities of hazardous materials stored at the Plant. The Hazardous Materials Business Plan appears to be consistent with other records reviewed

at the Plant (i.e., MSDSs) and with our site inspection. Additional information regarding chemical use at the Plant is discussed in Section 4.1.

Don Hwang of the Alameda County Department of Environmental Health inspected the Plant on July 26, 1993. Copies of Mr. Hwang's inspection forms are provided in Appendix E. Violations of California laws and/or regulations were indicated in the following areas: recordkeeping; training; submittal of part II (inventory information) of the Hazardous Materials Business Plan; and submittal of an acutely hazardous materials registration form for ammonia. Also, waste oil containers were inadequately labeled.

Safeway submitted a permit application for an underground gasoline tank at the Plant. This permit application is stamped "received" by the Alameda County agency on May 22, 1987. A copy of this permit application is provided in Appendix F. The application indicates that (1) the tank was installed before July 1, 1984 and (2) the tank was "closed and filled by Union Ice." The permit application does not indicate the location, volume or construction of the tank.

3.4.2 City of Oakland Fire Prevention Bureau

No records of underground storage tanks at the Site were identified in the City of Oakland Fire Prevention Bureau files, which contain information from 1980 to the present.

Five incidents of ammonia leaks at the Safeway Ice Cream Plant were identified. The earliest incident on record occurred on May 11, 1985, and the latest incident on record occurred on June 19, 1993. The only response action discussed in the incident reports was venting of the ammonia gas to the atmosphere. MFG reviewed incident reports both on a computer database (available for June 1991 to the present) and in the Bureau's files.

3.4.3 Pacific Gas & Electric Company

MFG obtained the locations and identification numbers of electrical transformers owned by Pacific Gas & Electric Company (PG&E) at the Site. Four transformers owned by PG&E are located on the roof of the Plant. In a telephone interview with Jeff Gabriel of the Oakland Planning Department of PG&E,

Mr. Gabriel stated that the four transformers have "non-PCB" labels. Sampling of the transformer oil performed by PG&E in May 1981 indicated that the PCB concentrations were less than 50 parts per million.

3.4.4 California Regional Water Quality Control Board

MFG reviewed available documents in the files of the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), pertaining to the four closest leaking underground storage tank (LUST) sites: Cal-West Periodicals; ARCO Station # 02169; Chevron Station # 91853; and Meaders Dry Cleaning. These LUST sites were identified from the review of federal and state environmental databases (Appendix A). The RWQCB files contained information for the Cal-West Periodicals, ARCO and Chevron sites. Although a file existed for the Meaders Dry Cleaning site, the file was empty.

Two underground gasoline storage tanks were removed from the Cal-West Periodicals facility in July 1991. A boring and monitoring well were installed in October 1991 within the area of the tank excavation. The former tank excavation and monitoring well are located approximately 250 feet north of the western portion of the Site. The monitoring well was sampled in October 1991 and January 1992, and total petroleum hydrocarbons as gasoline (TPH-g) and benzene, toluene, ethylbenzene and xylenes (BTEX) were detected at maximum concentrations of 3100, 71, 5, 29 and 100 parts per billion (ppb), respectively. The depth to water in the well was approximately 7.7 and 8.9 feet for the two monitoring events. Based on the hydraulic gradient for the Chevron facility discussed below, the Cal-West Periodicals facility may at times be upgradient of the Site.

Separate phase hydrocarbons were found in three monitoring wells installed at the Chevron service station no. 9-1853 in October 1984. The underground storage tanks were removed from the Chevron facility in December 1988. Five monitoring wells presently exist at the Chevron station and its vicinity; these wells were installed in 1989 and 1990. All of these wells were sampled quarterly between December 1990 and June 1992, and TPH-g and BTEX were detected at maximum concentrations of 9000, 1300, 650, 250 and 1400 ppb, respectively. The closest contaminated well to the Site, located north of Isabella Street in the vicinity of the Chevron facility, is approximately 300 feet southeast of the Site. The depth to water in the wells has ranged from approximately 10 to 13 feet in the monitoring wells closest to the Site. The hydraulic gradient at the Chevron facility has varied from west-northwest to south, depending on the particular quarterly monitoring event. At the times that the hydraulic gradient is west-

northwest and northwest, the Chevron facility has been upgradient of the Site. The saturated deposits to a depth of approximately 25 feet beneath the Chevron facility consist of unconsolidated clayey sand, sandy clay, silty clay, sand and gravel.

Four monitoring wells and one groundwater recovery well were installed at the ARCO service station no. 2169 in March 1992. The wells were sampled in April 1992, and TPH-g and BTEX were detected at maximum concentrations of 34,000, 6200, 3900, 410 and 3100 ppb, respectively. Total petroleum hydrocarbons as diesel were detected at a maximum concentration of 12,000 ppb. The closest contaminated well at the ARCO facility is approximately 500 feet southeast of the Site. The depth to water in the wells was approximately 11 feet. The hydraulic gradient at the ARCO facility in April 1992 was northwest to north-northwest, which indicates that the ARCO facility was upgradient of the Site at that time. The saturated deposits to a depth of approximately 30 feet beneath the ARCO facility consist of unconsolidated clayey sand, clay, sand and gravel.

3.4.5 Safeway Inc.

MFG reviewed environmental records for the Safeway Ice Cream Plant at the Safeway Inc. corporate offices on February 8, 1994. Information in the Safeway Inc. files that pertains to recognized environmental conditions and the condition of the sewer system at the Plant is discussed below.

Two oil recovery drums are referenced in a 1981 letter from Safeway to The Union Ice Co., but the location or condition of these drums are not described. This same letter also discusses a gas tank and pump, which will be made inoperative when the gas supply is depleted. The location or condition of this gas tank is not reported. Finally, the letter mentions oil leaks associated with repair of the elevators.

A February 22, 1990 letter from Safeway to State Board of Equalization states that an underground gasoline tank has been abandoned-in-place and filled with sand. The underground tank referred to in this letter may be the tank located along Myrtle Street (Section 4.2).

A January 31, 1994 letter from Safeway to Mr. Don Hwang of the Alameda County Department of Environmental Health discusses the closing of the Oakland Ice Cream Plant (Appendix G). The letter summarizes and includes documentation for: (1) chemical and container consolidation activities; (2) cleaning activities; and (3) methods of hazardous material disposal. An inventory of hazardous materials

remaining at the Plant and removed from the Plant for recycling or disposal is attached to this letter. According to the January 31, 1994 letter, approximately 110 gallons of Texaco Capella Oil 68 and 35 gallons of Texaco insulating oil will remain in the compressors, and approximately 600 pounds of Freon® 502 will remain in the refrigeration equipment, to maintain mechanical integrity of this equipment.

Copies of invoices indicate that 1,155 gallons of used oil were removed from the Plant in March 1993, and 820 gallons of used oil were removed from the Plant in June 1991.

The condition of the sanitary sewer system at the Plant is discussed in a 1991 report by ERM-West, Inc., which was prepared for Safeway Inc. as part of a Safeway-sponsored "Fats, Oil and Grease (FOG) Study." The ERM-West report is included in Appendix H. This report focuses on the butterfat contained in wastewater discharges from the Plant. However, the ERM-West report also discusses: (1) available sewer maintenance records; and (2) a 1991 video inspection of the sanitary sewer laterals between the Plant and the City of Oakland sewer main, and the sewer main between 24th Street and West Grand Avenue. The pertinent conclusions of the ERM-West report are as follows (Appendix H):

- Some plugging of floor drains was observed in the Plant. Most floor drain plugging was caused by debris in the floor drains, and the blockages were sometimes complicated by butterfat discharged to the drains.
- The lateral that connects the Plant to the City of Oakland sewer main beneath Filbert Street appear to be in good condition. Another lateral line inspected during the video survey appeared to be abandoned. Two other lateral lines were not accessible from the ground surface to be video-taped but appeared to be abandoned.
- The video survey noted grease residue on the walls of the sewer main, but this grease deposition was not expected to clog or otherwise damage the City of Oakland sanitary sewer system.