

Friday, July 24, 2020

BUSD Employee Affordable Housing Development

Predevelopment Study and Feasibility Analysis of BUSD Sponsored Housing

MITHŪN

rcd 35 YEARS 1984 – 2019

THEHOUSINGWORKSHOP

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SUMMARY OF ANALYSIS AND KEY FINDINGS

To: BUSD Steering Committee

From: RCD/Mithun/Housing Workshop consulting team

Date: July 24, 2020

RE: Interim Report on pre-development studies and analysis of BUSD sponsored housing on the Adult School and West Campus sites

Background:

After several years of discussions and concerns over BUSD staff's inability to secure stable and affordable housing, evidenced and documented by a staff survey completed in 2018, BUSD secured funding from the City of Berkeley to pay for pre-development studies to evaluate the feasibility of developing two BUSD owned sites (the Adult School site and West Campus site) to create affordable housing for BUSD staff.

A steering committee was created, which consisted of representatives from the BUSD board, staff unions, community members, and the BUSD Facilities Director. An RFP was issued to select a consultant team to conduct the feasibility analysis work, and the RCD/Mithun/Housing Workshop team was selected. This report represents the culmination and work product of the majority of that scope of work. Two community listening sessions (one with BUSD staff and one with the Adult School community) remain to be completed to provide additional community feedback for the BUSD board to consider before moving forward with next steps. Those listening sessions are expected to occur by the end of September.

Findings – staff surveys and comparable studies:

In 2018, BUSD worked with the Center for Cities and Schools through UC Berkeley to develop and implement a staff survey to better understand the demographics, incomes, housing and transportation patterns of their staff and most specifically to determine the level of need for and interest in affordable housing among BUSD staff. The 2018 report also included legal and historic studies.

The results of the 2018 survey highlighted the following statistics:

- 74% of renters stated an interest in living in low rent BUSD sponsored housing
- 78% of renters were experiencing financial pressures due to high housing costs
- 54% have considered leaving due to high housing costs
- 69% of BUSD employees currently live outside of Berkeley

In 2020, as part of the current scope of work, in order to accurately complete the financial modeling, an updated staff survey was crafted and implemented, through the assistance of the Center for Cities and Schools. The 2020 survey focused on collecting updated income data and a

more specific understanding of household sizes, which are necessary inputs for evaluating the applicability of key sources of affordable housing financing.

The results of the 2020 survey highlighted the following statistics:

- Interest in living in low rent BUSD housing remained high at 73%
- 65% of renters have income at or below 80% of the Area Median Income (AMI)
- 78% of renters have household sizes of 3 persons or smaller

Both the 2018 report and the results of the survey in 2020 are attached as Exhibit A.

In addition to the above reports, a brief study of comparable initiatives in four other jurisdictions in the Bay Area was also conducted to gain a better understanding of how peer districts are approaching these similar challenges. A more detailed report is attached in Exhibit C, but the key findings relevant to contemplating potential financing and ownership structures for BUSD are highlighted here:

- Third party developer teams and/or consultants were engaged to develop and ultimately property manage the school sponsored housing.
- Income targeting is structured to serve households with incomes ranging from 40% - 120% AMI
- Ownership structures varied from land sale to long term ground lease to inclusionary housing requirements. However, all developments assumed 3rd party property management and implementation separate and distinct from the school district.
- Financing strategies included Low Income Housing Tax Credits combined with city/county funding and/or general obligation bonds, and debt leveraged from net rental income.
- Two districts established housing/oversight boards to develop priorities and program parameters, and to evaluate and select the developer team for their projects

Findings – zoning and site analysis:

The consultant team conducted site analyses on both sites. Based on zoning and yield analysis, combined with a review of applicable state and local density bonus laws, both sites present the physical and land use capacity to generate 80-120+ units per site, including 0.3 - 0.5 parking spaces per unit. Both sites could accommodate a building height of 5 stories, with 4 stories of residential wood framed construction over a concrete podium on the ground floor for parking, and the associated commercial and community areas of the buildings. However, any residential development on the Adult School site will likely require an additional 100+ parking spaces to replace the current Adult School parking, given the high demand for parking to support the Adult School activities, which are expected to continue. The sloping of the Adult School site could allow for 2 levels of parking to accommodate both residential and replacement parking within the development area. However, a requirement to replace the Adult School parking would add significant additional costs to be incorporated into any financing strategy for that location. The

exact amount of parking needed, as well as other design components of the development, will be determined through an interactive community engagement and design process with the actual developer and design team, once they are selected and engaged. However, some parameters should be assumed for the purposes of a future RFP to ensure that proposals are responding to, and are comparable, to a designated set of consideratons.

While the West Campus site has similar development capacity as the Adult School site, given the short term, and potential long term, designation of the West Campus field for educational purposes, this site does not appear to be a viable site for development at this time. However, if future demands for this site change, the West Campus property does present a feasibility opportunity site for future development as BUSD sponsored housing.

A more detailed zoning and planning analysis, including brief descriptions of applicable density bonus laws, is attached in Exhibit B. Conceptual massing studies, along with summary data tables detailing representative unit mixes and yields, are also included in Exhibit B.

Findings – environmental studies:

A Phase I environmental analysis was completed for the Adult School site, which presented indications of possible environmental contaminations that would require additional Phase II testing to verify conditions related to possible lead in soil and potential soil/water vapor concerns. If hazardous soil or soil vapor conditions were found, it is likely that mitigation strategies would need to be designed and implemented as part of the redevelopment of the property. These mitigations are not uncommon in urban infill sites such as the Adult school site, and mitigation strategies can be implemented. The Phase I report is attached in Exhibit C.

A Phase I analysis was not completed for the West Campus property given that the redevelopment of that property is unlikely in the near term. If redevelopment of the West Campus property is revisited, a Phase I environmental analysis is recommended to be completed at that time.

Findings – financial modeling:

The consultant team ran several financial models to evaluate the financing feasibility and potential strategies for developing affordable housing for BUSD staff on both properties. For the Adult School site, a representative model assumes the redevelopment of the existing parking lot area to create 110 new homes, 55 residential parking spaces, and 140 parking spaces for the Adult School. The model for the West Campus site illustrates a 127 unit development with 49 residential parking spaces. The zoning for both sites require some commercial use on the ground floor, so both models assume approximately 5,000-7,000 square feet of commercial space on the ground floors. Based on survey data regarding staff household size, both models are structured

with 60% of the units as studio and one bedroom units, and 40% of the units as 2 and 3 bedroom units. The income targeting for both models assume a range of income levels from 40% of the Area Median Income (AMI) to 120% AMI, which reflects the income data from staff surveys and is also consistent with income targeting of comparable school district initiatives. This mix also represents a financially feasible balance of LIHTC units (below 80%AMI) and non-LIHTC units (above 80%AMI).

The key financing sources potentially available to support this initiative include Low Income Housing Tax Credits, City of Berkeley Measure O funds, CalHFA Middle Income Program funds, and conventional debt financing leveraged by net rental income. The land is also assumed to be provided at no cost to the developer in these scenarios. This land donation is assumed to be the primary financial contribution of BUSD to the development effort. Low Income Housing Tax Credits are a significant source of funding for affordable housing. These tax credits are allocated through the California Tax Credit Allocation Committee to specific housing developments and are then sold to investors in exchange for an equity investment in the real estate.

Measure O funds are voter authorized bond funds to be allocated to specific affordable developments in City of Berkeley through the allocation of four tranches of funding over the course of five to seven years. The first tranche has already been fully allocated and the second tranche has been partially allocated. It is currently estimated that approximately $15 Million remains in tranche two, which will be available in 2021, and approximately $70 Million remains to be allocated through tranches three and four that could be available in 2023 and 2025. The likely subsidy from Measure O funds is approximately $200,000/unit, which is generally in line with similar affordable housing developments in the Berkeley and Alameda County development pipeline. A resolution was passed by Berkeley City Council in 2019 that the second tranche of funding would maintain a priority for funding to an upcoming BUSD educator and staff housing proposal. In order to be well positioned to pursue that funding in a timely way, it is recommended that BUSD select a developer team to propose a specific financing strategy in the coming year.

The Middle Income Program is a funding program currently available through the California Housing Financing Agency that targets funding to support affordable housing developments that include units for households with incomes ranging 80% to 120% Area Median Income. This program funds up to $5 Million per development. It is important to note that this funding is subject to annual re-appropriations in the state budget, so it is possible that funding for this program could be reduced and/or eliminated in the coming years. If that occurs, the subsidy needed from Measure O funds would increase proportionately.

The income generated through rental payments minus the cost of operating the proposed building (Net Operating Income) will be sufficient to leverage a mortgage, which is also a key piece of financing for the proposed development. The likely terms of a mortgage are currently assumed as a 30 year term and a 5-6% interest rate through a conventional lending institution. This loan would need to be a tax exempt loan allocated through the California Debt Limit

Allocation Committee (CDLAC), which is the type of loan compatible with 4% Low Income Housing Tax Credit projects such as this one is expected to be.

More detailed financial pro formas for a potential development on these two sites are attached in Exhibit D. While these models illustrate an appropriately targeted and financially feasible development strategy, some flexibility at this stage is necessary in terms of overall size, unit mix and income targeting. As a result, it is recommended that an RFP for developer proposals should allow for flexibility and creativity in developing a specific plan for development implementation on these sites.

Legal and ownership considerations:

Given the likely financing sources required for a feasible development plan on these sites (LIHTC, Measure O, tax exempt debt), certain legal and ownership requirements will apply to the structure and developer team for the development. First and foremost, in order to utilize Low Income Housing Tax Credit, a Limited Partnership entity must be formed to develop and own the property, or building, for a minimum of 15 years. This arrangement creates the mechanism for the LIHTC equity investor, as the Limited Partner, to invest their funding into the real estate asset, and for them to benefit from the tax credits of the program, as well as losses and depreciation that flow through the property. The developer or sponsor agency is the Managing General Partner of the ownership entity and of the development. In addition, in order for the developer/sponsor to compete successfully for LIHTC financing, that developer must have a significant level of experience in owning, developing and managing LIHTC properties (i.e. minimum of three LIHTC developments in the past five years). As such, the selection of a developer team must include these minimum requirements for competing for these funds.

Also, the ownership entity will be a unique Limited Partnership entity with the above characteristics. Ownership stake and/or programmatic controls could be implemented in a number of ways. BUSD could be a co-general partner or a special limited partner in the Limited Partnership that ultimately owns the building. This arrangement could provide certain rights and controls by BUSD, but could also bring certain liabilities through its participation in the property ownership. An alternate strategy could be to either sell the land with specific covenants restricting its use to the Limited Partnership, or to execute a long term ground lease to the Limited Partnership, also with specific covenants and compliance requirements to ensure that the property is achieving the goals established by BUSD for the property (i.e. income targeting, tenancy rules, etc.). Some limited cash flow sharing arrangements for BUSD are also possible. For example, City of Berkeley funds will typically require repayment based on a percentage share of net cash flow after all debt and fees are paid. In exchange for BUSD land, it is recommended that BUSD negotiate a pro rata share of this cash flow along with the City of Berkeley and any other “residual receipts” lenders.

Finally, tenancy requirements would be subject to Fair Housing laws, Landlord/Tenant laws, and the Low Income Housing Tax Credit program. Based on initial feedback from legal counsel along with the analysis provided by the Center for Cities and School 2018 report, the intent of BUSD to develop affordable housing for the exclusive benefit of BUSD staff does appear to be allowable with respect to these laws and guidelines. However, rules around term limits (i.e. rental terms for seven years only) appear to be less defensible legally despite some unchallenged precedents in other localities. As with any real estate endeavor, it will be important for BUSD to engage legal counsel as the development progresses and its details and management strategies evolve to confirm that any liabilities, risks, and mitigation strategies are acceptable to BUSD.

Recommendations and Next Steps:

The remainder of the RCD/Mithun scope will focus on hosting two community listening sessions to gather insight, feedback and recommendations from the Adult School community and the BUSD staff community. This feedback will be provided to BUSD for consideration for both deciding if and how to move forward with a developer RFP and also for creating goals and/or parameters that the selected developer might be expected to meet for developing BUSD housing on this site (i.e. minimum number of parking spaces, project amenities, etc.). These listening sessions could also create the opportunity for identifying a representative from each of these communities to participate in a housing board or oversight committee that could make decisions and help guide the overall development partnership and process on behalf of BUSD.

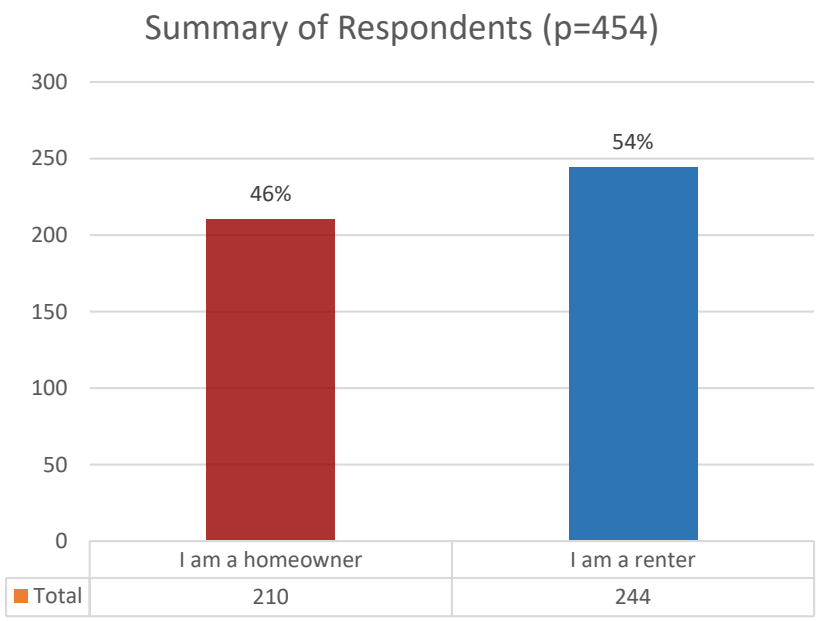
If the BUSD board determines the desire and intent to continue to move forward with developing affordable housing for its staff, it is recommended that BUSD designate some kind of oversight board that could continue to oversee the process of developing a Request for Proposals and selecting a developer team begin developing a specific design and financing strategy for the Adult School site. It is further recommended that BUSD authorize the engagement of a development consultant, sometimes called an Owner's Representative, who could provide staffing and technical expertise and advice to the oversight board and the Director of Facilities as they move through the process of selecting a developer team and developing a specific development plan to move this project forward.

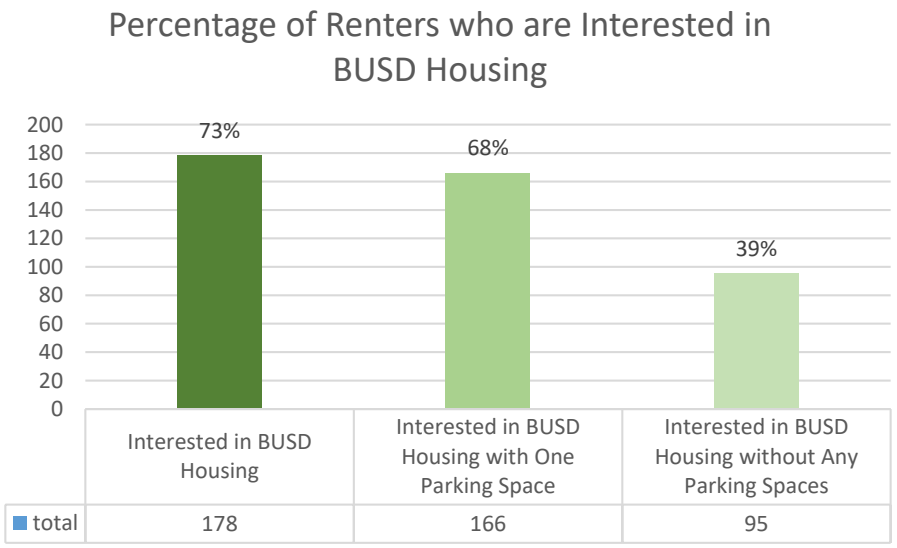
An outline for developer team RFP is attached in Exhibit E, including the suggested areas for requested information and evaluation.

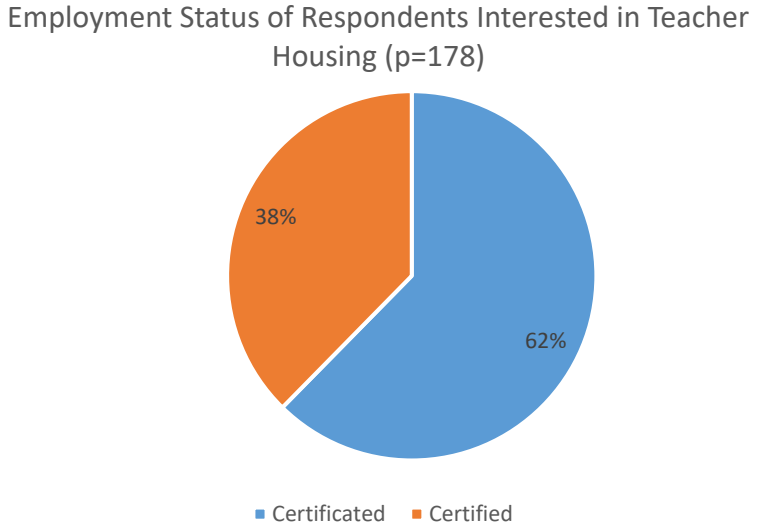
EXHIBIT A – KEY FINDINGS (I)

B.U.S.D. 2020 Staff Survey Data

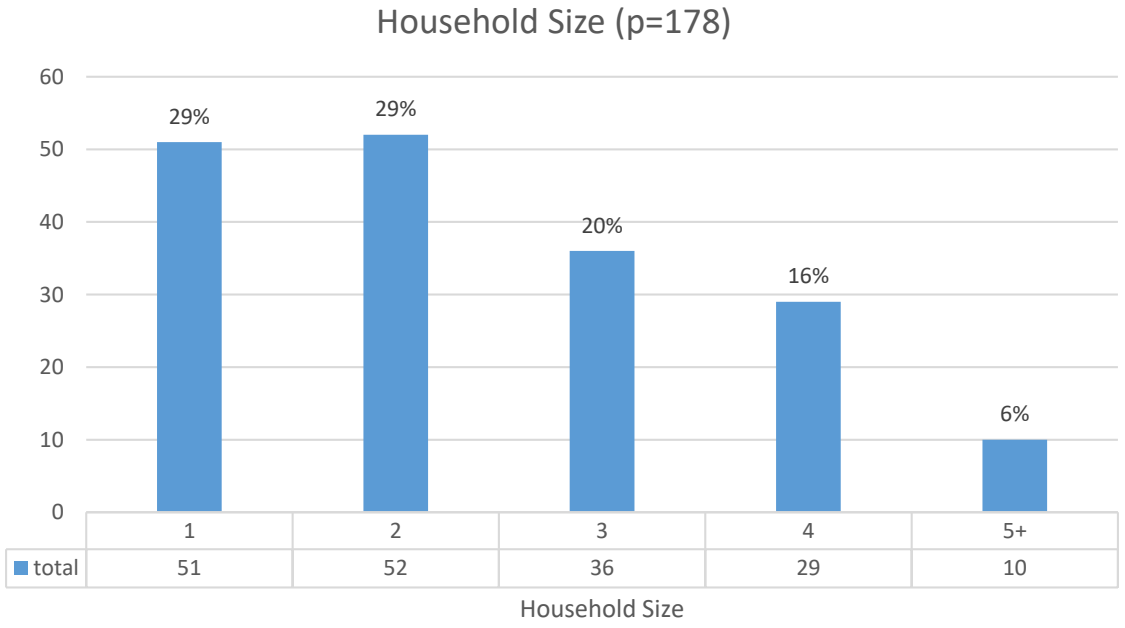
Summary of Updated Survey Data

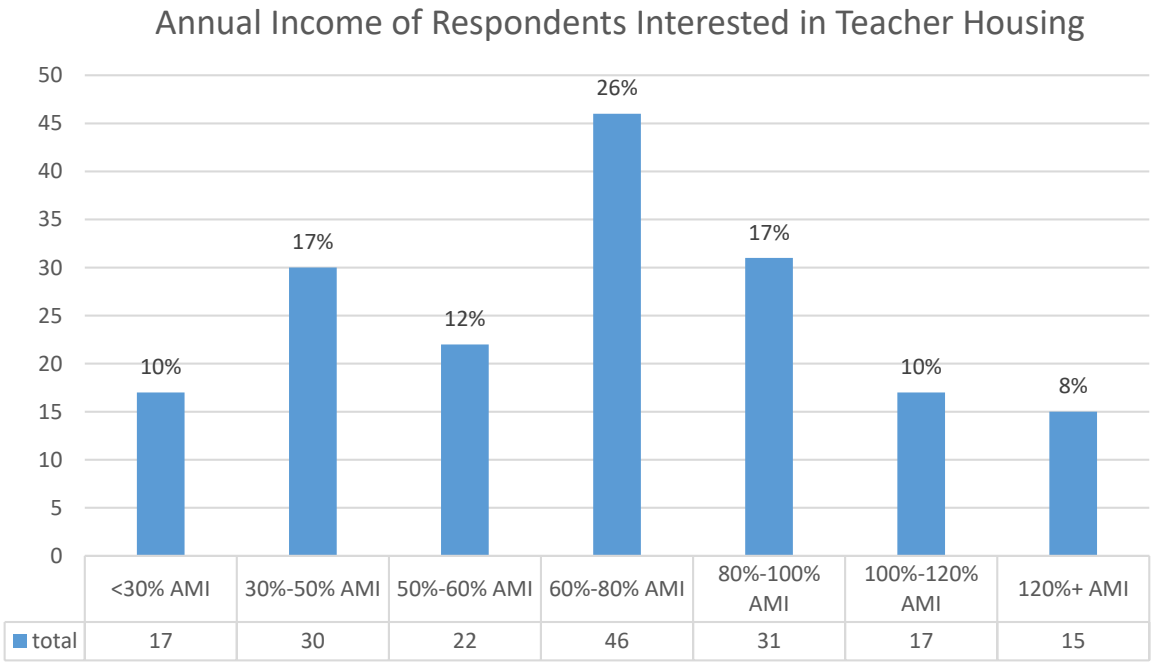




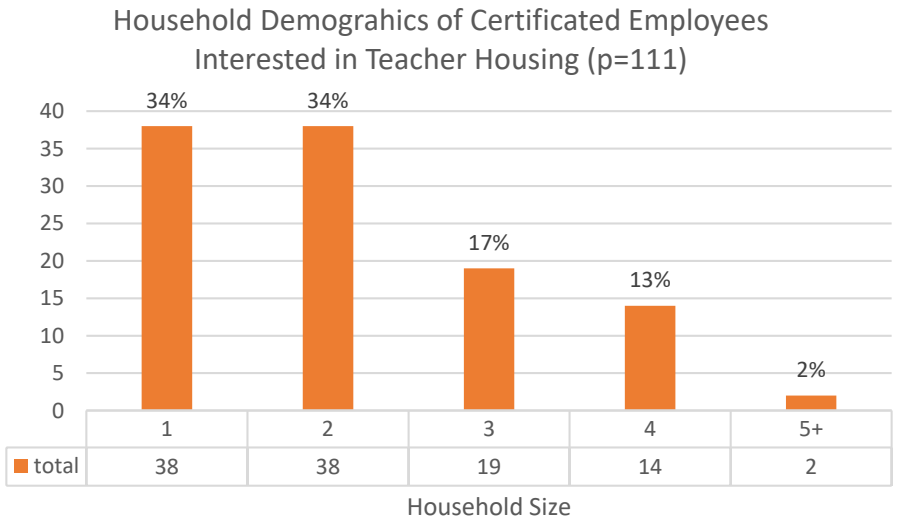


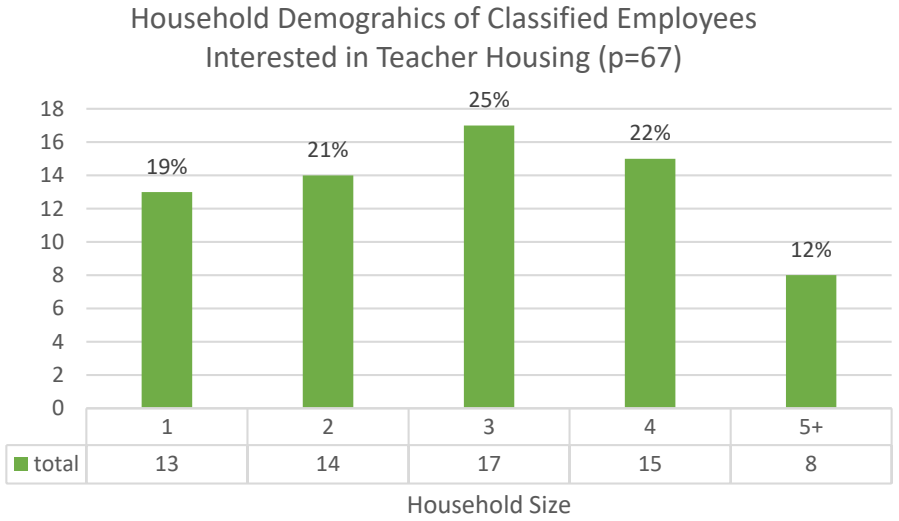
Target Population: Interested Renters

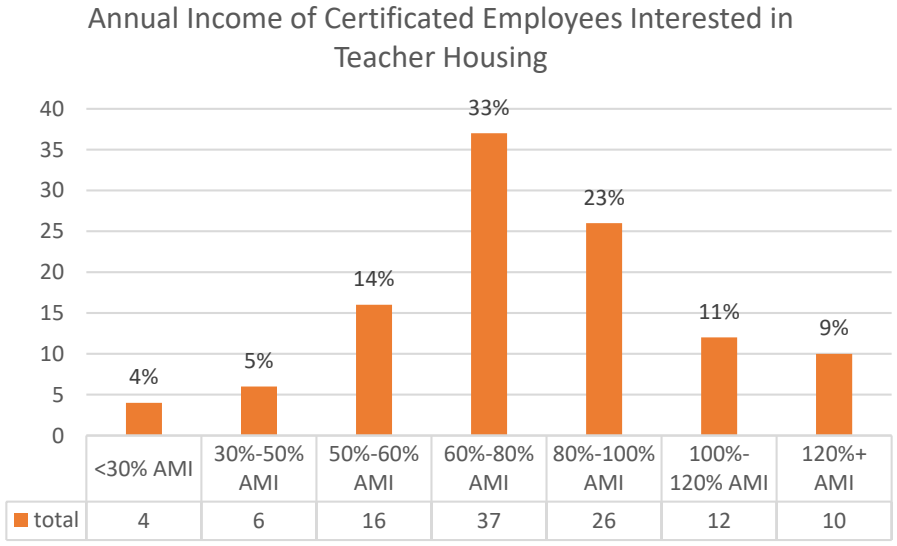


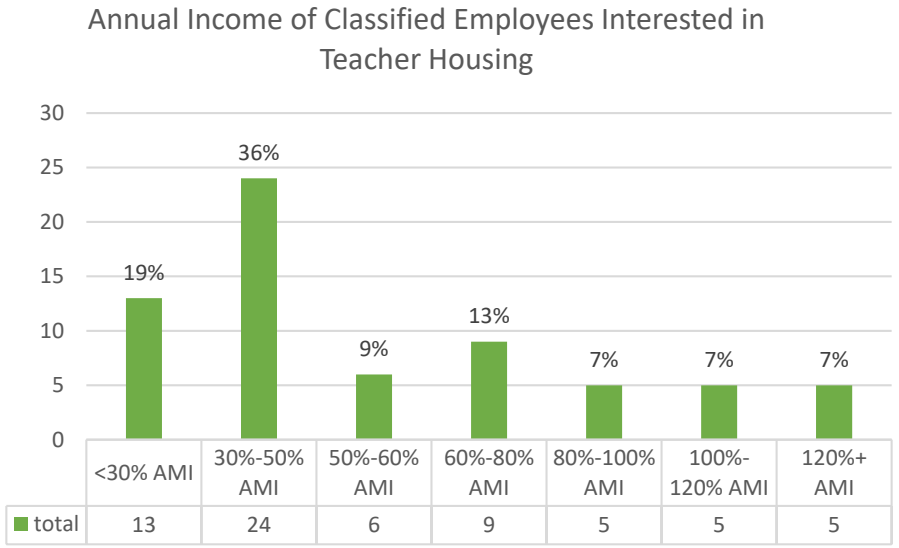


Target Population: Subgroups









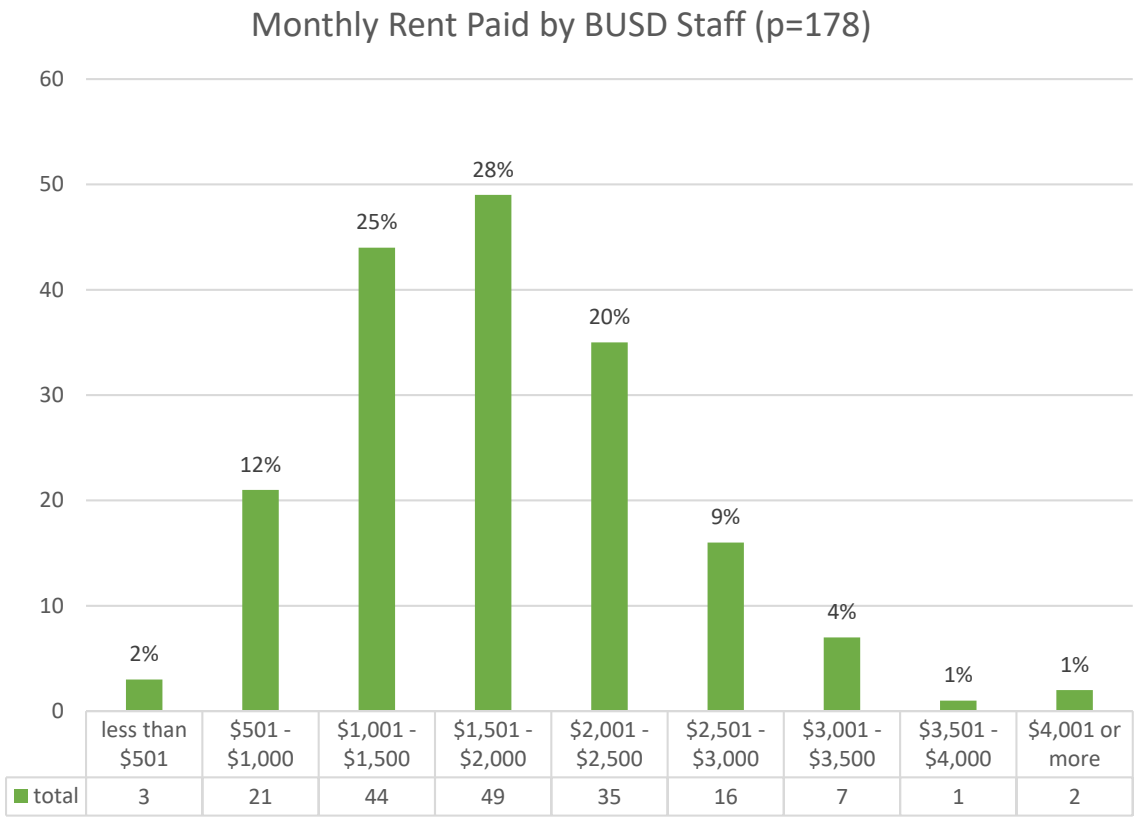
Updated Survey Data: Analysis on Rent

Market Rate Rent*

- Studio - $2,545 - $3,350
- One-bedroom Units - $3,400 - $3,588
- Two-bedroom Units - $4,400 - $5,155
- Three-bedroom Units - $6,000 - $7,250

Target/Affordable Rents**:

- Studio – $868 - $2,604
- One-bedroom Units – $930 - $2,789
- Two-bedroom Units – $1,116 - $3,348
- Three-bedroom Units - $1,289 - $3,866



*Surveyed properties include Berkeley Central, Varsity Berkeley, 1122U Apartment, Parker Berkeley, StoneFire

**Affordable rents as per TCAC 2019 rent limit for 40% AMI – 120% AMI

EXHIBIT A – KEY FINDINGS (II)

Planning and Design Studies



B.U.S.D. EMPLOYEE HOUSING—
FEASIBILITY STUDIES

Berkeley PUBLIC SCHOOLS rcd MITHŪN

BERKELEY ADULT SCHOOL SITE



Berkeley PUBLIC SCHOOLS rcd MITHŪN

BERKELEY ADULT SCHOOL SITE: SITE AND ZONING SUMMARY

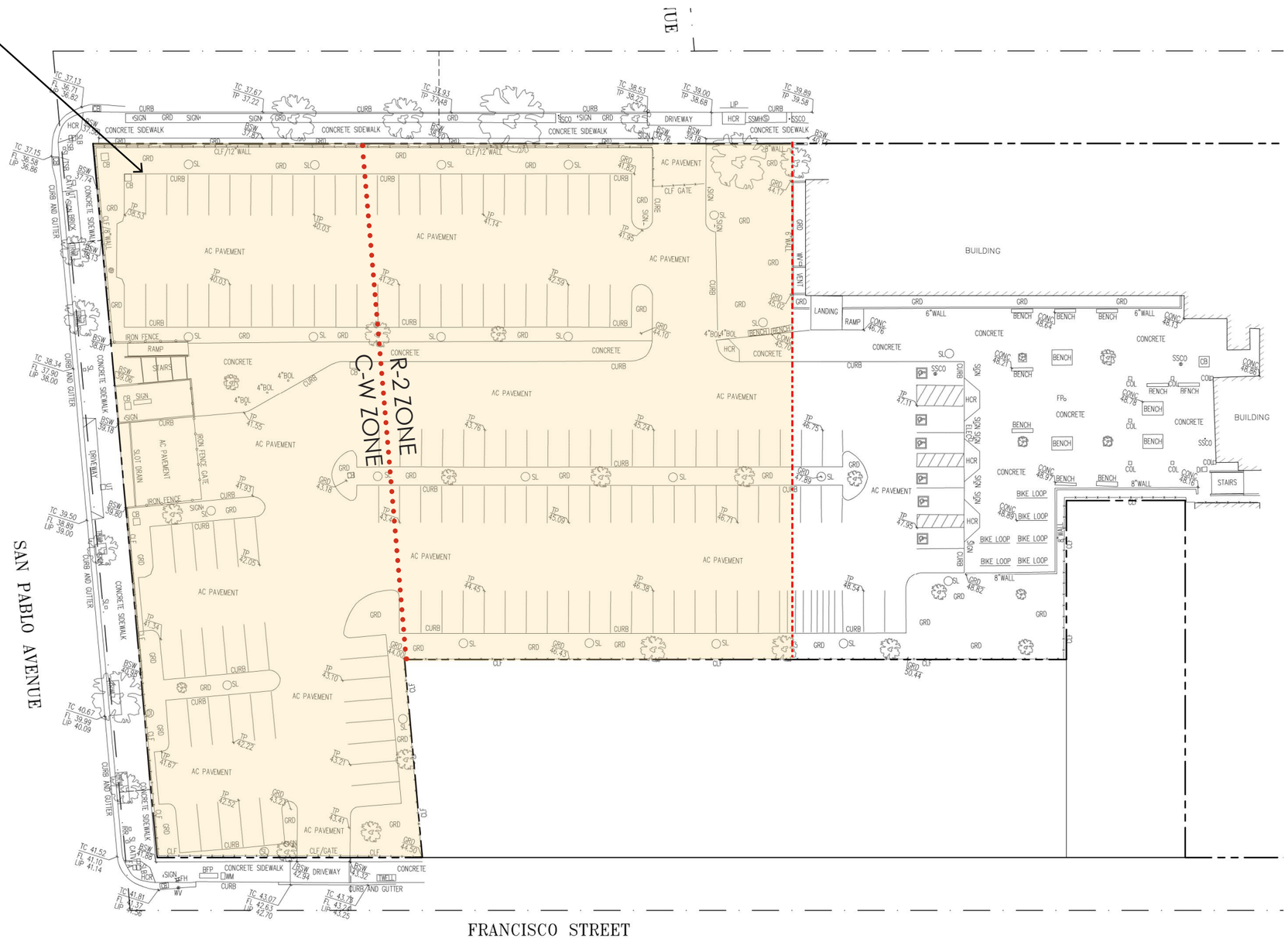
PROPOSED HOUSING PARCEL SHOWN SHADED

57,570 SF

Shared pedestrian and vehicular access included in parcel

ZONING SUMMARY

Floor Area Ratio	C-W: 3 Max R-2: N/A
Density	C-W: N/A R-2: 1 unit per 2,500 SF of lot area
Height Limit	C-W: 40'/3 stories residential only 50'/4 stories mixed use R-2: 28'/3 stories
Setback / Yards	C-W: 5' side, 10' rear; can be reduced w/ Use Permit R-2: 20' front and rear; 4'-6' side; 8'-16' building separation
Required Parking	C-W: 1 per unit, 2 per 1,000 SF commercial area R-2: 1 per unit
Usable Open Space	C-W: 40 SF per unit R-2: 400 SF per unit
Lot Coverage	C-W: N/A R-2: 40% for 2 stories; 35% for 3 stories



BERKELEY ADULT SCHOOL SITE: PROGRAM SUMMARY



UTILIZING BASIC DENSITY BONUS

Mininum Affordability:

20% of unit at 80% AMI or lower

Approximate Unit Yield:

110

Building Description:

Four stories of wood construction (dropping down to three stories) over two level concrete parking garage.

Parking:

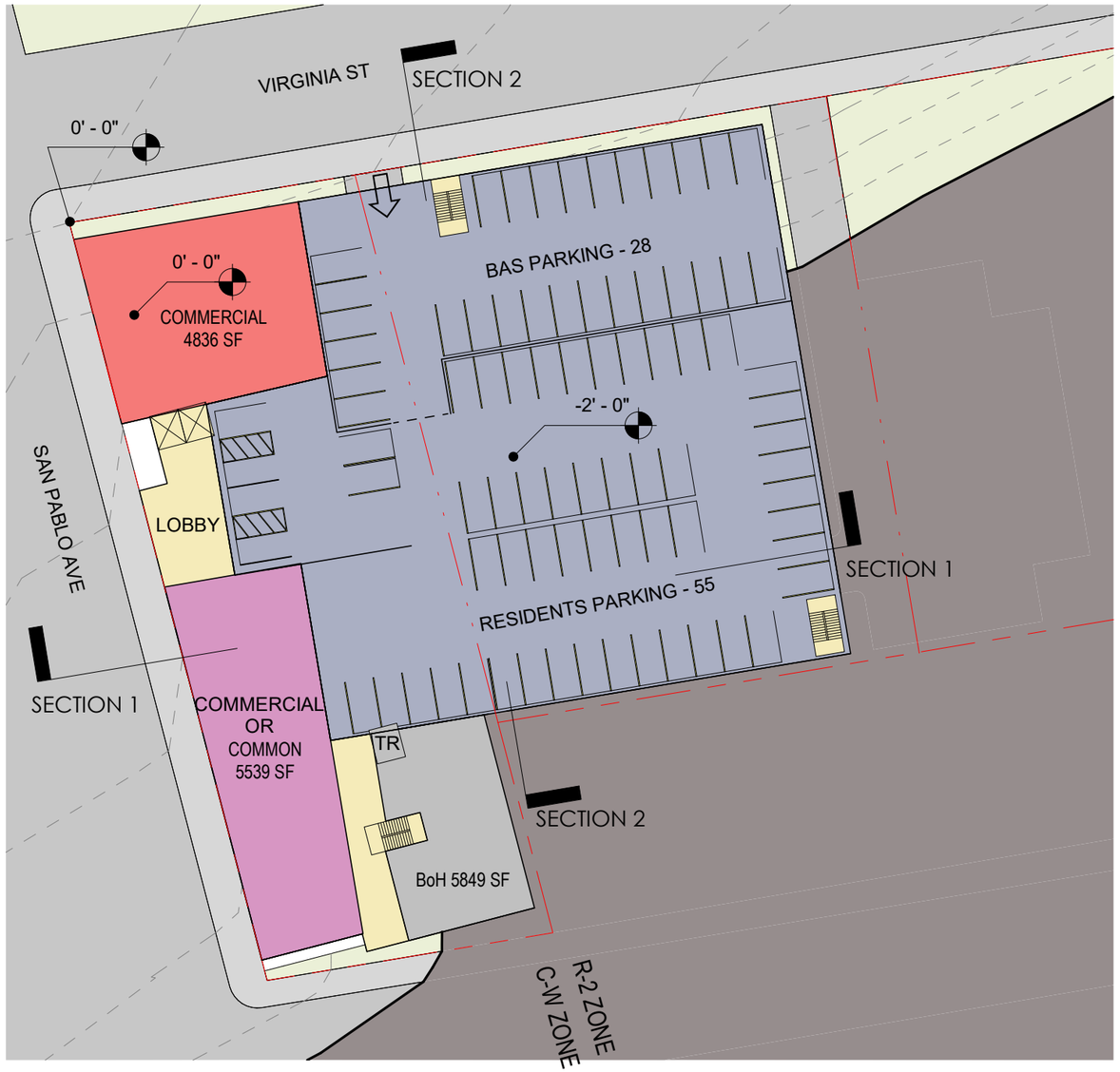
140 spaces for Adult School use
55 spaces for residents (0.5:1)

Ground Floor Uses:

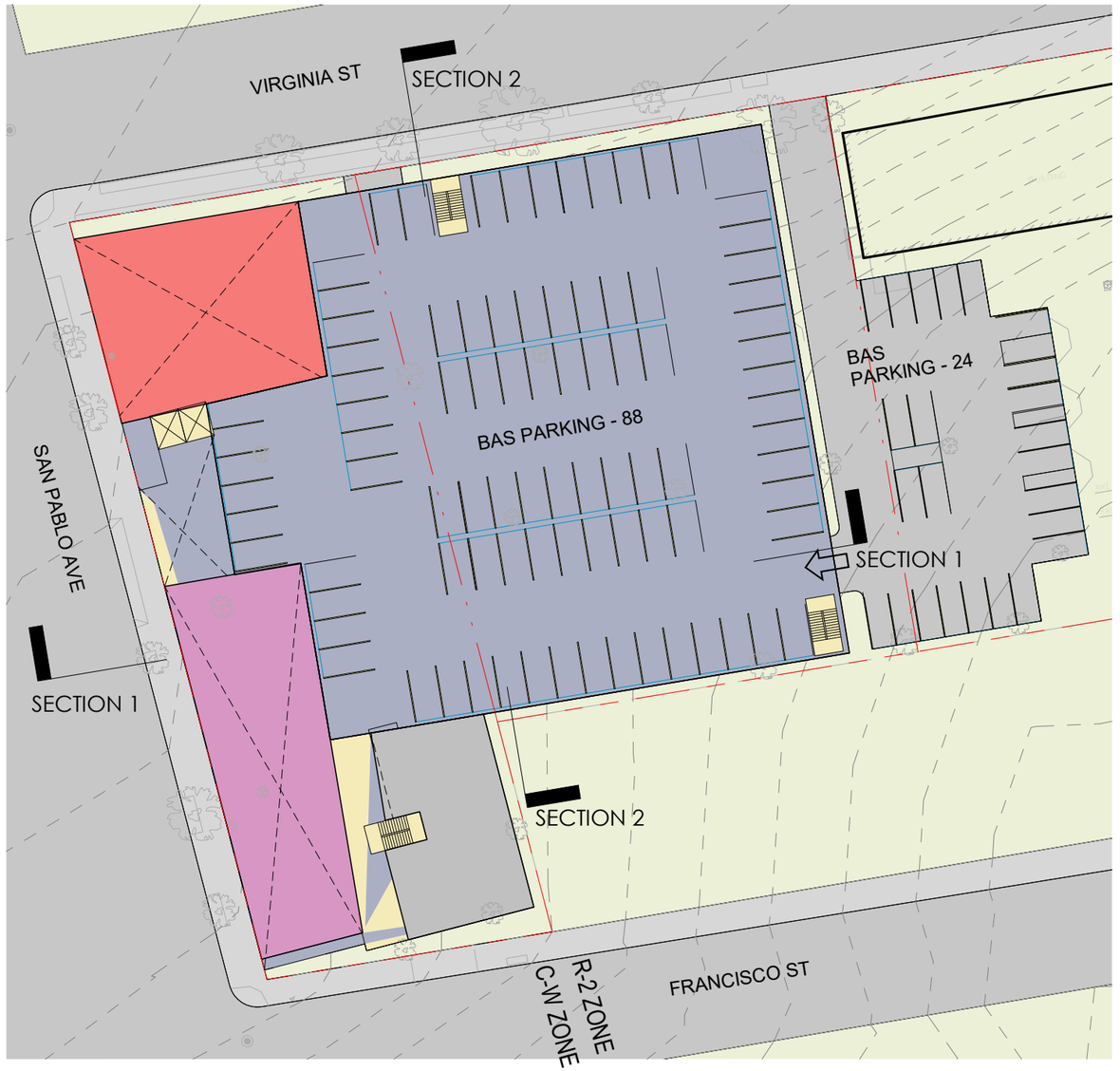
Residental Lobby and approx. 10,000 SF of commercial and/or resident amenity space

UNIT MIX - BASIC DENSITY BONUS OPTION		
UNIT TYPE	**COUNT**	**% OF TOTAL**
0BR	12	11%
1BR	54	49%
2BR	27	25%
3BR	17	15%
TOTAL	110	100%

BERKELEY ADULT SCHOOL SITE: CAPACITY STUDY PLANS



BERKELEY ADULT SCHOOL: LEVEL 1 CAPACITY STUDY PLAN
1"=50'-0"



BERKELEY ADULT SCHOOL: UPPER LEVEL PARKING CAPACITY STUDY PLAN
1"=50'-0"

BERKELEY ADULT SCHOOL SITE: CAPACITY STUDY PLANS



BERKELEY ADULT SCHOOL: LEVEL 2 CAPACITY STUDY PLAN
1"=50'-0"



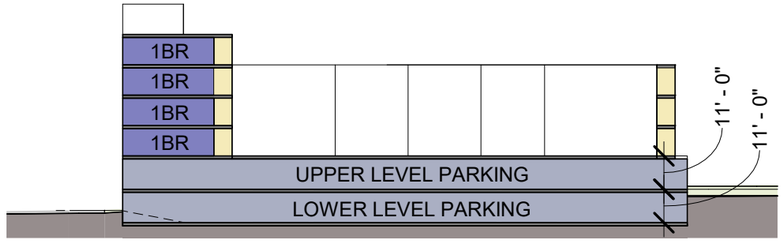
BERKELEY ADULT SCHOOL: LEVEL 3 CAPACITY STUDY PLAN (LEVELS 4 & 5 SIMILAR
1"=50'-0"

BERKELEY ADULT SCHOOL SITE: SECTIONS AND ZONING DATA

ZONING - BASIC SDB CALCULATION		
ZONING	**BASE CASE COUNT**	**MAX. DENSITY BONUS**
C-W	72	97.0
R-2	10	13.5
TOTAL	82	110.5

REQUESTED CONCESSIONS:
1. TRANSFER OF BONUS UNITS TO R-2 ZONE.
2. TRANSFER OF OPEN SPACE TO C-W ZONE
3. INCREASED F.A.R. IN C-W ZONE

REQUESTED WAIVERS:
1. PARKING RATIO + NO COMMERCIAL PARKING
2. HEIGHT LIMIT



BERKELEY ADULT SCHOOL: SECTION 2
1"=50'-0"

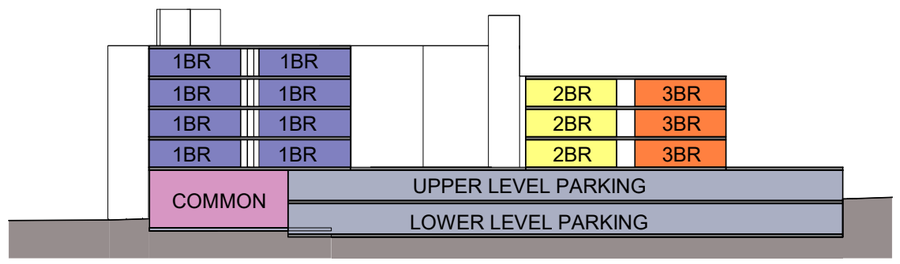
ZONING AND OPEN SPACE - BASIC SDB OPTION				
ZONING	**COUNT**	**OPEN SPACE REQ'D PER UNIT**	**TOTAL REQ'D OPEN SPACE**	**TOTAL OPEN SPACE PROVIDED**
C-W	76	40	3,040	5,300 SF
R-2	34	400	13,600	11,840 SF
TOTAL	110		16,640	

WHOLE SITE LOT AREA: APPRX. 57,570 SF
MAX. FAR: 3.00 (172,710 SF)

F.A.R. CALC (WHOLE SITE) - BASIC SDB		
LEVEL	**AREA**	**FAR**
Level 1	15,842 SF	0.28
Level 2	32,604 SF	0.57
Level 3	32,604 SF	0.57
Level 4	32,604 SF	0.57
Level 5	20,725 SF	0.36
	134,380 SF	2.33

C-W ZONE LOT AREA: APPRX. 27,150 SF
MAX. FAR ON C-W LOT : 3.00 (81,450 SF)

F.A.R. CALC (C-W ZONE) - BASIC SDB		
LEVEL	**AREA**	**C-W FAR**
Level 1	15,842 SF	0.58
Level 2	19,522 SF	0.72
Level 3	19,522 SF	0.72
Level 4	19,522 SF	0.72
Level 5	19,522 SF	0.72
	93,931 SF	3.46



BERKELEY ADULT SCHOOL: SECTION 1
1"=50'-0"

WEST CAMPUS FIELD SITE



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WEST CAMPUS FIELD SITE: SITE AND ZONING SUMMARY

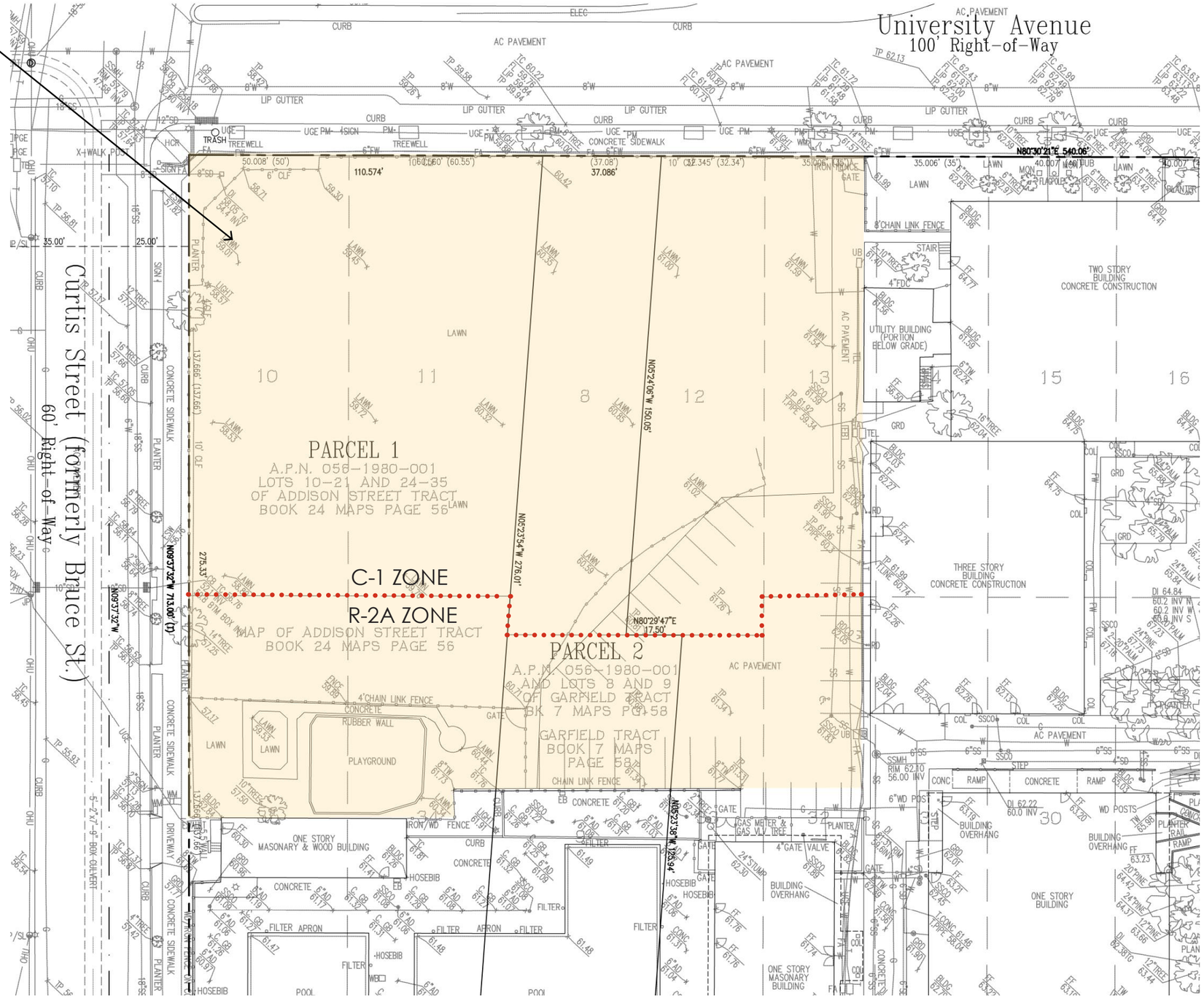
PROPOSED HOUSING PARCEL SHOWN SHADED

42,527 SF

ZONING SUMMARY

UNIVERSITY AVE STRATEGIC PLAN
"AVENUE MIXED USE AREA"

Floor Area Ratio	C-1: 2.5 Max R-2A: N/A
Density	C-1: N/A R-2A: 1 unit per 1,650 SF of lot area
Height Limit	C-1: 36'/3 stories residential only 36'/3 stories mixed use R-2A: 28'/3 stories
Setback / Yards	C-1: *See Code* R-2A: 15' front and rear; 4'-6' side; 8'-16' building separation
Required Parking	C-1: 1 per 1,000 SF (per R-3 reqt's) R-2A: 1 per unit
Usable Open Space	C-1: 200 SF per unit (per R-3 reqt's) R-2A: 300 SF per unit
Lot Coverage	C-1: N/A R-2A: 40% for 2 stories; 35% for 3 stories


University Avenue
100' Right-of-Way
Curtis Street (formerly Bruce St.)
60' Right-of-Way
PARCEL 1
A.P.N. 056-1980-001
LOTS 10-21 AND 24-35
OF ADDISON STREET TRACT
BOOK 24 MAPS PAGE 56
C-1 ZONE
R-2A ZONE
MAP OF ADDISON STREET TRACT
BOOK 24 MAPS PAGE 56
PARCEL 2
A.P.N. 056-1980-001
AND LOTS 8 AND 9
OF GARFIELD TRACT
BK 7 MAPS PG 58
GARFIELD TRACT
BOOK 7 MAPS
PAGE 58
N80°30'21"E 540.06'
N80°29'47"E 17.50'
N05°24'06"W 150.09'
N05°23'54"W 276.01'
N05°23'38"W 325.94'
N09°37'32"W 713.00' (T)
110.574'
37.086'
TWO STORY BUILDING CONCRETE CONSTRUCTION
UTILITY BUILDING (PORTION BELOW GRADE)
THREE STORY BUILDING CONCRETE CONSTRUCTION
ONE STORY MASONARY & WOOD BUILDING
ONE STORY BUILDING
ONE STORY MASONARY BUILDING
8' CHAIN LINK FENCE
4' CHAIN LINK FENCE
CONCRETE RUBBER WALL
PLAYGROUND
POOL
AC PAVEMENT
CONCRETE SIDEWALK
LIP GUTTER
CURB
TREEWELL
TRASH
GAS METER & GAS VLV TREE
BUILDING OVERHANG
IRON/WD FENCE
WD POSTS
STEP
CONC RAMP
CONCRETE RAMP
SSMH RIM 62.10 56.00 INV
DI 62.22 60.0 INV
DI 64.84 60.2 INV N 60.2 INV W 60.6 INV S
SSMH RIM 64.05 56.79 INV
SSMH RIM 63.42 55.79 INV
SSMH RIM 62.26 54.26 INV
SSMH RIM 62.20 54.20 INV
SSMH RIM 62.43 54.93 INV
SSMH RIM 62.99 54.79 INV
SSMH RIM 63.03 55.48 INV
SSMH RIM 63.42 55.42 INV
SSMH RIM 63.48

WEST CAMPUS FIELD SITE: PROGRAM SUMMARY



UTILIZING AB 1763 DENSITY BONUS

Mininum Affordability:

80% of unit at 80% AMI, remainder at 120% AMI

Approximate Unit Yield:

127

Building Description:

Five stories of wood construction (dropping down to four stories) over one level concrete parking garage.

Parking:

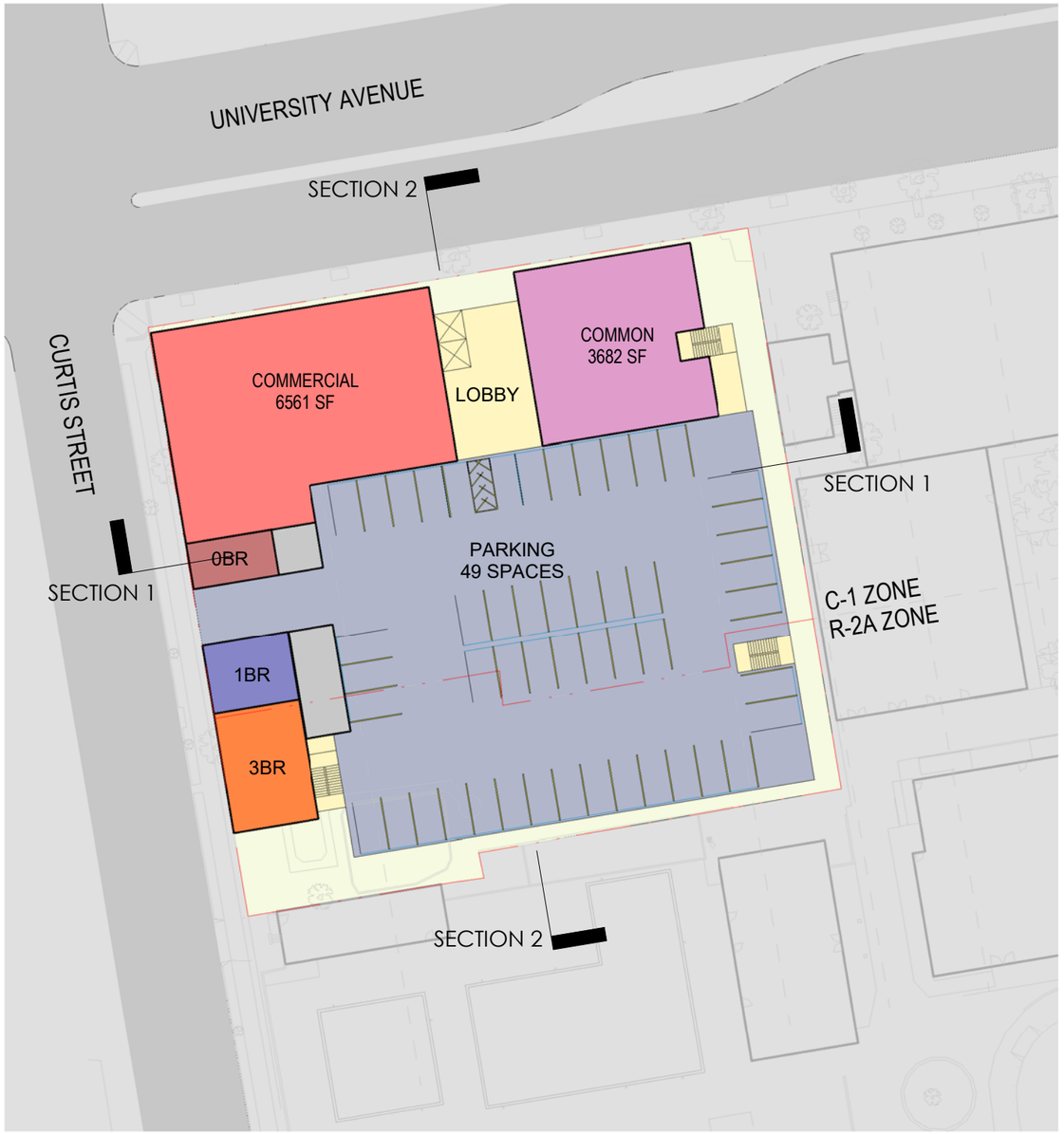
49 spaces for residents (0.38:1)
No Commercial Parking

Ground Floor Uses:

Residental Lobby and approx. 10,000 SF of commercial and/or resident amenity space. Residential on Curtis Street.

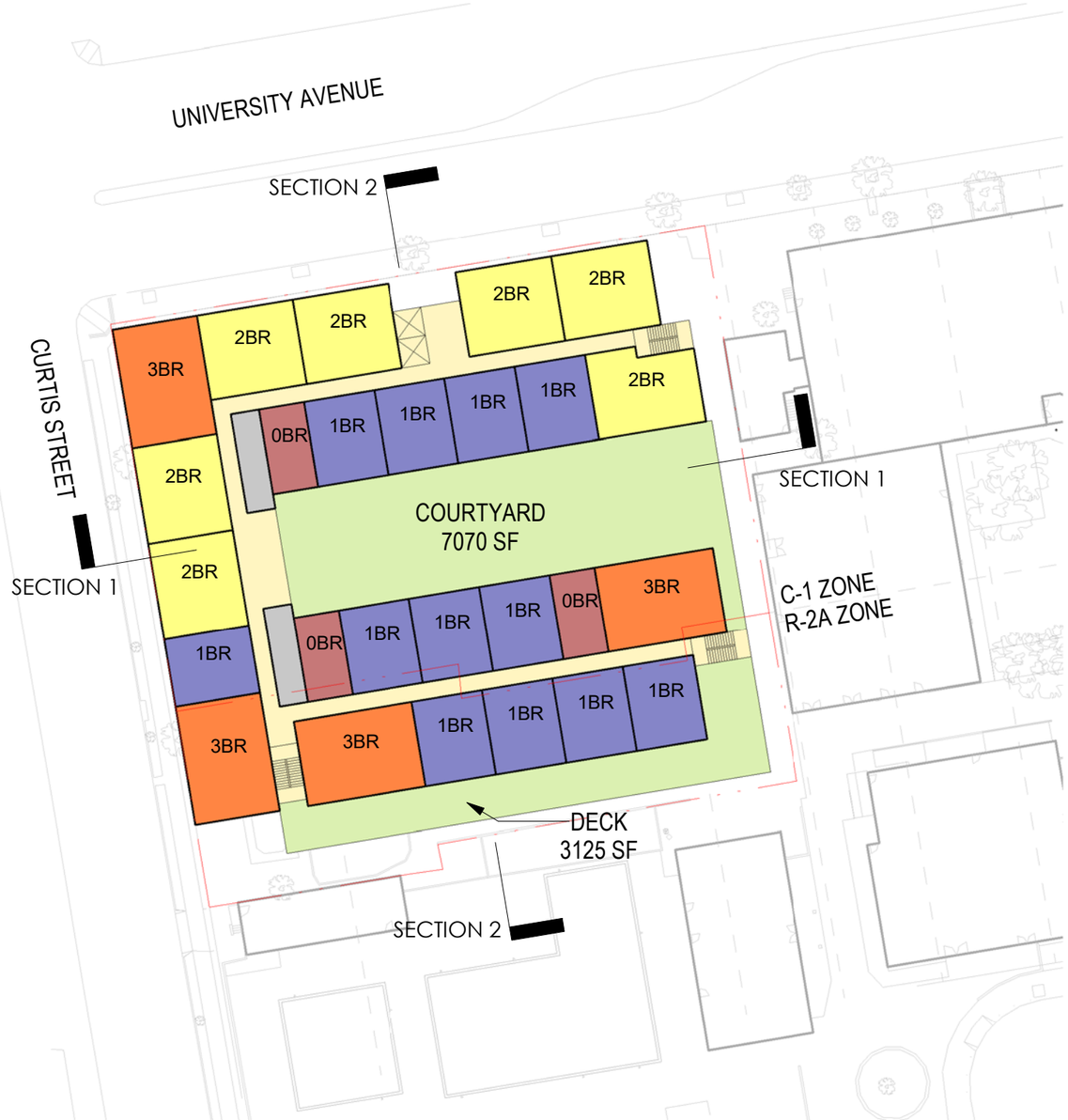
UNIT MIX - AB 1763		
UNIT TYPE	**COUNT**	**% OF TOTAL**
0BR	15	12%
1BR	61	48%
2BR	32	25%
3BR	19	15%
TOTAL	127	

WEST CAMPUS FIELD SITE: CAPACITY STUDY PLANS



WEST CAMPUS FIELD: LEVEL 1 CAPACITY STUDY PLAN

1"=50'-0"



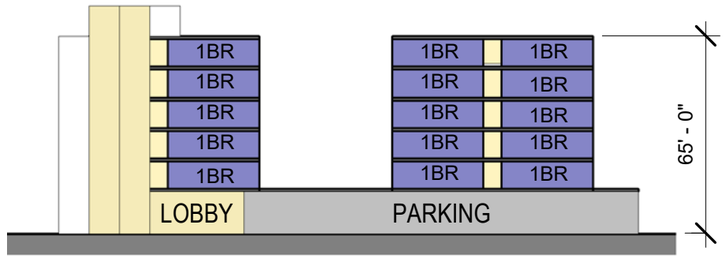
WEST CAMPUS FIELD: LEVEL 2 CAPACITY STUDY PLAN

1"=50'-0"

WEST CAMPUS FIELD SITE: SECTIONS AND ZONING DATA

REQUESTED CONCESSIONS:
1. REDUCED OPEN SPACE REQUIREMENTS
2. INCREASED FLOOR AREA RATIO
3. ALLOW SOME RESIDENTIAL USES ON GROUND FLOOR

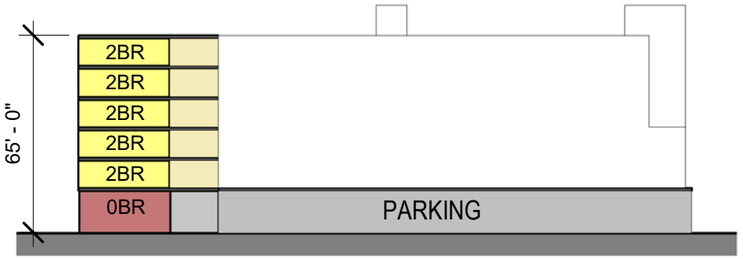
REQUESTED WAIVERS:
1. PARKING RATIO
2. HEIGHT LIMIT



WEST CAMPUS FIELD: SECTION 2
1"=50'-0"

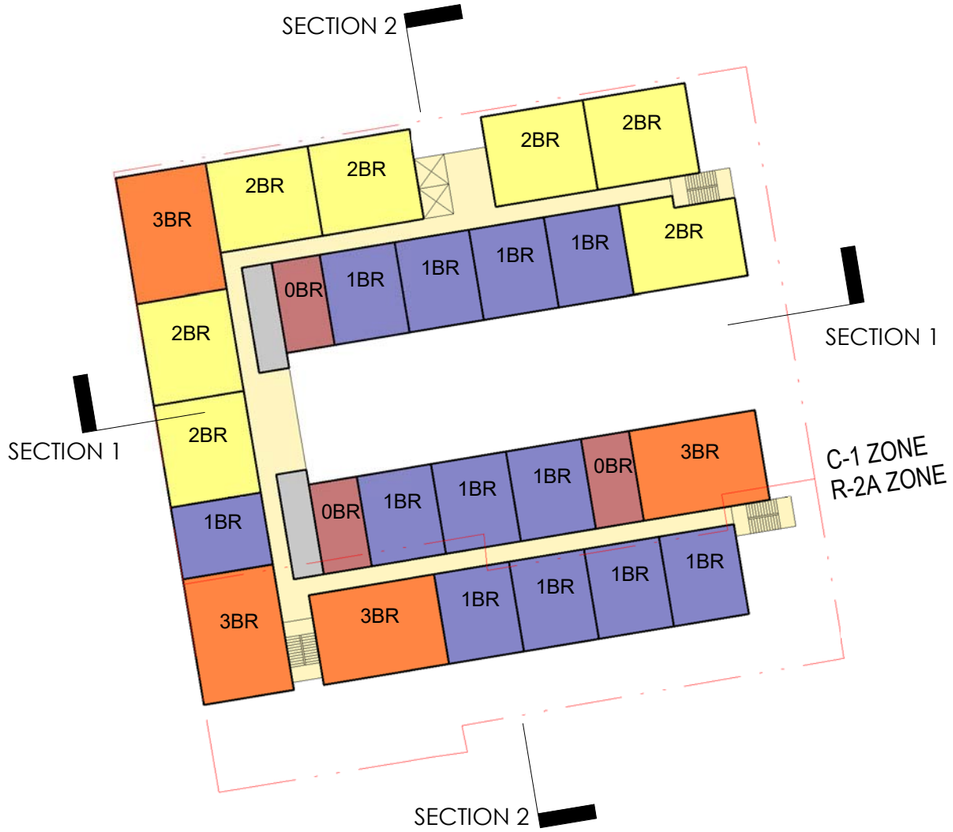
WHOLE SITE LOT AREA: APPRX. 42,527 SF
MAX. FAR PER CODE: 2.50 (106,317 SF)

F.A.R. CALC (WHOLE SITE) - AB 1763		
Level	**Area**	**FAR**
Level 1	15,777 SF	0.37
Level 2	27,061 SF	0.64
Level 3	27,061 SF	0.64
Level 4	26,749 SF	0.63
Level 5	26,749 SF	0.63
Level 6	21,359 SF	0.50
	144,758 SF	3.40



WEST CAMPUS FIELD: SECTION 1
1"=50'-0"

ZONING AND OPEN SPACE - AB 1763				
ZONING	**COUNT**	**OPEN SPACE REQ'D PER UNIT**	**TOTAL OPEN SPACE REQ'D**	**OPEN SPACE PROVIDED**
C-1	99	200	19,800	7,070 SF
R-2A	28	300	8,400	3,125 SF
TOTAL	127		28,200	



WEST CAMPUS FIELD: LEVEL 3 CAPACITY STUDY PLAN (LEVELS 4 - 6 SIM)
1"=50'-0"

EXHIBIT A – KEY FINDINGS (III)

Representative Financial Pro Forma

Property Address:	**BUSD Adult School, 1701 San Pablo Avenue, Bekeley**
Financing Scenario:	**4% tax credits, MIP, Measure O**
Revised:	**7/12/2020**

UNIT MIX		**Number of Bedrooms**						
Area Median Income		**SRO**	**0 bed**	**1 bed**	**2 bed**	**3 bed**	**4 bed**	**TOTAL**
30%	**Net Rent:**	$650	$650	$646	$779	$895	$991	
	#	-	-	-	-	-	-	-
40%	**Net Rent:**	$867	$867	$878	$1,058	$1,217	$1,350	
	#	-	4	5	2	1	-	12
50%	**Net Rent:**	$1,084	$1,084	$1,111	$1,337	$1,540	$1,710	
	#	-	4	14	2	1	-	21
60%	**Net Rent:**	$1,300	$1,300	$1,342	$1,615	$1,861	$2,068	
	#	-	4	13	3	3	-	23
80%	**Net Rent:**	$1,734	$1,858	$2,179	$2,520	$2,803	$3,084	
	#	-	-	12	4	4	-	20
100%	**Net Rent:**	$2,168	$2,323	$2,737	$3,164	$3,522	$3,878	
	#	-	-	10	15	8	-	33
120%	**Net Rent:**	$2,602	$2,788	$3,294	$3,809	$4,241	$4,671	
	#	-	-	-	-	-	-	-
Manager	#	-	-	-	1	-	-	1
	TOTAL	**-**	**12**	**54**	**27**	**17**	**-**	**110**

VOUCHERS INFORMATION - N/A				
Contract Rent Assumptions	**PBV based on FMR**	**Voucher 2**	**Voucher 3**	**Voucher 4**
SRO	$1,488			
Efficiency	$1,488			
1 BR	$1,808			
2 BR	$2,239			
3 BR	$3,042			
4+ BR	$3,720			
% of FMR	100%			

SUMMARY OF UNIT MIX			
Unit Size	**Unit Mix**	**Special Needs**	**Estimated # of Residents**
SRO	0	0	0
Efficiency	12	0	13
1 BR	55	0	71
2 BR	26	0	64
3 BR	17	0	67
4+ BR	0	0	0
Total	**110**	**0**	**214**

EXPENSES (not incl. manager's apartment)

$8,500	per unit per year w/out reserves
$10,009	per unit per year with reserves

DEVELOPMENT USES

	RESIDENTIAL	**COMMERCIAL**
ACQUISITION/OFFSITES/DEMO	$378,518	$4,221,482
REHABILITATION	$0	$0
NEW CONSTRUCTION	$39,645,200	$2,250,000
ARCHITECTURAL FEES	$2,378,712	$135,000
SURVEY & ENGINEERING	$0	$0
CONST. INTEREST & FEES	$2,461,345	$139,690
PERMANENT FINANCING	$210,040	$11,920
LEGAL FEES	$141,944	$8,056
RESERVES	$593,713	$0
APPRAISAL	$28,389	$1,611
CONST. CONTINGENCY	$3,964,520	$225,000
OTHER	$3,704,141	$210,223
DEVELOPER FEE	$7,688,435	$0
SYNDICATION EXPENSES	$100,000	$0
TOTAL	$61,294,956	$7,202,982
TOTAL USES	**$68,497,938**	

DEVELOPMENT STATISTICS

Total Site Acreage	0.80
Total Residential SF	85,656
Community Room	-
Commercial Space	5,000
Garage spaces	195
Uncovered parking spaces	
Density	138
Commercial in basis?	No
Cost per total building GSF	450
Cost/ Res. Unit	557,227
TCAC High Cost (Yes/No)	No

FUNDING PRIORITIES

QCT eligible	No
SADDA eligible	Yes
AHSC DAC	No

DATASET SELECTION

County:	Alameda County
Utility Allowance:	Alameda
Type of Credit:	0.04
FMR:	Alameda County

DEVELOPMENT SOURCES

	AMOUNT	**INT. RATE**	**AMORT. PERIOD**	**ADDITIONAL TERMS**
First Trust Deed	$18,696,071	5.50%	360.00	-
Tranche B: Operating Subsidy	$0	6.00%	240.00	-
CalHFA MIP	$5,000,000	0.00%	-	-
City of Berkeley	$22,883,402	0.00%	-	-
GP equity	$4,288,435	0.00%	-	-
HCD IIG	$0	0.00%	-	-
Deferred developer fee	$1,400,000	0.00%	-	-
Tax Credit Equity	$16,230,030	0.00%	-	tax credit factor: 0.98, credit rate: 3.1, fed.
TOTAL SOURCES	**$68,497,938**			
OVER/(UNDER)	**($0)**			

☐ Copy to construction sources

CASH FLOW SUMMARY

Revenues	**Yr 1**	**Yr 5**	**Yr 10**	**Yr 15**	**Yr 30**
Gross residential rent	$2,625,758	$2,898,345	$3,279,211	$3,710,127	$5,373,370
-Vacancy	$(131,288)	$(144,917)	$(163,961)	$(185,506)	$(268,668)
= Residential income	$2,494,470	$2,753,428	$3,115,251	$3,524,620	$5,104,701
Other Income	$8,175	$9,024	$10,209	$11,551	$16,729
-Vacancy	$(409)	$(451)	$(510)	$(578)	$(836)
= Other income	$7,766	$8,572	$9,699	$10,974	$15,893
Operating Subsidy	$-	$-	$-	$-	$-
= Effective Gross Income	$2,502,236	$2,762,000	$3,124,950	$3,535,594	$5,120,594
Expenses	$-	$-	$-	$-	$-
- Operating Expenses + Services	$(1,035,000)	$(1,187,686)	$(1,410,599)	$(1,675,349)	$(2,806,794)
Reserves					
- Transfer to Repl. Reserve	$(66,000)	$(72,852)	$(82,425)	$(93,256)	$(135,063)
- Draw/+ Fund Op. Reserve	$-	$-	$-	$-	$-
= Net Operating Income	$1,401,236	$1,501,462	$1,631,926	$1,766,989	$2,178,737
Loan Payments					
First Trust Deed	$(1,273,851)	$(1,273,851)	$(1,273,851)	$(1,273,851)	$(1,273,851)
Tranche B: Operating Subsidy	$-	$-	$-	$-	$-
HCD Loans	$-	$-	$-	$-	$-
= Cash Flow Available for Distribution	$127,385	$227,611	$358,075	$493,138	$904,887
Debt Coverage Ratio- All loans	**1.10**	1.18	1.28	1.39	1.71

Summary

Property Address:	**BUSD West Campus site**
Financing Scenario:	**4% tax credits, Measure O, MIP**
Revised:	**7/13/2020**

UNIT MIX		**Number of Bedrooms**						
Area Median Income		**SRO**	**0 bed**	**1 bed**	**2 bed**	**3 bed**	**4 bed**	**TOTAL**
20%	**Net Rent:**	$433	$433	$413	$500	$573	$631	
	#	-	-	-	-	-	-	-
40%	**Net Rent:**	$867	$867	$878	$1,058	$1,217	$1,350	
	#	-	5	12	3	1	-	21
45%	**Net Rent:**	$976	$976	$994	$1,197	$1,379	$1,530	
	#	-	-	-	-	-	-	-
50%	**Net Rent:**	$1,084	$1,084	$1,111	$1,337	$1,540	$1,710	
	#	-	5	15	3	1	-	24
60%	**Net Rent:**	$1,300	$1,300	$1,342	$1,615	$1,861	$2,068	
	#	-	5	4	6	3	-	18
80%	**Net Rent:**	$1,734	$1,858	$2,179	$2,520	$2,803	$3,084	
	#	-	-	21	7	5	-	33
100%	**Net Rent:**	$2,168	$2,323	$2,737	$3,164	$3,522	$3,878	
	#	-	-	9	12	9	-	30
120%	**Net Rent:**	$2,602	$2,788	$3,294	$3,809	$4,241	$4,671	
	#	-	-	-	-	-	-	-
Manager	#	-	-	1	-	-	-	1
	TOTAL	**-**	**15**	**62**	**31**	**19**	**-**	**127**

VOUCHERS INFORMATION - N/!				
Contract Rent Assumptions	**PBV based on FMR**	**Voucher 2**	**Voucher 3**	**Voucher 4**
SRO	$1,488			
Efficiency	$1,488			
1 BR	$1,808			
2 BR	$2,239			
3 BR	$3,042			
4+ BR	$3,720			
% of FMR	100%			

SUMMARY OF UNIT MIX			
Unit Size	**Unit Mix**	**Special Needs**	**Estimated # of Residents**
SRO	0	0	0
Efficiency	15	0	16
1 BR	62	0	80
2 BR	31	0	76
3 BR	19	0	75
4+ BR	0	0	0
Total	**127**	**0**	**247**

EXPENSES (not incl. manager's apartment)

$8,500	per unit per year w/out reserves
$9,887	per unit per year with reserves

DEVELOPMENT USES

	RESIDENTIAL	**COMMERCIAL**
ACQUISITION/OFFSITES/DEMO	$380,984	$19,016
REHABILITATION	$0	$0
NEW CONSTRUCTION	$45,079,200	$2,250,000
ARCHITECTURAL FEES	$2,704,752	$135,000
SURVEY & ENGINEERING	$0	$0
CONST. INTEREST & FEES	$2,477,383	$123,652
PERMANENT FINANCING	$230,926	$11,526
LEGAL FEES	$142,869	$7,131
RESERVES	$667,292	$0
APPRAISAL	$28,574	$1,426
CONST. CONTINGENCY	$4,507,920	$225,000
OTHER	$4,168,632	$208,065
DEVELOPER FEE	$8,701,134	$0
SYNDICATION EXPENSES	$100,000	$0
TOTAL	$69,189,666	$2,980,816
TOTAL USES	**$72,170,482**	

DEVELOPMENT STATISTICS

Total Site Acreage	0.80
Total Residential SF	100,176
Community Room	-
Commercial Space	5,000
Garage spaces	49
Uncovered parking spaces	
Density	159
Commercial in basis?	No
Cost per total building GSF	450
Cost/ Res. Unit	544,801
TCAC High Cost (Yes/No)	No

FUNDING PRIORITIES

QCT eligible	No
SADDA eligible	Yes
AHSC DAC	No

DATASET SELECTION

County:	Alameda County
Utility Allowance:	Alameda
Type of Credit:	0.04
FMR:	Alameda County

DEVELOPMENT SOURCES

	AMOUNT	**INT. RATE**	**AMORT. PERIOD**	**ADDITIONAL TERMS**
First Trust Deed	$20,745,199	5.50%	360.00	-
Tranche B: Operating Subsidy	$0	6.00%	240.00	-
CalHFA MIP	$5,000,000	0.00%	-	-
City of Berkeley	$19,653,064	0.00%	-	-
GP equity	$5,301,134	0.00%	-	-
HCD IIG	$0	0.00%	-	-
HCD Loans (MHP/AHSC)	$0	0.00%	-	-
HCD Loans (NPLH)	$0	0.00%	-	-

Deferred developer fee	$1,400,000	0.00%	-	-
Tax Credit Equity	$20,071,084	0.00%	-	tax credit factor: 0.98, credit rate: 3.1, fed.
TOTAL SOURCES	**$72,170,482**			
OVER/(UNDER)	**($0)**			

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CASH FLOW SUMMARY

Revenues	**Yr 1**	**Yr 5**	**Yr 10**	**Yr 15**	**Yr 30**
Gross residential rent	$2,948,986	$3,255,129	$3,682,879	$4,166,840	$6,034,827
-Vacancy	$(147,449)	$(162,756)	$(184,144)	$(208,342)	$(301,741)
= Residential income	$2,801,537	$3,092,372	$3,498,736	$3,958,498	$5,733,086
Other Income	$9,450	$10,431	$11,802	$13,353	$19,339
-Vacancy	$(473)	$(522)	$(590)	$(668)	$(967)
= Other income	$8,978	$9,909	$11,212	$12,685	$18,372
Operating Subsidy	$-	$-	$-	$-	$-
= Effective Gross Income	$2,810,514	$3,102,282	$3,509,947	$3,971,183	$5,751,457
Expenses	$-	$-	$-	$-	$-
- Operating Expenses + Services	$(1,179,500)	$(1,353,503)	$(1,607,537)	$(1,909,250)	$(3,198,660)
Reserves					
- Transfer to Repl. Reserve	$(76,200)	$(84,111)	$(95,163)	$(107,669)	$(155,936)
- Draw/+ Fund Op. Reserve	$-	$-	$-	$-	$-
= Net Operating Income	$1,554,814	$1,664,668	$1,807,246	$1,954,264	$2,396,861
Loan Payments					
First Trust Deed	$(1,413,467)	$(1,413,467)	$(1,413,467)	$(1,413,467)	$(1,413,467)
Tranche B: Operating Subsidy	$-	$-	$-	$-	$-
HCD Loans	$-	$-	$-	$-	$-
= Cash Flow Available for Distribution	$141,347	$251,200	$393,779	$540,797	$983,393
Debt Coverage Ratio- All loans	**1.10**	1.18	1.28	1.38	1.70

EXHIBIT A – KEY FINDINGS (IV)

Suggested RFP Outline For Developer Solicitation and Selection

Outline of Request for Proposal

1. **Goals of BUSD and Project Definition**
   a. Experienced and qualified development team
   b. BUSD Housing Board structure
   c. Min # units, Target unit mix
   d. Affordability levels
   e. Minimize amount of local subsidy
   f. Environmental goals
   g. Other Program Requirements, if any
   h. Adult School Site
      1) Definition of buildable area
      2) Min replacement parking
      3) Other key criteria?
   i. West Campus Site
      1) Definition of buildable area
      2) Continued School Use (??)
      3) Other key criteria?
   j. Others?

2. **Responsibilities of the developer**
   a. Community Engagement
   b. Secure all entitlements and environmental clearance
   c. Secure all necessary financing
   d. Long term ownership and management

3. **Submission Requirements**
   a. Letter of Interest
   b. Identification of Team: Developer + Architect
   c. Prior Experience
   d. Development Concept: Design
      1) Concept floor plans and Massing only
      2) No elevations or detailed renderings
   e. Development Concept: Financing
   f. Strategies for Community Engagement
   g. Others?

4. **Selection Criteria**
   a. Development and management qualifications and experience
   b. High quality design
   c. Creative approach to programming
   d. Financial and cost control innovations
   e. Realization of BUSD Goals
   f. Community Engagement Strategy

5. **RFP Attachments**
   a. Site Surveys with Definition of Housing Parcel
   b. Phase 1 Environmental Reports
   c. Staff Survey Summary
   d. Notes from Community Listening Meetings

Berkeley PUBLIC SCHOOLS rcd MITHŪN

EXHIBIT A – KEY FINDINGS (V)

Comparable Case Studies

Memorandum

To: Carolyn Bookhart, RCD
From: Janet Smith-Heimer, Principal
Re: Teacher Housing Case Studies (Bay Area)
Date: March 12, 2020

This memorandum provides a summary description of several housing projects under development in the Bay Area designed to serve public school district teachers and other staff.

Specifically, this memo describes the following projects:

- Serremonte Del Rey — Jefferson Union High School District (Daly City)
- 777 Middlefield Rd. — Mountain View Whisman School District
- Francis Scott Key Annex — San Francisco Unified School District

For each project, the summary includes information regarding:

- Project Description (number of units, maximum Area Median Income levels served)
- Current status of project
- Development Process
- Funding Sources
- Lessons Learned or Remaining Issues

Serramonte Del Rey Teacher Housing Project

Jefferson Union High School District



Project Description

The Serramonte Del Rey project will be located at 699 Serramonte Blvd in Daly City. The 3.3 acre site, which previously contained a school, is planned for 122 multifamily rental units constructed as 4-story wood frame building (e.g., Type V). One parking space per unit will be provided using a "puzzle lift" configuration, with additional spaces provided as surface parking.

The project's unit mix is planned as follows:

Unit Type	# of Unit	Approximate Sq. Ft.
1 bedroom	50	650
1 bedroom+	9	770
2 bedroom	56	950
3 bedroom	7	1,300

Project Status

The project is slated for a February 2022 opening.

Development Process

The District started exploring the feasibility of employee housing because neighboring school districts were considering it (e.g., (Jefferson Elementary and Pacifica). The District hired EHP (Educational Housing Partners) to conduct a feasibility study including staff interviews and focus

groups, survey, and site exploration.

The initial project concept was for 30 to 40 units, and the District was able to obtain voter approval for a $33M general obligation school bond issue for this size of project.[1] However, after further analysis, the District concluded that a larger-scale project would lower costs, allowing lower rents to be charged. Since the District's goal was to create units with rents at approximately 50% of market rate rents, the plan was changed to increase the project to 122 units, the increment of new units was financed by a Certificate of Participation to be repaid by cash flow from rent revenues.

The pre-development process was managed by District staff, with help from Brookwood, a consultant hired to obtain entitlements and secure a competitive design/build team. Initial pre-development included hiring an architect to develop plans sufficient to obtain construction bids. The design/build RFP process resulting in the selection of Fitzmaurice (general contractor) and SVA (architect).

Appendix A to this memo provides a copy of a FAQ document published for this project.

Project Costs and Funding Sources

The 122-unit project is expected to cost approximately $75.5M total, or $618,000 per unit. There is no land cost for the project, since it will be built on District-owned land.

This project will be funded by a combination of voter-approved bonds ($33M) and Certificates of Participation ($67.5M) supported by revenue from the project.[2] It should be noted that this District only has 270 employees, yet the project will contain 122 units, which is proportionately quite large. The project sponsors believe that other school districts' employees may legally be able to also occupy the project, [3]

Contact Information:

Tina Van Rapphorst, Associate Superintendent – Business Services
tvanr@juhsd.net
Phone: (650) 550-7954

[1] See full text of ballot measure here: https://www.smcacre.org/sites/main/files/file-attachments/jeffersonunionhighschooldistrictfulltextreso.pdf
[2] Additional research would be needed to clarify financing further.
[3] Based on this data, the authors of this memo note that this project may face substantial market risk.

777 Middlefield Road, Mountain View

Mountain View Whisman School District



Project Description

This project is part of a complex larger story. The site, constituting a total of 11 acres, currently contains a 208-unit apartment complex built in 1970 in a two-story low-density configuration. A developer, Fortbay, has proposed to demolish the existing buildings and construct a 715-unit new project with 2 levels of below-grade parking garage. Of the 715 units, 144 units will be built on a 1.8 acre separate parcel (to be subdivided); this component is planned as affordable housing for both teachers and City of Mountain View employees (expected to total 124 units for teachers and 20 units for City employees). The 144-unit component is meant to satisfy the City of Mountain View's inclusionary housing regulation (15% inclusionary) plus meet the City's community benefit program goals by creating an additional 5% of total units as affordable (for a total of 20% affordable out of the 715 total units in the project).

According to Ellis Berns, an entitlement consultant engaged by the District, this project has evolved over time.[4] Specifically, in order to obtain approvals for the height and density desired by the developer to create a feasible overall redevelopment of the site, a proposal was made to create a 100% teacher housing component. However, when the City was approving the project, a need for other affordable housing for City employees was also identified an added to the concept. In exchange for the City component, the City has committed $2M in seed money to the project.

[4] Interview with Ellis Berns, consultant, on March 10, 2020.

The 144-unit affordable component will have 36 units targeting 50-80% AMI households, and the other 108 units serving 80% to 120% AMI. This works out to 5% of the total 715-unit project serving low income households, and 15% serving moderate income households.

Project Status

Information forthcoming.

Project Costs and Funding Sources

The 144-unit affordable housing component is estimated to cost approximately $56M in hard costs, with soft costs paid by the developer as part of the larger market-rate housing component. In addition, the developer will charge the District $1.8M a year in ground lease rent, which is approximately 6.5% of the land purchase price paid by the developer (reportedly $15M per acre, with the affordable component on 1.8 acres).

In addition to the $2M contributed by the City of Mountain View noted above, the District will utilize Certificates of Participation to finance the project (repaid by the revenue stream from the rental units).

It should be noted that since this project is restricting rent to specified AMI limits, but is not using Low Income Housing Tax Credits or other common sources of affordable housing financing, regulations such as eligibility of household occupants, and governance issues, will be determined locally. Fortbay will provide property management and maintenance services to the property. The school district and the City of Mountain View also have signed an agreement to manage the ownership of the rental units between the two agencies, with the District as the controlling interest, and the City holding a right of first refusal to lease up to 20 of the 144 units.

Contact Information

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(650) 526-3552

Francis Scott Key Annex Educator Housing Project

San Francisco Unified School District



Project Description

The Francis Scott Key project will be located on the site of a former elementary school in the Sunset neighborhood of San Francisco (between 42nd and 43rd and Judah). The project will contain 135 rental residential units, and is expected to be completed in 2023.

The project will serve teacher and para-educator staff of San Francisco Unified School District (SFUSD) with at least one employee in the household. Household incomes will be restricted to between 40% and 120% AMI. [5] The unusually low end of the range of incomes (e.g., 40%) is due to both use of Low Income Tax Credits for part of the project (which in San Francisco allocation, target 40%), and due to a goal of meeting Fair Housing obligations.

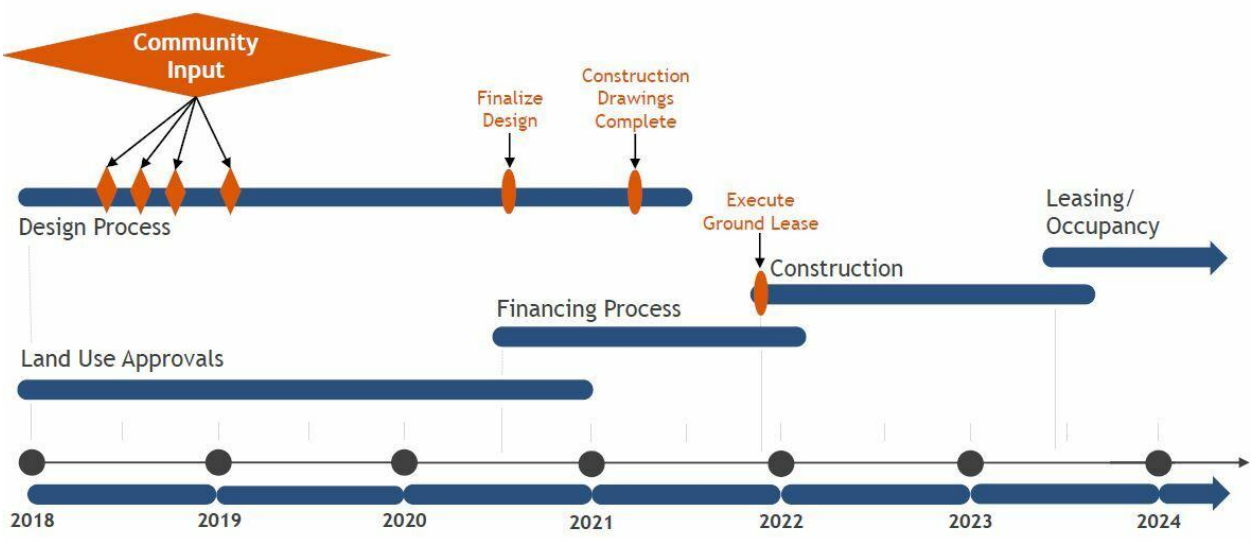
SFUSD conducted a survey of educators in 2017 and issued an RFP to select a non-profit housing developer selecting the non-profit organization MidPen in 2018.

[5] The City and County of San Francisco administers most moderate income housing programs so that even though the legal ceiling is 120% AMI, rents are structured and capped to equate to 100% AMI levels..

Project Status

The diagram on the next page illustrates the expected relatively lengthy timeline to plan, design, fund, and construct the project.

Timeline for Francis Scott Key Educator Housing Project



More information can be found at: https://www.fsk-midpen.com/. Due to passage of Proposition E in fall 2019, the above timeline may accelerate land use approvals (no longer need to rezone "P" property per Prop E).

Project Costs and Funding Sources

Current plans estimate project costs at approximately $112M, which is approximately $830,000 per unit excluding land (land owned by SFUSD).

The City of San Francisco will contribute approximately $35M (including $4.5 M of California MIP funds) to the project. In addition, MidPen plans to apply for a combination of both 4% and 9% Low Income Housing Tax Credits, expected to generate roughly $36.5M [6] Rent revenues will also support a $23.5M private loan, and the developer will invest roughly $12M in equity and deferred developer fee.

[6] Note that Low Income Housing Tax Credits can only fund the units serving 80% AMI and below; the City funds, loan, and General Partner Equity will be used to fund the 80% to 120% AMI component.

Appendix A: FAQ from Jefferson Unified High School District (Daly City)

JUHSD EMPLOYEE HOUSING – STAFF FREQUENTLY ASKED QUESTIONS as of January 30, 2020

Why is JUHSD considering construction of employee housing?
The structure of state funding for education and continued declining enrollment in the district make it difficult for JUHSD to be competitive in attracting and retaining highly qualified teachers and classified employees. This results in:
• High turnover rates
• Difficulty hiring
• Continuing reinvestment in training and professional development
• Difficult to establish and maintain effective collaborative teams

Additionally, the high cost of housing in our community means that many of our staff members have long commutes and often newly hired staff aren't able to find housing and end up not being able to accept positions.

Is there interest among current staff?
A survey of district staff was conducted in September 2017 to gauge interest in employee housing. 266 responses out of about 500 employees:
• 67 (25%) very interested, 37 (14%) somewhat interested, 65 (24%) would consider
• Of the 169: 61% 1BR, 20% 2BR, 19% 3BR

What type of housing is being constructed?
The district is planning to construct 122 units of high-quality apartments, similar to those constructed for market rate housing. There would be a blend of 59 one-bedroom, 56 two-bedroom, and 7 three-bedroom units. The estimates for the size of the units are about 650 square feet for a 1-BR, 950 sq. ft. for a 2-BR, and 1,300 sq. ft. for a 3-BR.

What is the rent going to be?
The district is aiming for about 50% of market rate at the time of occupancy.

Where will the development be?
On the district's Serramonte Del Rey property at 699 Serramonte Blvd, in Daly City. It would sit on the existing upper parking lot.

When would this be available?
Spring 2022, depending on conditions.

Who will manage the property?
A Housing Board will engage a third party property manager. The cost of this management will be covered by the rents. District staff will not manage the property.

Housing Board – Other districts that have successfully implemented employee housing instituted a Housing Board. This Board would consist of members from different groups: employees, residents, District/School Board, community members with an expertise in real estate and/or local business representatives.

Once this Board is in place, they would develop answers to questions, such as:
Who will be eligible for this housing?
How will the employees be selected to live in the housing development?
How long could I live here?
What happens upon termination, dismissal, retirement?

Are other districts doing this too?
The San Mateo County Community College District already has employee housing available at CSM and Canada and planned for Skyline. Santa Clara School District also has had employee housing in place since 2002.

Locally, there are other districts, Pacifica School District and Jefferson Elementary School District, that are currently exploring the possibility of employee housing.

How will the district pay for this?
The District owns the property so there is no acquisition cost for the land. The cost of constructing the housing is estimated to be about $61M and will be financed through a General Obligation (GO) Bond and a loan that will be paid back with rental income. Measure J was passed in June 2018 and authorizes $33 million in bond funds. The district will secure a loan for the rest of the funding needed.

Once the housing is occupied, the rents paid by residents will be used to cover the costs of the loan, maintenance and management. Once those costs are taken care of, rents could be used by the District for educational purposes, including salaries.

Why not just raise salaries instead of building housing?
Housing is just one way the district is working to try to attract and retain staff. Bond funds cannot be used for salaries. Since they are a loan repaid by taxpayers, they can only be used for the construction or purchase of things with value (capital assets).

EXHIBIT B – SURVEY DATA AND REPORTS(I)

2018 Survey and Report

To Live in the Community You Serve

School District Employee Housing in California



CENTER FOR CITIES+SCHOOLS
UNIVERSITY OF CALIFORNIA BERKELEY

Sean Doocy





BERKELEY IURD INSTITUTE OF URBAN AND REGIONAL DEVELOPMENT



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UC Berkeley's Institute of Urban and Regional Development (IURD) conducts collaborative, interdisciplinary research and practical work that reveals the dynamics of communities, cities, and regions and informs public policy. IURD works to advance knowledge and practice in ways that make cities and regions economically robust, socially inclusive, and environmentally resourceful, now and in the future. Through collaborative, interdisciplinary research and praxis, IURD serves as a platform for students, faculty, and visiting scholars to critically investigate and help shape the processes and outcomes of dynamic growth and change of communities, cities, and regions throughout the world.

iurd.berkeley.edu

Sean Doocy recently received his Master of City Planning degree in the Department of City and Regional Planning at the University of California, Berkeley. He is currently conducting research at the intersection of housing policy, school infrastructure, and education policy. Sean can be reached at sean.doocy@berkeley.edu**.**

An earlier version of this study was prepared by Sean Doocy in May 2018 as partial fulfillment for a Master of City Planning degree at the University of California, Berkeley. This study was funded in part by the Berkeley Unified School District.

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Executive Summary

In recent years in California, school district employee housing has emerged as a strategy for recruiting and retaining teachers and staff. Districts leaders have been asking a series of questions about this new typology: Do our employees need or want this rental housing? How do we finance and develop employee housing? What technical hurdles stand in our way? This report helps address those concerns, detailing the current school district employee housing landscape and offering lessons from a study of Berkeley Unified School District (BUSD).

School districts are struggling with retention and recruitment due to high teacher turnover and a dearth of qualified teachers. The resulting teacher shortage has become a key point of concern for district leaders in California and is especially acute in the state's coastal urban areas with rapidly rising housing costs. While housing costs have increased in employment-rich metropolitan regions like the Bay Area, wages for public school teachers and other school district employees have stagnated – the average teacher salary has significantly less purchasing power in the housing market (rental or ownership) than it previously did.

The housing affordability crisis has fueled teacher shortages throughout the state, and school districts have taken bold steps to recruit and retain employees. Employee housing assistance is one prominent approach. Existing strategies range from down payment and closing cost assistance (for homeownership) to the direct provision of housing, the latter driven by either a developer or the district itself. School district employee housing projects have been built across the country, but most focus specifically on teachers, whereas this report considers the opportunities for and potential issues with developing housing that is available to all employees.

Recent California legislation from 2016 (SB-1413) and 2017 (AB-1157) has helped incentivize the production of district-owned employee housing by removing Fair Housing barriers to population-restricted units, unlocking more funding resources, and streamlining the process by which districts can use surplus property for employee rental housing. In the wake of these bills, high-profile districts in the Bay Area – from San Francisco to Palo Alto to Mountain View – began to seriously explore the option of developing employee housing on district property. Berkeley Unified School District (BUSD) is one such district. With high (and rising) housing costs in the City of Berkeley, district leaders sought to understand two key questions:

1. Do employees *need* assistance with rental housing?
2. Is there an expressed *interest* among employees in district-owned rental housing?

I worked with BUSD to answer these two research questions, primarily by designing and administering a survey of current employees and leveraging an internal HR data set. My findings provide an affirmative answer to both questions: BUSD employees have a clear need for and a demonstrated interest in district-owned employee housing. More specifically, I identified the following key takeaways:

- BUSD renter employees are experiencing financial pressures due to high housing costs
- Most BUSD employees do not live in Berkeley, and their travel to work compounds the pressure they are experiencing from their housing situation
- Housing costs and commute may both impact employee ability to stay with BUSD long-term
- There is significant interest in BUSD employee housing among current renters
- BUSD employees believe that district-owned housing would help the district recruit and retain employees

Not all California districts will have similar underlying conditions to Berkeley or share the exact same findings, but this BUSD study offers lessons for other districts looking to finance, develop, and implement their own employee housing. Based on my review of the current school district housing landscape in California and my study for BUSD, I identified seven key recommendations for districts pursuing employee housing plans:

1. Listen to Employees: Districts must begin by listening to employees and learning about their housing needs and interests to make sure a housing program is necessary and has broad support.
2. Understand Scale: It is crucial for districts to determine the scale that will make their project pencil given available funding resources, and that will best suit their goals.

3. Critically Assess Surplus Properties: Districts now have more incentive to leverage their own property where possible, which means undertaking a comprehensive assessment of all potential surplus properties.
4. Consider the Positive Non-Housing Effects: District leaders should emphasize the positive spillover benefits of school district employee housing such as the environmental impact of reducing commutes.
5. Get Creative with Financing: Think Beyond LIHTC: Housing for school district employees is not traditional affordable housing, and as such cannot be financed in quite the same way. It's time to think outside the box.
6. Combine with Ownership Assistance: Affordable rental housing offers tenants a prime opportunity to save for a down payment – districts should offer a homeownership assistance program as a complement to rental housing.
7. Account for Evaluation: As more school district employee housing projects emerge, districts need to invest in robust, longitudinal evaluation programs.

Taken together, these recommendations urge California school districts – along with local governments, foundations, and developers – to provide creative solutions for school district employee housing and ensure that their employees are able to live in the communities they serve.

I. Introduction

Recent news headlines from across California paint a dire picture of teachers struggling to live in the same place they work: "Teachers struggle with skyrocketing housing costs;" "More teachers can't afford to live where they teach;" "Is Silicon Valley driving teachers out?" "Low pay, high SF housing costs equal 1 homeless math teacher" (Forestieri, 2018; Westervelt, 2016; Mongeau, 2015; Knight, 2017). Districts in San Francisco, Palo Alto, Mountain View, and elsewhere throughout the state are currently developing or exploring the possibility of district housing for their employees. Why, seemingly all of a sudden, is school district employee housing experiencing a surge in momentum?

Housing costs in California have risen dramatically in recent years, particularly in employment-rich coastal urban centers like the Bay Area. Yet wages for public school teachers and other school district employees have remained stagnant, failing to keep pace with rising housing costs for both ownership and rental. This is part of a longer-term trend: there is precious little housing that is affordable to middle-income households in the Bay Area, who typically make 60-120% of Area Median Income (AMI). Most teachers fit squarely within that middle-income range, while many other district employees (e.g., bus drivers, janitorial staff, paraeducators) can be categorized as lower-income, making less than 60% of AMI.

Faced with high turnover and a shortage of qualified teachers, California districts have adopted strategies to recruit and retain teachers and staff. One of those strategies, and the focus of this report, is employee housing assistance – particularly through the direct provision of housing. In California and across the nation, school districts, local governments, state governments, private developers, nonprofits, and foundations have taken up the cause of providing affordable housing for school district

employees. Yet this is largely uncharted terrain. School district leaders, along with their development partners, are asking a series of high-level questions as they consider the possibility of school district employee housing:

1. Do our district employees need housing assistance and would they be interested in living in district-owned employee housing?
2. How do we finance and develop a school district employee housing project?
3. What are the most pressing technical hurdles for implementation – from legality and employee eligibility to operations and management?

In this report, I review the current school district employee housing landscape and present findings from a study for Berkeley Unified School District (BUSD) which specifically addresses the first overarching question above. I also consider approaches to the other two questions, focusing on the challenges in financing and implementing this emerging typology of school district employee housing.

I begin in Section II by offering context for the overlapping issues of teacher shortages and housing affordability, showing that California districts need more qualified teachers at the same time that high housing costs have put affordable housing out of reach for middle-income teachers as well as lower-income district staff. It is important to note that while this report considers housing for all school district employees, much of the existing literature focuses on teachers as the target population. As such, Section II primarily discusses teachers, with the understanding that similar housing pressures apply to all district employees. In fact, many of the most recent district housing proposals, including BUSD's, are intended to serve the broader population of employees overall. This marks one of my key contributions in subsequent sections of this report: shining a light on the possibilities and limitations of developing housing available to all employees.

Section III provides an overview of housing incentive programs for school district employees: I begin with a discussion of housing assistance (e.g., down payment assistance, closing costs) and then consider programs for direct provision of employee housing (typically new development). Direct provision can be driven by either private developers or the districts themselves; my focus is on the latter, as district-driven housing has become the preferred approach in California, but I review examples of both approaches. While I specifically address the California context – especially because of the high housing costs in Berkeley and other coastal urban areas – I also pull in cases from across the country to show the range of districts considering employee housing and to illustrate different potential strategies.

Section IV reviews the legal context in California, detailing legislative efforts from 2016 and 2017 that incentivized districts to develop employee housing and streamline the process. From there, I dive into the study of Berkeley Unified School District. Section V provides context for the BUSD study and outlines my methods and data. I present my findings in Section VI, demonstrating that there is both a need for and significant interest in affordable rental housing for BUSD employees. I conclude in Section VII with key lessons from the BUSD study and use that case, along with my overview of other programs, to provide recommendations for school districts considering their own employee housing programs.

II. Background

Teacher Recruitment & Retention: Trends & Challenges for School Districts

School districts across the country are facing two key challenges related to their teaching workforce: high teacher turnover, which bears monetary and non-monetary costs for the district, and a shortage of qualified teachers. These two factors translate into the twin issues of retention and recruitment, both of which have become top priorities for districts in recent years.

Teacher attrition is not a new phenomenon, but as of 2016 the annual rate of attrition across the US was 8%, compared to only 5% in the 1990s. (One-third of annual teacher attrition is due to retirement.) Additionally, each year another 8% of teachers move schools, so the total turnover rate is actually closer to 16% nationwide (Carver-Thomas and Darling-Hammond, 2017). Of course, this turnover rate varies considerably by region and by subject area. There are more shortages for qualified teachers in Science, Technology, Engineering, and Mathematics (STEM) subjects, foreign languages, English as a second language, and special education. Geographically, rural districts have historically experienced high turnover and large shortages, as have districts "that have lower salaries and less-desirable working conditions. Too often, these conditions exist in schools with more students of color and more students from low-income households" (Carver-Thomas and Darling-Hammond, 2017: 3). There is thus a high degree of variability in terms of turnover, from one district to another and even among different schools within a district.

Across the board, though, this high teacher turnover has real costs for districts and students. The monetary costs for replacement can reach up to $20,000 per teacher

in a large urban school district (less in a smaller rural district), for a total national cost of approximately $8.5 billion each year (Podolsky et al., 2016; citing Carroll, 2007). A 2016 report on teacher shortages details the burden of this continual resource and monetary reinvestment:

> Such schools must continually pour money into recruitment efforts and professional support for new teachers, many of them untrained, without reaping dividends from these investments. Other teachers, including the few who could serve as mentors, are stretched thin and often feel overburdened by the needs of their colleagues as well as their students. Scarce resources are squandered trying to reteach the basics each year to teachers who come in with few tools and leave before they become skilled. (Sutcher et al., 2016: 41-42)

Beyond the financial costs, this revolving door of teachers can have a dramatic effect on students. In a 2013 study on teacher turnover, researchers found that, after controlling for indicators of individual teacher quality, "teacher turnover has a significant and negative impact on student achievement in both math and ELA [English Language Arts]. Moreover, teacher turnover is particularly harmful to the achievement of students in schools with large populations of low-performing and Black students" (Ronfeldt et al., 2013: 30). Furthermore, the negative effects are not isolated to the students who directly experience the turnover. Rather, these effects extend even into the classrooms of those teachers who have remained with the school, whose students had lower achievement as well. The impact is more than simply a function of teacher quality (i.e., whether the incoming teacher is better than the one who left): "turnover has a broader, harmful influence on student achievement since it can reach beyond just those students of teachers who left or of those that replaced them" (Ronfeldt et al., 2013: 32).

Turnover is an issue of retention: how can schools keep the same teachers in the classroom year after year, establishing continuity in the school environment. But teacher shortages are an issue of both retention and recruitment. Teacher attrition is to some extent a given, but when schools are not able to hire qualified new educators as replacements, that becomes a larger question of attracting the right candidates to the workforce overall and to a particular district. Sutcher et al. (2016) used federal databases to examine teacher supply and demand trends and found evidence of a widespread teacher shortage at the national level. The authors defined a teacher shortage as "the inability to staff vacancies at current wages with individuals qualified

to teach in the fields needed" (Sutcher et al., 2016: 1). They identified four key factors driving the national teacher shortage: a decline in teacher preparation enrollments; efforts to return to lower, pre-recession pupil-teacher ratios; an increase in student enrollment; and high teacher attrition (Sutcher et al., 2016: 1).

While all of these factors may be at play in districts across the country, California faces some of the most severe shortages in the country. In 2016, the Learning Policy Institute surveyed over 200 California school district representatives and found that 75% of districts were facing teacher shortages (Carver-Thomas and Darling-Hammond, 2017). The number of California teaching positions fell dramatically during the recession, but the number of positions, and thus the demand for teachers, has climbed every year from 2011-12 to 2015-16, returning to pre-recession levels. Teacher supply, however, has been on an overall downward trend since 2003-04, as measured by enrollments in teacher preparation programs and the number of new preliminary teaching credentials issued. Preliminary credentials totaled approximately 11,500 in 2015-16, while there were more than 22,300 estimated teacher hires in 2016-17. To address this mismatch and fill the increasing gap, districts have been forced to hire teachers with substandard credentials and permits or rotate through semi-permanent substitutes. Schools have had to increase class sizes or even cancel certain classes due to the dearth of qualified teachers. This is a statewide challenge but has become especially acute in metropolitan areas with rapidly rising housing costs.

Housing Affordability Crisis in California Urban Centers

The twin issues of teacher recruitment and retention present a daunting challenge for individual districts in California. The 2016 report *Solving the Teacher Shortage: How to Attract and Retain Excellent Educators* outlines potential strategies and policy recommendations. These strategies range from teacher pay (increasing salaries in high-cost districts) and preparation (establishing pipelines for hiring and training new teachers) to working conditions (emphasizing teacher support and collaboration) and investment in higher-quality, better-engaged principals. One of the recommendations is to increase teachers' non-salary compensation by providing housing assistance: "Such incentives include money for expenses such as rent, relocation, and down payment assistance, as well as discounted homes and subsidized teacher housing" (Podolsky et al., 2016: viii). Housing assistance has become an attractive strategy because it addresses a key problem that all employees (teachers and other staff) face: how to live in, or at least close to, the community where they work. This is a concern

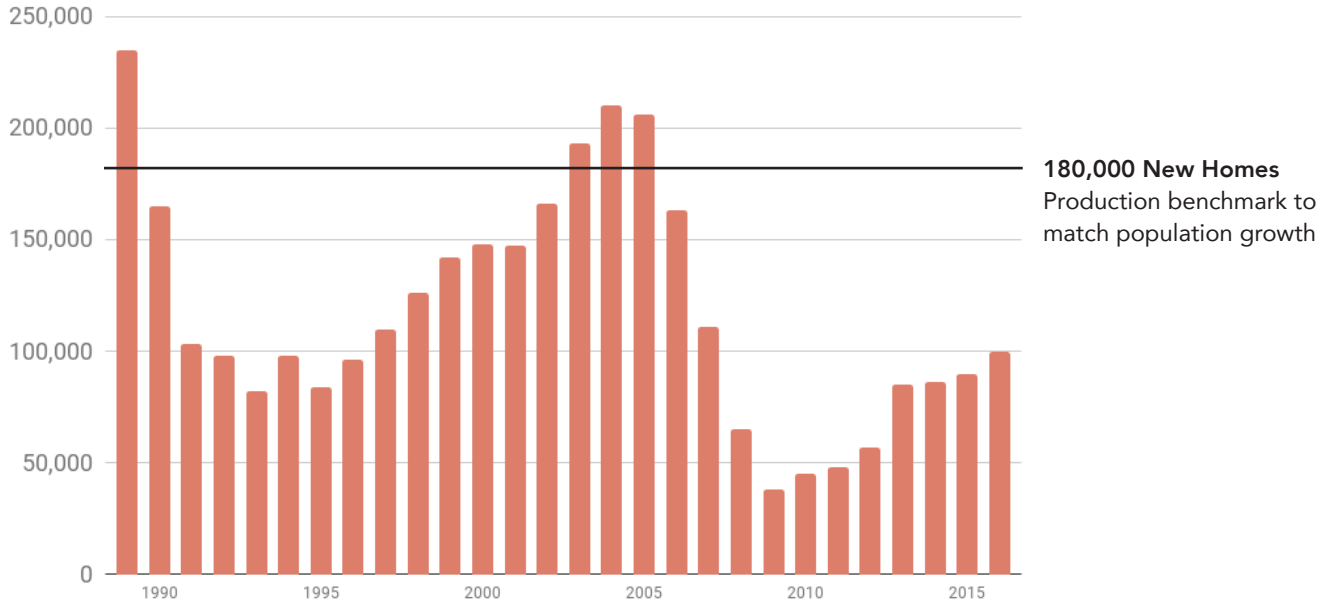
for districts across the country – as I note below in an outline of existing district housing programs, while the current enthusiasm for housing assistance stems from high-cost districts like the Bay Area, housing incentives have a broad appeal for a range of different districts. Many districts are just now beginning to understand and reckon with the pressures that high housing prices or lack of available housing supply place on their employees.

Although housing assistance is but one approach among many to increase recruitment and retention, it has gained momentum in recent years as housing affordability has reached crisis levels in many high-cost urban centers. This is particularly true in California, where housing is more expensive overall than in any other state besides Hawaii. In 2015 a typical home in California cost more than twice the typical US home: $437,000 compared to $179,000 (Taylor, 2015). Median monthly rent in California was nearly 50% higher than the national average in 2015. Housing in California has long been more expensive than in the country as a whole: in 1940, average California home prices were 20% higher than the average US home price, but housing prices started to increase at a much faster rate starting around 1970. By 1980, California prices were 80% above US prices, and as of 2015 California homes were 150% higher than (2.5 times) average home prices in the US (Taylor, 2015).

The major driver of high housing costs is a lack of supply, especially in coastal California. For the past decade, significantly fewer new homes have been built each year than would be needed to match the state's growing population, as seen in Figure 1. To keep up with population growth, the state needs 180,000 new homes each year, a mark which was only surpassed on four occasions from 1989 to 2016. In fall 2017 the California legislature passed a package of 15 housing bills that will help address this production shortage, but the total number of new units generated (approximately 14,000 per year) is still projected to fall short of population growth-driven demand by over 65,000 homes (Dillon, 2017).

Overall, the state's rental apartment demand has far outstripped rental supply since the Great Recession (California Housing Partnership Corporation, 2018), in large part because of a shift in housing tenure as the state gained nearly one million renter households from 2005 to 2016 (California Housing Partnership Corporation, 2016; ACS 2016 1-year Estimate, Table B25003).

Figure 1: New Homes Built Each Year in California



Graphic recreated from @latimesgraphics (Dillon, 2017)
2017 housing package could add about 14,000 new homes each year
Sources: Construction Industry Research Board and California Department of Housing & Community Development

The gap between housing demand and supply, coupled with higher land and building costs – especially in coastal California's job- and amenity-rich urban centers – has led to a dramatic increase in housing prices. Among the country's 17 largest metro areas (for which data is available), coastal California metros experienced by far the largest increases in median home value from 1996 to 2016 (Metcalf, 2018). This is most apparent in the San Francisco-Oakland-Hayward area, where home values increased 168% during that 20-year period; the largest increase in a non-California city was 97%, in Boston-Cambridge-Newton. While home prices took a dip during the Great Recession before accelerating again over the past five-plus years, rental prices remained on an upward trajectory. At the state level, from 2000 to 2014 California's median rent increased 24% while annual median renter income decreased 7% (California Housing Partnership Corporation, 2016). Once again, these increases are even more pronounced in coastal urban areas: in Berkeley, for instance, the median citywide rent for a studio increased 50% from 2008 to 2017 (City of Berkeley Office of Economic Development, 2018).

Housing Affordability: The Harsh Impact on Teachers

Across California, school teachers are feeling the pinch of the housing affordability crisis, above and beyond what comparable workers are experiencing. In 2015, the California Legislative Analyst's Office (LAO) released a report detailing the causes and consequences of the state's expensive housing (Taylor, 2015). The LAO identified five key effects of high housing costs for households:

1. Spending a larger share of income on housing
2. Postponing or foregoing homeownership
3. Living in more crowded housing
4. Commuting further to work each day
5. Potentially choosing to work and live elsewhere

Many households likely experience more than one of these effects. While housing costs have increased, incomes have stagnated across industries. This is particularly acute for public school teachers, whose wages have diverged from those of comparable workers. From 1996-2015, average weekly wages (adjusted for inflation) for public school teachers actually decreased, from $1,122 to $1,092 (Allegretto and Mishel, 2016). Meanwhile, the gap or "pay penalty" for teachers has increased: "For all public-sector teachers, the relative wage gap (adjusted for education, experience, and other factors) has grown substantially since the mid-1990s: It was -1.8 percent in 1994 and grew to a record -17.0 percent in 2015." (Allegretto and Mishel, 2016: 4). That is, the value of teacher pay relative to comparable workers has significantly decreased over the past two decades. Teacher weekly wages are 23% lower than the wages for other college graduates ($1,416 vs. $1,092), though when we narrow down to California in particular, that wage gap narrows a bit to 14%. While wages may not tell the full story, there is still an overall compensation penalty for teachers when accounting for non-wage benefits. There was functionally no compensation gap between public school teachers and comparable workers in 1994, but by 2015 the gap was -11.1%.

There is a particular shortage of middle-income housing targeted at households making approximately 60-120% of AMI, and teachers fit firmly within that range, finding it difficult to access affordable rental housing, pay market rents, or save up to buy a home. In 2017, San Francisco ranked as the most unaffordable rental market for teachers among 50 large US cities (Bennet, 2017), with fifth year teachers spending 69% of their income, on average, to afford median rent. Other coastal California cities also populated the top ten least affordable rental markets for teachers: Oakland (46%

of income spent on rent), San Jose (43%), and Los Angeles (42%).

The goal of homeownership has also become particularly elusive for many teachers looking to purchase today. A quick note on the available data, though: third-party studies, by the likes of Zillow and Redfin, use average teacher salaries to calculate purchasing power in the ownership market because salary data is more readily available than actual household income. Yet few people, regardless of their industry, can afford a home on a single income, so it's a bit misleading to use salaries as a substitute for total household income. My analysis below, for Berkeley Unified School District, provides a more accurate assessment by including data on household income and household size.

Given that caveat, it is nevertheless helpful to look at how the purchasing power of a teacher salary has declined over time in the ownership market. A 2016 Redfin study found that only 17.4% of homes for purchase in California were affordable on the average teacher salary, down from 30% in 2012 (Marino, 2016). The numbers were dramatically worse for specific high-cost, high-demand counties, such as those in the Bay Area. In Alameda County, for instance, only 1.2% of homes were affordable for the average teacher, down from 14.5% in 2012. In that same time period, Alameda County teacher salaries increased by just 4.6%. Other counties had even lower rates, but saw a less dramatic drop in affordability over time. In San Francisco, 0.2% of homes were affordable to the average teacher in 2016, down from 0.5% in 2012. In both Santa Clara and San Mateo counties, 0.0% of homes were affordable on the average teacher salary in 2016, down from 2.0% and 1.3%, respectively, in 2012.

III. School District Employee Housing Overview

Given the divergence between housing prices (both to rent and own) and district employee wages, school districts in California and beyond have begun to use housing assistance as a tool for recruiting and retaining high-quality teachers and other district employees.[1] Existing approaches to employee housing can take a range of forms, but they can be broadly classified into two main categories:

- Housing assistance (primarily for down payments and closing costs)
- Direct provision of housing

I will consider each of these approaches in turn, focusing on the ways in which districts across the country and other entities – local governments, federal programs, nonprofits, private developers – have financed and operationalized these plans.

Housing Assistance

At the federal level, the Department of Housing and Urban Development (HUD) manages the Good Neighbor Next Door program, which is available for teachers

[1] To elaborate on an earlier point: while much of the literature focuses on teacher shortages, teacher wages, and incentives targeted towards teachers, the reality is that many of the more recent district housing proposals are intended to cover all district employees, not simply teachers. As we have seen, the theoretical basis for teacher housing assistance is that it helps with recruitment and retention to address the teacher shortage; the same rationale applies to housing for Classified employees, who have lower wages on average and for whom housing assistance might mean the difference between being able to remain in a high-cost district or having to leave their position for one in a less expensive location. Given the overall wage differences between Certificated employees (teachers) and Classified employees (other staff, including janitorial, cafeteria workers, nurses, bus drivers, and others), the way a district designs and finances housing assistance will affect which employees receive it. This is discussed in greater depth below.

(grades pre-K through 12th grade) as well as firefighters, emergency medical technicians, and law enforcement officers. Workers in these occupations are able to purchase eligible single-family homes in HUD-designated "revitalization areas" across the country at a discount of 50% off the home's listed price. The major limitation, however, is that only HUD real estate owned (REO) foreclosures are eligible, resulting in a limited supply. Teachers who do purchase a property through this program are required to live in the property for at least three years – serving the program's goal of revitalizing targeted areas by establishing community-oriented public service employees as homeowners (Garza, 2015; U.S. Department of Housing and Urban Development, n.d.).

A number of states also have programs that help incentivize and subsidize homeownership for teachers. The Connecticut Housing Finance Authority offers low interest home loans for teachers who live and work in "priority or transitional school districts" (Connecticut Housing Finance Authority, 2018). The intent here is to revitalize specific areas that the state has identified as needing reinvestment and stable homeownership, and whose schools are facing a teacher shortage in a specific subject. Under this Teachers Mortgage Assistance Program, teachers also automatically qualify for a loan to help with their down payment and closing costs. Similar programs exist across the country, with the largest ones in California and Texas. The Mississippi Housing Assistance for Teachers Program – to use an example that is both geographically and politically distinct from Connecticut – has been in place since 1998, with the explicit goal of addressing the shortage of qualified teachers in the state's rural areas. Mississippi teachers working and living in eligible high-need districts with a "critical shortage" of teachers for at least three years can receive home loans as well as grants to cover down payment and closing costs – the latter up to $6,000 (Mississippi Home Corporation, 2018).

While these state programs are effective, homeownership assistance is most widespread at the local level, particularly in the form of low interest loans or down payment assistance. Many cities have Teacher Next Door programs, based loosely on the HUD Good Neighbor Next Door program (but without the same restrictions on eligible units). San Francisco's Teacher Next Door program, for instance, offers zero interest loans for San Francisco Unified School District teachers purchasing any single-family unit within the city. In San Jose, the Teacher Homebuyer Program also offers zero interest loans (up to $40,000) for public school teachers as long as they purchase a home in the city.

As an emerging alternative to public programs, the San Francisco-based startup Landed offers an innovative approach to homeownership assistance for educators. Landed uses private capital to provide down payment assistance for educators looking to purchase a home – rather than offering a loan, the company contributes up to 50% of the down payment up front, in exchange for a 25% share of the home's future appreciation. This shared equity model allows homebuyers to hedge the risk associated with homeownership and provides an attractive investment for private capital in high-growth markets where home values are on an upward trajectory and expected to increase. Thus far Landed has targeted their product explicitly towards educators, partnering with school districts in the Bay Area, Los Angeles, and Denver metro regions, but they are currently "hoping to expand to other essential professions" (Eshman, 2018) as well as additional geographic regions. The existence of this model, and its financial backing from the likes of the Chan Zuckerberg Initiative, serves as an indication of the widespread interest in housing educators.

While many cities and states have identified the value in subsidizing homeownership for teachers, especially given efforts to recruit new teachers or revitalize certain neighborhoods, rental assistance poses an altogether different issue. As noted earlier, teachers tend to fall in the moderate-income range, which is poorly served by the current housing market. There are more market rate options available for renters with higher incomes or income-restricted affordable housing for those with lower incomes. Straightforward rental subsidies for district employees (such as rental vouchers) are not common practice, likely in large part because homeownership subsidies include a guaranteed element of longevity – the teacher is investing in property in the district – whereas renters do not offer the same promise of long-term retention (Glassman, 2016). Districts have not ignored the plight of renters, though. Instead, they have tended to invest in the direct provision of rental housing.

Direct Provision of Housing

Faced with acute teacher shortages, high turnover, and a lack of private investment in their housing markets, rural districts were among the first to develop or purchase employee housing. In North Carolina, Hertford County, Dare County, and Hoke County all developed teacher housing projects using loans from the State Employees Credit Union (SECU). Hertford County received a $2.4 million interest-free, 15-year loan from SECU to build a 24-unit development, completed in 2007. The housing helped reduce the district's overall teacher turnover rates from 18% per year before the development

to 13% afterwards, a substantial decrease of five percentage points (Glassman, 2016). The project proved so successful that SECU has financed similar projects throughout the state with other rural county districts, and recently completed a 24-unit development with Asheville City Schools in 2017; another project is in progress with Durham Public Schools.

A number of districts in Colorado have housing programs of their own, predominantly in rural or resort communities. The small Woodlin District owns 14 housing units on the district's campus, nearly all of which were built around 1960. Most employees pay $70-$105 per month in rent and the district pays for water and gas (Schimke, 2017). The rural districts Karval and Deer Trail offer similar housing for employees on a small scale. Aspen poses a slightly different problem: as a high-cost resort community, it bears more similarities to California cities that have become too expensive for teachers. The district owns 43 housing units in town, 80-85% of which are leased to teachers (the rest to other district employees) at highly subsidized rates (Schimke, 2017). In 2017, the district announced plans to build up to five additional units on land it has owned since 1998. That represents only an incremental increase, especially when compared with nearby Roaring Fork School District, which intends to develop 45-60 rental units across the three communities that make up the district. Roaring Fork competes directly with Aspen for teachers, and Aspen has higher salaries and its own teacher housing. But housing is still expensive in Roaring Fork, with 40% of teachers indicating in their exit interviews that they left the district due to the high cost of living. Thanks to a $122 million school construction bond passed in 2015, which includes $15 million in rental subsidies for teachers, the district may be able to stem the tide of turnover and recruit new teachers by building this housing.

In addition to this rural context, in recent years the fervor for employee housing programs has become more concentrated in high-cost urban districts in California. Yet despite the increased attention and demonstrated need for more employee housing, there are a limited number of completed projects at a large urban scale. Many more are proposed or in progress, especially in the Bay Area. Appendix B provides details on a selected group of example projects. These developments can be further subdivided into two groups:

- Developer-driven housing
- District-driven housing on district land

Our main interest here is in the latter, but it's worth focusing briefly on the former and its role in the employee housing ecosystem.

Developer-Driven Housing

The country's most highly publicized developer-driven project is Teachers Village in Newark, New Jersey. This massive mixed-use project, built on former surface parking lots in the city's downtown, features 204 apartments, three charter schools, and 65,000 square feet of retail, all across six buildings and five city blocks. Developer RBH Group envisioned Teachers Village as a mixed-use haven for teachers – with three charter schools and below market rate housing targeted for local teachers (at public, charter, or private schools) – as well as a critical piece in the larger effort to revitalize downtown Newark. 70% of the units are reserved for teachers and priced 10-15% below market rate; the other 30% of units are priced at market rate and open to renters from any occupation (Davis, 2017). The project has received considerable press, due to both its ambitious scale and architectural pedigree: renowned architect Richard Meier designed the complex. Overall the development cost $150 million, financed by private investment, tax credits, and bonds. The first phases opened in 2013 and the sixth (and final) building opened in February 2017. As of spring 2017, 97% of all units were occupied and some commercial spaces were already open, with plenty more leased and being built out (Hojnicki, 2017). It is not yet clear whether the project is financially successful, but RBH Group already has two smaller follow-up projects in development: Teachers Square in Chicago and Teachers Corner in Hartford, Connecticut.

Miller's Court, in Baltimore, Maryland, is another prominent developer-led teacher housing project. Seawall Development converted a former tin can manufacturing building, which had laid dormant for 30 years, into 40 affordable apartments for educators as well as 35,000 square feet of office space occupied by Teach for America and other local nonprofits (Enterprise, 2015). The units are not restricted solely to teachers, but teachers who work in K-12 in the Baltimore area receive a $300-$600 monthly discount on rent. The developers leveraged Historic Tax Credit equity and New Markets Tax Credits, but they notably did not use the Low Income Housing Tax Credit (LIHTC) because it would have capped rents at 60% of AMI and salaries for Baltimore teachers were all above that limit, which would have precluded them from living there. Based on the success of Miller's Court, Seawall employed a similar strategy in developing 56 units of teacher-oriented housing at Union Mill, another historic mill in Baltimore, as well as co-developing Oxford Mills, 114 units of teacher and market rate housing in a former dye factory in Philadelphia (Davis, 2017).

Teachers Village and the Seawall developments have been successful as purely developer-driven projects, built without coordination from the public school districts themselves – and most crucially, built on property owned by the developer. However, one of the key advantages for school districts in developing employee housing projects is precisely the fact that they already own property, often surplus property. This puts districts at an advantage as they do not need to acquire land as part of their development process.

District-Driven Housing

The most commonly cited district-driven employee housing development is "Casa del Maestro" in Santa Clara, CA. Recognizing that housing had become a major issue in Silicon Valley and was affecting teacher turnover, in the early 2000s Santa Clara Unified School District (SCUSD) developed a plan to build teacher housing on district land – specifically on a former middle school property. The district partnered with residential developer Thompson | Dorfman Partners, LLC, which started a nonprofit arm, Education Housing Partners, for the express purpose of developing employee housing. SCUSD retains ownership of the project (the land, the buildings, the debt) through the Santa Clara Teacher Housing Foundation (Urban Land Institute, 2012). Phase 1 was completed in 2002, with 40 units (all one- or two-bedroom rentals) built on 2.16 acres of land. After the success of Phase 1, which reduced teacher turnover for those living in the units, the district again worked with Education Housing Partners to add 30 more units in Phase 2, completed in 2009, for a total of 3.5 acres of development. Housing is restricted to teachers who have worked with the district for fewer than 10 years and have household incomes below $136,000. All units are set at 60% of market rent, and SCUSD has full control over rental amounts because it did not finance the project using any tax credits (Davis, 2017). Instead, the district financed the development through Certificates of Participation (COP), an innovative approach that protected the district's General Fund from too much liability. Rents cover operating expenses, reserves, and interest-only debt service on the COPs.

The resident tenure limit was initially set at five years but later increased to seven years; most teachers remain there for the full term. Another innovative element of SCUSD's employee housing plan was the combination of physical housing, in Casa del Maestro, with a Teacher Mortgage Assistance Program (TMAP) that helped with down payments on homes in the district. The TMAP program has been discontinued, but it proved successful while it was in place: nearly one quarter of the residents who lived

in Phase 1 went on to purchase a home in the district with the help of TMAP. Overall, Casa del Maestro had a notable positive effect on teacher turnover: in 2005, three years after the first phase opened, turnover for the district as a whole was 24% but turnover for teachers living in these units was a third of that, only 8% (Davis, 2017).

If Casa del Maestro is seen as an exemplary model for district-developed employee housing, then the Los Angeles Unified School District's (LAUSD) Sage Park development is best viewed as a cautionary tale. In 2008, the district undertook a Workforce Housing Initiative with the stated intention to "provide housing to help the District attain and retain teachers and staff; maximize the value of underutilized assets and generate revenue; create campus and community amenities" (Los Angeles Unified School District Board of Education, 2014). With these goals in mind, the district identified a 3.5-acre site on the Gardena High School campus and partnered with nonprofit developer BRIDGE Housing in a joint venture to build 89 units (one, two, and three bedrooms). The district retains ownership of the land and provides it to BRIDGE on a below market rate 66-year ground lease.

There were a couple of prominent roadblocks, however, owing to the project's financing. BRIDGE used tax credit equity (9% LIHTC) as well as funding from LAUSD, the Los Angeles Housing Department, California Community Reinvestment Corporation, New Generation Fund, and the Federal Home Loan Bank of Atlanta (U.S. Department of Housing and Urban Development, 2017; Davis, 2017). Tax credit equity was the tricky part. Because the project used federal dollars, it had to meet federal Fair Housing regulations, which meant that units could not be restricted to district employees but rather available to the public. LAUSD amended the city's Consolidated Plan in order to offer preference to LAUSD employees who worked within a three-mile radius of the site, as well as district employees overall (Kimura, 2015). But the project had to be marketed to – and accept applications from – the general public. The district received over 7,200 applications for the 89 units (Davis, 2017), more than half of whom were LAUSD employees (HUD, 2017). Applicants were chosen from a lottery, which took into account the preferences noted above, and ultimately all but a few units were leased to LAUSD staff.

The tax credit financing presented another major hurdle: in leveraging LIHTC, the district had to restrict eligibility to households making 30-60% of AMI, yet even the lowest paid, entry-level LAUSD teachers make more than 60% AMI and thus did not qualify for these units. All of the units are occupied by staff who make less than teachers – nurses, special education teaching assistants, cafeteria workers, janitorial

staff, bus drivers, and others. The Sage Park development is a tremendous asset, providing much-needed affordable housing for district employees – it just does not address any of the need for middle-income workforce housing for teachers, and thereby misses the mark on the district's goal of attracting and retaining teachers.

Local media was highly critical of the gap between LAUSD's intended outcomes and the actual finished development (Barragan, 2016; Phillips, 2016), especially given high teacher turnover rates, but the district has gone ahead and built two more employee housing projects through similar public-private partnerships using tax credit financing. The 66-unit Selma Community Workforce Housing Project, developed with Abode Communities, opened in 2016, and the 29-unit Norwood Learning Village, with Thomas Safran & Associates, opened in 2017. Both faced the same income limits and Fair Housing restrictions as Sage Park, though the passage of SB-1413 in 2016 allowed future developments to restrict eligibility to only district employees (as detailed below). The key point of caution from LAUSD's experience, which has given pause to some other high-cost urban districts looking to build large-scale housing projects, is that it is difficult to provide housing that targets both lower-income district staff and moderate-income teachers. In particular, traditional affordable housing development using LIHTC can only target the lower-income end, so districts that want to reach both target groups will need to come up with private capital, public money (e.g., bonds), or other innovative financing strategies.

IV. Legal Context

One of the key concerns for California school district leaders has to do with the legal barriers to district employee housing. Is it possible to develop housing restricted to a targeted population – in this case teachers and other school district employees? How has the law evolved to accommodate the increased demand for this specialized housing? In this section I provide context for recent California legislation and describe its impact on the state's school district employee housing landscape.

Overview of Recent California Legislation

As school district housing has grown in prominence since 2015, the California legislature has brought forward a series of bills that help incentivize the production of district-owned employee housing projects. The first of these bills was partly in response to Fair Housing issues, as in the case of LAUSD's Sage Park apartments. Fair Housing law limits the extent to which a project can restrict housing to a favored subgroup or occupation if it receives tax credits. SB-1413, the Teacher Housing Act of 2016, overrides that restriction. The bill, authored by Mark Leno, permits school districts to use federal tax credits or state/local funds to develop affordable rental housing on district-owned land that is restricted to school district employees (as long as the housing does not violate other applicable laws). (Note that this includes all school district employees, not just teachers, despite the name of the bill.) In permitting this district-specific housing, the bill was intended to facilitate the acquisition, construction, rehabilitation, and preservation of affordable rental housing for school district employees, "to allow teachers or school district employees to access and maintain housing stability" (Sen. Bill 1413).

In addition to its legal utility, SB-1413 also put the issue of school district employee housing on the political agenda in California, a symbolic win for districts and

developers. Section 1 of the bill provides evidence for why school employees should be granted special status as a class: stable housing for school employees "is critical to the overall success and stability of each school in California" (Sen. Bill 1413), especially in light of statewide teacher shortages and turnover. There were two other key points included as contextual information. First, students as well as the wider community benefit from teachers residing in the community where they work: "It ensures stability, community involvement, and stronger ties between teachers, their students, and their families" (Sen. Bill 1413). Second, from an environmental perspective, the creation of affordable housing options for teachers near (or in many cases on) school sites would reduce vehicle miles traveled (VMT) and commute times. These are both elements that help further the bill's goals of retaining quality teachers, reducing staff replacement costs, and fostering a sense of community (DCG Strategies, 2017).

SB-1413 was signed into law in September 2016, but it was considered a starting point, not a solution. The bill encouraged districts to implement housing programs that do any of the following:

- Leverage federal, state, and local public, private, and nonprofit programs and fiscal resources available to housing developers
- Promote public and private partnerships
- Foster innovative financing opportunities

Despite SB-1413's encouragement of district housing, the existing laws governing how districts use their property made it difficult to operationalize new innovative programs. Enter AB-1157 (Mullin). Introduced in February 2017 and signed into law in October 2017, AB-1157 helps make it easier for school districts to use their property for housing. School boards are typically required to appoint a district advisory committee ("7-11 committee") to use or dispose of any surplus school property or buildings not needed for school purposes, but this bill offers a waiver for that laborious (and time-intensive) requirement in the case of "the sale, lease, or rental of excess real property to be used for teacher or school district employee housing" (Assem. Bill 1157). It also authorizes districts to invest funds from surplus property into the development of district workforce housing, and grants a property tax exemption for any school district property that is used to provide rental housing for employees. These measures help streamline the surplus property process, making it simpler and more attractive for districts to identify and declare surplus property that can be developed into employee rental housing.

However, as the law currently stands, this streamlining process would not apply to the use of surplus property in a public-private partnership – such a partnership could be structured in a number of ways, but most likely some of the housing would be open to non-district employees at market rents to help subsidize the more affordable units. It's worth noting that this law is so new that it has not really been tested, so it's possible that the state would grant waivers for the surplus property provision in the case of a public-private partnership. That remains to be seen.

Also in 2017, Assemblymember Tony Thurmond introduced AB-45 – functionally a redux of AB-2200 from 2015-16, which was introduced in the Assembly but not acted upon – to provide financial assistance to districts for pre-development and development of district-owned employee housing. It would have allowed qualified school districts and developers to apply for financial assistance when creating affordable rental housing for school employees. Although the bill passed both houses, Governor Brown ultimately vetoed it, stating: "Rather than creating a new program at this time, I encourage the author to work with the local governments in his district and collaborate with the California Housing Financing Authority to maximize the funding in SB 2" (Brown, 2017). SB 2 is a 2017 housing bill, passed as part of the broader housing package, that provides local governments with ongoing funding for housing, including a 15% carve-out after the first year for workforce housing administered through the California Housing Finance Authority. The workforce housing allotment from SB 2 should be substantial, but AB-45 would have been a huge boon to local districts if it had been signed into law, earmarking significant funds for school district employee housing to incentivize more projects across the state. Assemblymember Thurmond has since reintroduced another comparable educator housing bill, AB-2788, in early 2018.

The Current Wave of District Employee Housing Proposals

Although AB-45 did not get signed into law, the other two school district housing bills – SB-1413 and AB-1157 – appear to have precipitated a new wave of California districts looking to develop their own housing. Especially in the wake of SB-1413 in 2016, a number of Bay Area districts began to investigate project feasibility or hasten already gestating plans. Districts in Palo Alto, San Jose, and Mountain View have all recently announced their interest in developing employee housing and are currently conducting studies to that purpose. San Francisco Unified is further along: they have a site in the Outer Sunset neighborhood, a developer selected (MidPen Housing), and a proposed financing package that leverages LIHTC for low-income units and public funds from the city for moderate-income units.

It should be noted that there is a lack of robust literature on how effective these existing employee housing developments have been. Some districts have kept track of turnover rates, but many of these programs are so new, and the approaches have varied so widely, that there is almost no systematic, comprehensive evaluation of whether the programs have accomplished their initial goals.

V. Context & Methods

I now turn to the case of Berkeley Unified School District (BUSD). The district is illustrative of the housing affordability crisis facing teachers and other school district employees in California. In February 2018, the Berkeley Office of Economic Development reported: "Over the past decade, housing costs in Berkeley have, on average, continued to rise for renters, and ownership prices have followed a general upward trend since 2012. Ownership prices reached an all-time high in 2016 ($1.2M in Quarter 2), mostly driven by a strong overall economy and limited housing inventory" (City of Berkeley, 2018: 12). Rental prices are also at an all-time high and have continued to climb: the median citywide rent was $1,750 for a studio as of Q2 2017, up 3% from the year before and an increase of nearly 50% from 2008.

The underlying conditions of housing affordability in Berkeley are emblematic of those in coastal urban centers throughout California, and as such, district leaders began asking the overarching questions about school district employee housing that I outlined earlier regarding employee housing needs, finance and development, and technical challenges. In late 2016, after the passage of SB-1413, the district (like many comparable districts) started to seriously consider the possibility of developing employee housing. The School Board discussed the issue in March 2017, at which point they directed staff to conduct a preliminary analysis, including identification of potential district-owned sites and an outline of financial and operational feasibility. At the August 2017 School Board meeting, district staff presented the results of this preliminary analysis, concluding that:

- "The District owned four potential sites on which significant housing units could be built without a need for a zoning adjustment. The number of units that could be built varied from 50 to 200 and the cost ranged from $32 million to $74 million. The sites were just for illustrative purposes and no

recommendation to pursue a site was made or discussed.[2]
- o It was legally feasible for the District to finance and build rental units but not units for employees to own.
- o The financing options worth exploring further included state tax credits, the Alameda County Affordable Housing Bond (Measure A1, 2016), the City of Berkeley Housing Trust Fund, and a possible BUSD Housing Bond.
- o A survey was recommended to determine whether there was a need among employees for low-rent housing units and to provide further information regarding the nature of the need, if any" (Berkeley Unified School District, 2017).

At that time, the School Board directed staff to conduct a survey of district employees and share those results, along with potential financing options that would not affect the General Fund, at the December 2017 Board meeting, with the purpose of determining whether the district should move forward with a plan to provide employee housing. I worked with the district as a consultant through the UC Berkeley Center for Cities + Schools. I conducted a study of employee housing and presented the following findings at the December 2017 meeting to inform the district's plans.

We established two research questions at the outset of the study:

1. Do employees *need* assistance with rental housing?
2. Is there an expressed *interest* among employees in district-owned rental housing?

My study therefore directly addresses the first major overarching consideration for school district employee housing and serves as a lesson for other districts grappling with how to understand whether employee housing is suitable and desirable in their specific local context.

Methods & Data

This study uses predominantly quantitative methods to analyze the feasibility of employee housing in BUSD, relying primarily on an employee survey. Because of BUSD's concerns over employee privacy, I was not able to speak with any individual employees or follow-up after they completed the survey. Additionally, all qualitative

[2] See Appendix A for the district's full description of each potential site.

comments in the survey were anonymous. I use some of these qualitative comments throughout the analysis; while I did not code and conduct a textual analysis of all comments, the ones I highlight are broadly representative of key themes that employees expressed.

To address the two research questions above, I used data from two main proprietary sources – an employee survey and internal district data – as well as from additional publicly available geographic data. I cleaned and analyzed all data using Python.

Employee Survey

I collaborated with a working group of key stakeholders – including the Superintendent, district staff, and union representatives for both the Certificated (teacher) and Classified (district staff: nurses, bus drivers, paraeducators, etc.) employee unions – to design a survey to be administered to all employees. The survey was administered digitally throughout the month of October 2017 (sent via email from the Superintendent to all employees on two occasions) and also made available to Classified employees as a paper questionnaire to be filled out by hand during a professional development day for all Classified employees. We received 810 responses, a response rate of nearly 60% of total BUSD employees.

Internal Data

The district provided access to their own internal Human Resources data set on current employees, which covers the full universe of employees and complements the survey data. I filtered and cleaned this data set, removing seasonal summer employees and minimal part-time employees to more closely match the universe of employees in the employee survey data, thereby allowing for consistent comparisons across these two data sets.

Geographic Data

I accessed the Google Maps API to geocode locations from address data and used the California Department of Education's (CDE) publicly-available 2017 public school and district data files, which include spatial data for all schools in the state, to map school locations. To connect those school locations with employee residential locations from the internal data set, I modeled transit and pedestrian network accessibility using the UrbanAccess tool from UrbanSim.

VI. Findings

Employee Characteristics

To frame the discussion of employee housing needs, it is helpful to provide an overall sense of the BUSD employee population makeup. Given our focus on rental housing, and thus on the renter population, it's important to begin by noting that 42% of employees own their residence and 58% are renters. For the purposes of this study, the "renter" category includes all non-owners: anyone who rents their residence, rents or sub-rents a room, lives with family and does not currently pay rent, or has another living arrangement in which they are not an owner.

42% Owners

58% Renters

Table 1 below shows a series of summary characteristics for all employees, as well as for owners and renters specifically. We can see that 66% of all employees are Certificated (teachers) while 34% are Classified (other district staff). On a more granular scale, the percentage of Certificated employees is greater for owners (76%) than for renters (58%). There is little variation between owners and renters in terms of hourly status and gender identity. Unsurprisingly, renters skew younger than owners, with 29% of renters under 35 years old compared to only 8% of owners.

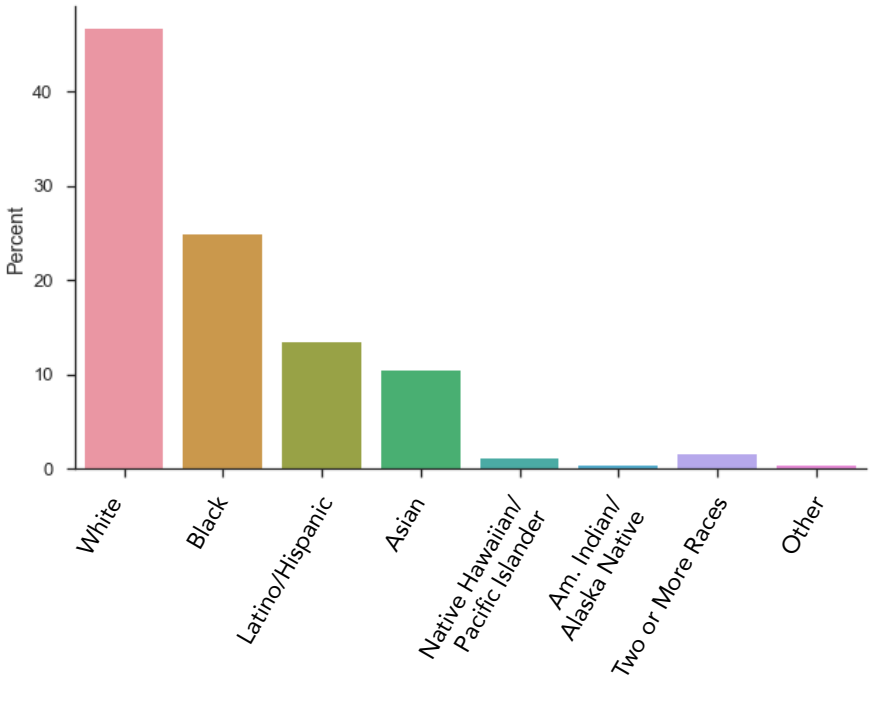
Table 1: Overview of BUSD Employee Characteristics

	Category	All	Owner	Renter
Status	*Certificated*	65.4%	76.1%	57.8%***
	Classified	33.9%	23.2%	41.5%***
Hours	*Full-time*	82.9%	82.3%	83.3%
	Part-time	17.1%	17.7%	16.7%
Gender Identity	*Male*	26.5%	28.6%	24.9%
	Female	68.8%	67.2%	69.9%
	Non-binary	0.9%	0.6%	1.2%
	Prefer not to say	3.8%	3.6%	4.0%
Age	*Under 35 years old*	20.3%	7.8%	29.3%***
	35 to 54 years old	59.4%	66.6%	54.2%**
	55 years old and above	20.2%	25.6%	16.4%***

Source: BUSD Employee Housing Survey, 2017
Universe: All respondents; All: N=774; Owner: N=324; Renter: N=449; * p < .05; ** p < .01; *** p < .001

Figure 2 below shows employee composition by race or ethnicity. Nearly 50% of employees are White, the largest single group, followed by 25% Black or African American, 15% Latino or Hispanic, and 10% Asian.

Figure 2: Employee Composition by Race/Ethnicity



Source: BUSD Employee Data Set, 2017
Universe: All non-seasonal employees working more than 5 hrs/week); N=1,377

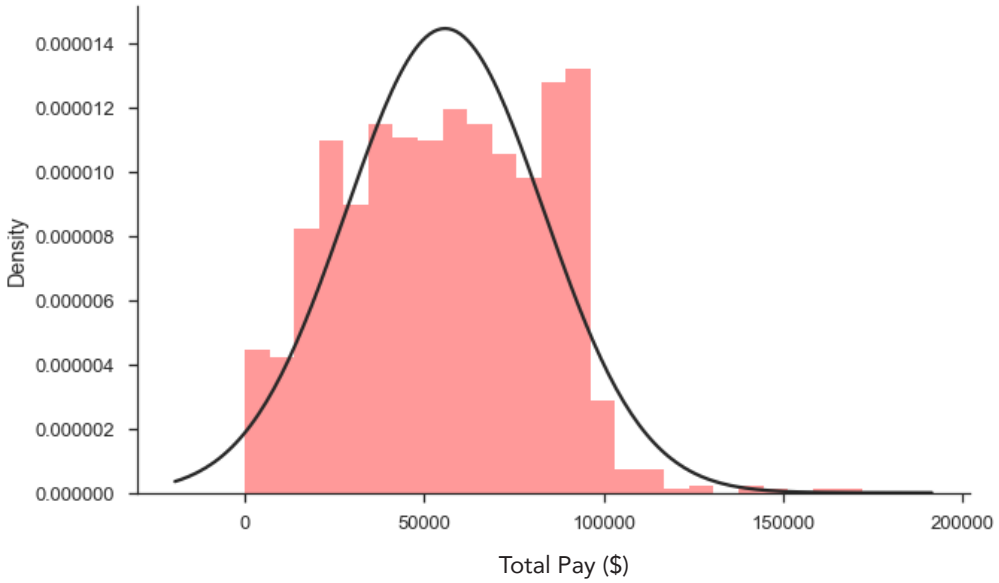
Where do employees live?
Only 30% of BUSD employees actually live in Berkeley, a strikingly low figure which falls to 26% when we look at renters specifically. I will examine employee home locations (and commutes to work) in greater depth later, but it is important to note at the outset that employees overwhelmingly do not live in Berkeley.

With whom do employees live?
Owners are more likely to live with either a partner/spouse or dependents than are renters. 67% of owners live with a partner or spouse (vs. 43% of renters) and 54% of owners live with at least one dependent (vs. 43% of renters). 16% of renters live with at least one roommate (i.e., non-family housemates), a figure which nearly doubles to 31% when looking specifically at younger renters (i.e., those under 35 years old).

Employee Pay & Household Income

Figure 3 visualizes the distribution of salaries for all employees as a univariate distribution, overlaid with a normal curve. With a normal distribution we would expect a spike in the histogram around $50,000 to $60,000, yet the actual jump comes closer to the $80,000 to $90,000 range, indicating that employee salaries are skewed slightly towards the higher end of the distribution.

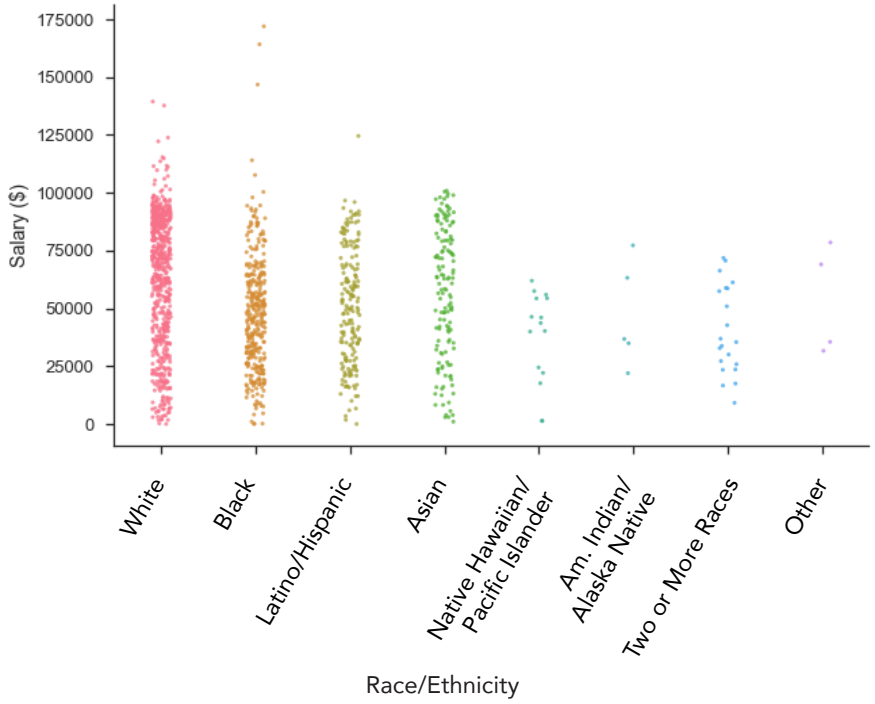
Figure 3: Distribution of Employee Pay



Source: BUSD Employee Data Set, 2017
Universe: All non-seasonal employees working more than 5 hrs/week); N=1,377

To provide additional depth to that overall salary distribution, Figure 4 displays the distribution of salaries by race using scatter plots for each category in order to communicate the range of each distribution as well as the highly clustered salary points. We can see that salaries for White employees are heavily concentrated in the $75,000 to $100,000 range, whereas salaries for Black employees are more scattered (less prevalent) above approximately $75,000, with the exception of the few very top salaries in the district. The clustering of some salaries closer to zero dollars represents the 17% of employees who work part-time for the district (compared to 83% who work full-time).

Figure 4: Distribution of Salary by Race/Ethnicity



Source: BUSD Employee Data Set, 2017
Universe: All non-seasonal employees working more than 5 hrs/week); N=1,377

While this salary data is helpful as an overview of employee earnings, it's worth noting that more substantive data on income comes from employee household income (as reported in the survey) since the household rather than individual scale is more relevant for housing issues such as Area Median Income (AMI), cost burden, and more. I now turn to more detailed household income data.

To determine where employees fall within certain defined income bands based on household income, I used local Area Median Income (AMI) limits set by HUD and

the California Department of Housing and Community Development (HCD).[3] Table 2 shows the AMI distribution for all employees; owners and renters; and Certificated and Classified employees.

Table 2: Distribution of Employees by Household Income

Income Category (% AMI)	All	Owner	Renter	Certificated	Classified
Extremely Low (30% and below)	7.8%	2.2%	11.9%***	3.7%	14.7%***
Very Low (31% - 50%)	11.1%	2.2%	17.6%***	4.6%	22.0%***
Low (51% - 80%)	17.7%	8.3%	24.5%***	13.7%	24.5%***
Moderate (81% - 120%)	26.7%	27.2%	26.4%	32.0%	17.8%***
Above Moderate (above 120%)	36.7%	60.2%	19.6%***	46.1%	21.0%***
	100.0%	100.0%	100.0%	100.0%	100.0%

Source: BUSD Employee Housing Survey, 2017
Universe: All respondents; All: N=774; Owner: N=324; Renter: N=449; Certificated: N=483; Classified: N=250
Asterisks indicate statistically significant difference from the adjacent comparison category (Renter vs. Owner, Classified vs. Certificated); * $p < .05$; ** $p < .01$; *** $p < .001$

Focusing specifically on owners and renters, we can see that 87% of owners fall into the Moderate or Above Moderate categories, while only 46% of renters are in either category. In other words, 54% of renters qualify as Low, Very Low, or Extremely Low income – four times the rate of owners, at 13%. We can also see the distribution for Certificated and Classified employees, with 46% of Certificated employees in the Above Moderate range compared to only 21% of Classified employees.

Housing Costs

In Table 3 below, we can see the distribution of monthly base housing costs for owners and renters. On the whole, owners have higher housing costs, but renters are more exposed to housing price increases in the local market. Part of this is due simply to the nature of their tenure type: rising rents affect renters, not owners. But part of the exposure for renter employees comes down to how much they are paying for rent,

[3] Every employee survey respondent was placed into an AMI band based on household size and household income range.

and how much a rent increase may affect them. 69% of renters pay less than $2,000 per month, and among that group, over half experienced a monthly increase of $100 to $399 in the past three years (2014-2017). $100 to $399 represents a sizeable percentage increase given the rents these employees currently pay, and may be enough to precipitate a move.

Table 3: Monthly Base Housing Costs by Ownership Type

Monthly Base Housing Costs	Owner	Renter
Less than $1,000	7.4%	16.2%***
$1,000 - $1,499	10.5%	25.8%***
$1,500 - $1,999	20.1%	26.7%*
$2,000 - $2,499	20.1%	18.0%
$2,500 - $2,999	16.7%	7.1%***
$3,000 or more	25.2%	5.8%***
	100.0%	100.0%

Source: BUSD Employee Housing Survey, 2017
Universe: All respondents; All: N=774; Owner: N=324; Renter: N=449
* p < .05; ** p < .01; *** p < .001

On the owner side, it is notable that 39% did not see their housing costs increase at all during the period from 2014 to 2017 – nearly four times the rate of renters (10%) who had no cost increase. I had initially expected a much larger percentage of renters to have had no rent increase, given the robust rent control in Berkeley, but this points in part to the fact that so few renter employees actually live in Berkeley and are able to benefit from that rent control.

Among owners who did experience cost increases, many were in the range of a $1,000 or more increase (17% of owners), an indication that they likely transitioned from renting to owning during that period and thus saw a large jump in their monthly base housing costs.

How much of their household income do employees spend on housing costs?
Based on housing costs and income, I was able to estimate each employee's housing cost burden. Since respondents indicated ranges for both monthly housing costs and

annual household income, I calculated the midpoints for each range and then divided costs by income to get a percentage for how much of a household's income goes towards housing.

Figure 5 depicts the distribution of housing cost burden for renters and owners. We can see that the densest concentration of owners is in the 10-30% range, with only a scattered few paying more than 40% of their income on housing. For renters, however, there is a large cluster in the 30-40% band as well as an extremely dense clustering right at 60%, a notably high figure.

Figure 5: Housing Cost Burden by Housing Tenure



Source: BUSD Employee Housing Survey, 2017
Universe: All respondents; All: N=774; Rent: N=449; Own: N=324

Overall, renters spend a greater percentage of their total income on housing than owners do. Table 4 shows the percentage of employees who meet the HUD standards for cost burden (spend more than 30% of their income on rent) and severe cost burden (spend more than 50% of their income on rent). Based on my estimates, more than half of all renters are cost burdened and 20% are severely cost burdened. While these numbers track relatively closely with overall figures for Bay Area renters, it's telling that there is such a gap between renters and owners in terms of amount spent on housing as a share of income, exposing renters to greater risks associated with housing cost increases, including the potential threat of displacement.

Table 4: Distribution of Employees by Household Income

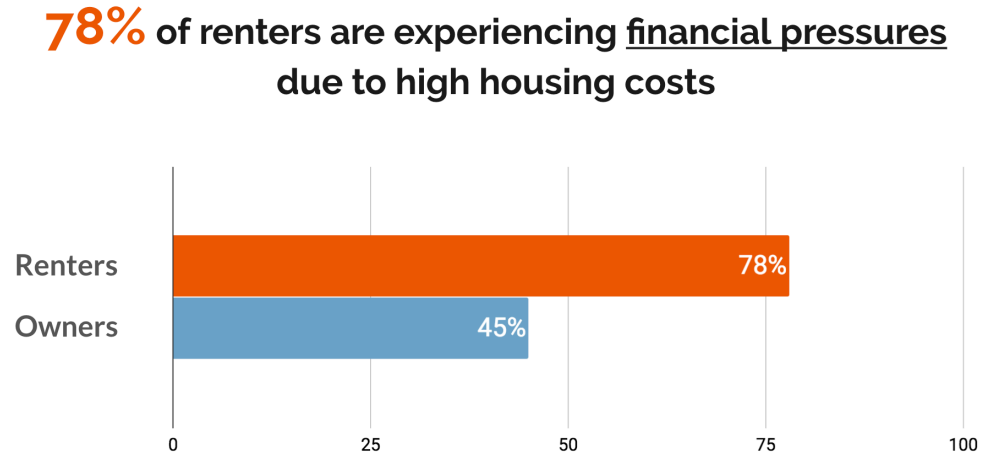
Category (% of income spent on housing)	All	Owner	Renter
Cost Burdened (more than 30%)	42.7%	26.2%	53.1%***
Severely Cost Burdened (more than 50%)	14.3%	5.8%	20.5%***

Source: BUSD Employee Housing Survey, 2017
Universe: All respondents; All: N=774; Owner: N=324; Renter: N=449
* p < .05; ** p < .01; *** p < .001

Housing Pressures: Experience with High Housing Costs

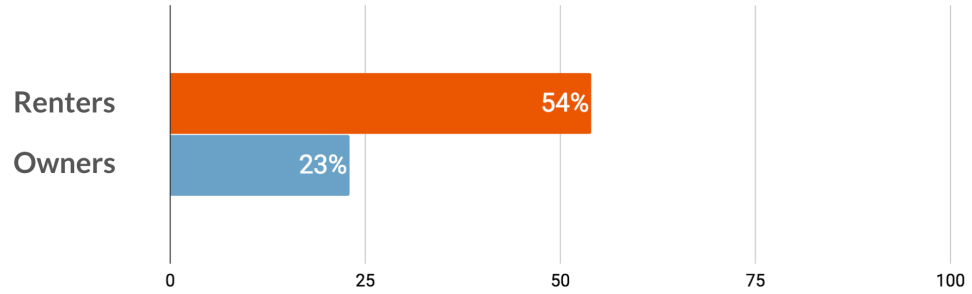
Cost burden, as detailed above, is one way of understanding the potential financial strain associated with housing. To dig deeper, though, we asked employees a series of questions that help capture different components of their experiences with housing pressures. In comparing renters and owners, a series of key points emerged, as captured in Figure 6: renters are experiencing financial pressures due to the cost of housing – greater pressures than those facing owners – which may affect their ability to remain with the district long-term.

Figure 6: Housing Pressures for BUSD Employee Renters[4]

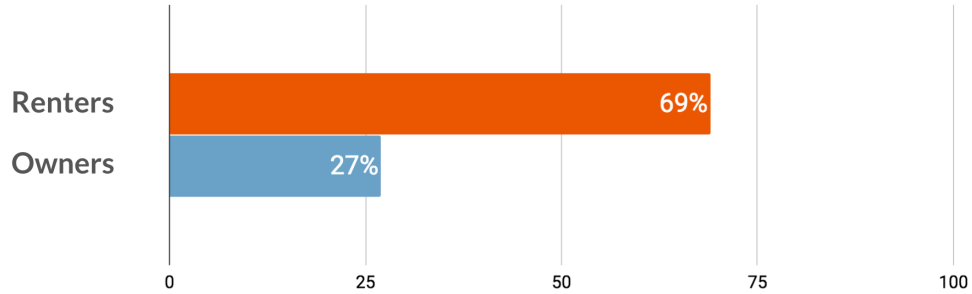


[4] p < .001 for all differences between renters and owners in Figure 6

54% of renters have considered leaving BUSD because of high housing costs



69% of renters think the high cost of housing negatively impacts their long-term ability to stay at BUSD



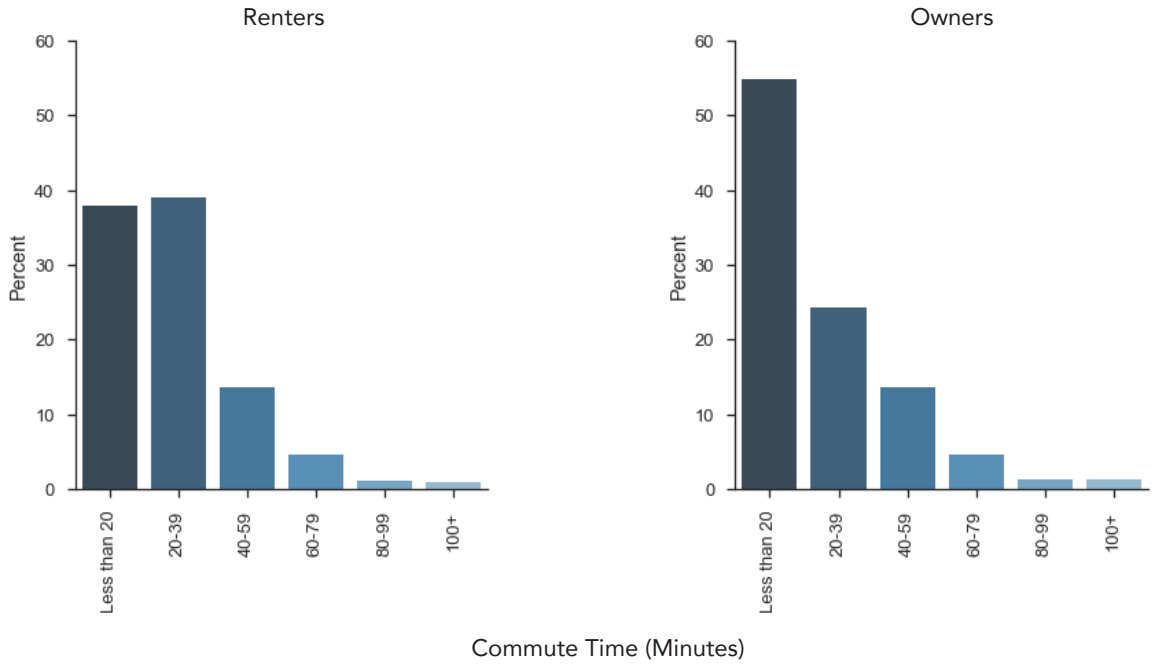
Source: BUSD Employee Housing Survey, 2017
Universe: All respondents; All: N=774; Renter: N=449; Owner: N=324

As seen above, over half of all renters have considered leaving the district themselves due to high housing costs. Additionally, 50% of all respondents reported that they know an employee who has left BUSD due to housing costs. As one employee wrote, "I have heard from many excellent, highly trained, energetic young teaching professionals that they cannot afford to teach in Berkeley or anywhere else in the Bay Area specifically because of the lack of affordable housing." Others echoed this same point: "I can't count how many people have had to leave BUSD because they can't afford housing." Among a strong outpouring of stories and comments, one theme presented itself – the employees decamping from the district due to housing costs are often those "who are getting married and/or about to have kids, who need to find larger, safer places." When a major life event happens and employees look to "settle down," in many cases the housing cost calculus no longer pencils out and they find it exceedingly difficult to stay close enough to continue working with the district.

Housing Pressures: Travel to Work

Given the housing concerns noted above, it was also important to understand where employees live and how their home locations and commutes to work might contribute to the housing pressures they are experiencing. Commute times loom large for many employees – as one employee succinctly put it, "Commuting is stressful and expensive." And on the whole, commuting is disproportionately more burdensome for renters. Figure 7 shows the disparity in commute times between renters and owners, with 55% of owners commuting less than 20 minutes to their work site compared to less than 38% of renters who have such a short commute to work.[5]

Figure 7: Commute Times to Work



Source: BUSD Employee Housing Survey, 2017
Universe: All respondents; All: N=774; Rent: N=449; Own: N=324

On the whole, renters are not happy with their commute situations: 59% of renters would like to live closer to work, compared to 39% of owners.[6] One renter stated, "I don't want to have to commute from great distances (i.e., Fairfield, Moraga) for cheaper housing only to have to spend that extra money on transportation or a car." This comment highlights the double bind in which many renters find themselves – a situation, to be clear, that persists across occupations in the Bay Area, though it may be especially acute for school district employees. As renters are pushed to the outer fringes of the Bay Area in search of more affordable housing, their transportation

[5] $p < .001$
[6] $p < .001$

costs inevitably increase. The Housing + Transportation (H+T) Affordability Index, produced by the Center for Neighborhood Technology (CNT), is a widely used measure of housing affordability that accounts for transportation costs as well.[7] Within a region, cities with differential housing costs tend to converge on the H+T Index after accounting for transportation costs. Areas with higher housing costs, often located closer to the urban core, typically have lower transportation costs – those housing costs account for their high degree of access. The reverse is also true, as areas with lower housing costs tend to have higher transportation costs, necessitating a longer drive to get to job centers and other amenities.

This is also more than a cost issue, as one employee makes clear: "If I lived in Berkeley, it would cut down the cost of commuting. It would also save time in my daily commute to and from work. I would likely participate in more evening/weekend events at my school if I lived closer." Other employees echoed this sentiment, describing how the commute consumes so much time that it prevents them from fully engaging with the life of the school and the lives of their students through after-school events or one-on-one meetings with parents. Transportation is thus inextricably related to housing, so a full understanding of employee housing pressures must take into account where employees live. As noted earlier, only 30% of the district's total employees – and 26% of renters – actually live in Berkeley, though many do live in adjacent cities – especially Oakland, which is home to 27% of all employees. Table 5 shows the breakdown of home cities for all BUSD employees.

Table 5: Employee Residential Locations by City

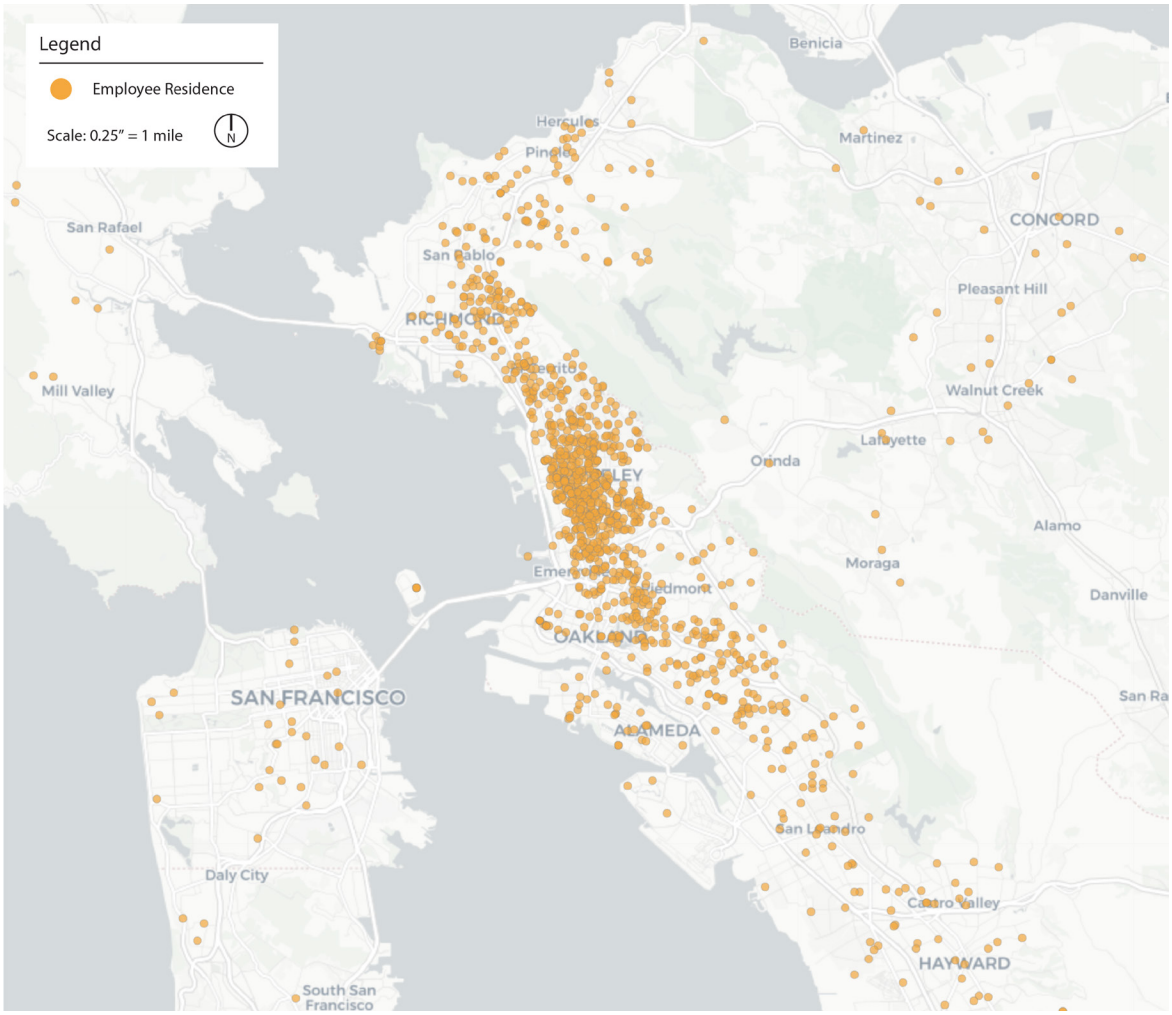
City of Residence	%	N
Berkeley	29.8%	231
Oakland	27.0%	209
Richmond	9.0%	70
El Cerrito	4.0%	31
Albany	3.6%	28
Other	26.6%	205
	100.0%	774

Source: BUSD Employee Housing Survey, 2017
Universe: All respondents; All: N=774; Owner: N=324; Renter: N=449

[7] In the San Francisco-Oakland-Hayward core-based statistical area, which includes Berkeley and much of BUSD's commute shed, households spend 48% of their income on housing and transportation, according to the H+T Index (CNT, 2018).

We can also visualize these residential locations geographically. Figure 8 shows all employee residential locations. We can see that employees live throughout the greater Bay Area, with the largest concentration in the East Bay stretching from Richmond down south through San Leandro. As we know from Table 5, Berkeley and Oakland together are home to more than half of all employees, but there's a significant amount of scattering among farther flung locations, from Vallejo in the north and Antioch in the east to Fremont in the south and San Francisco to the west.

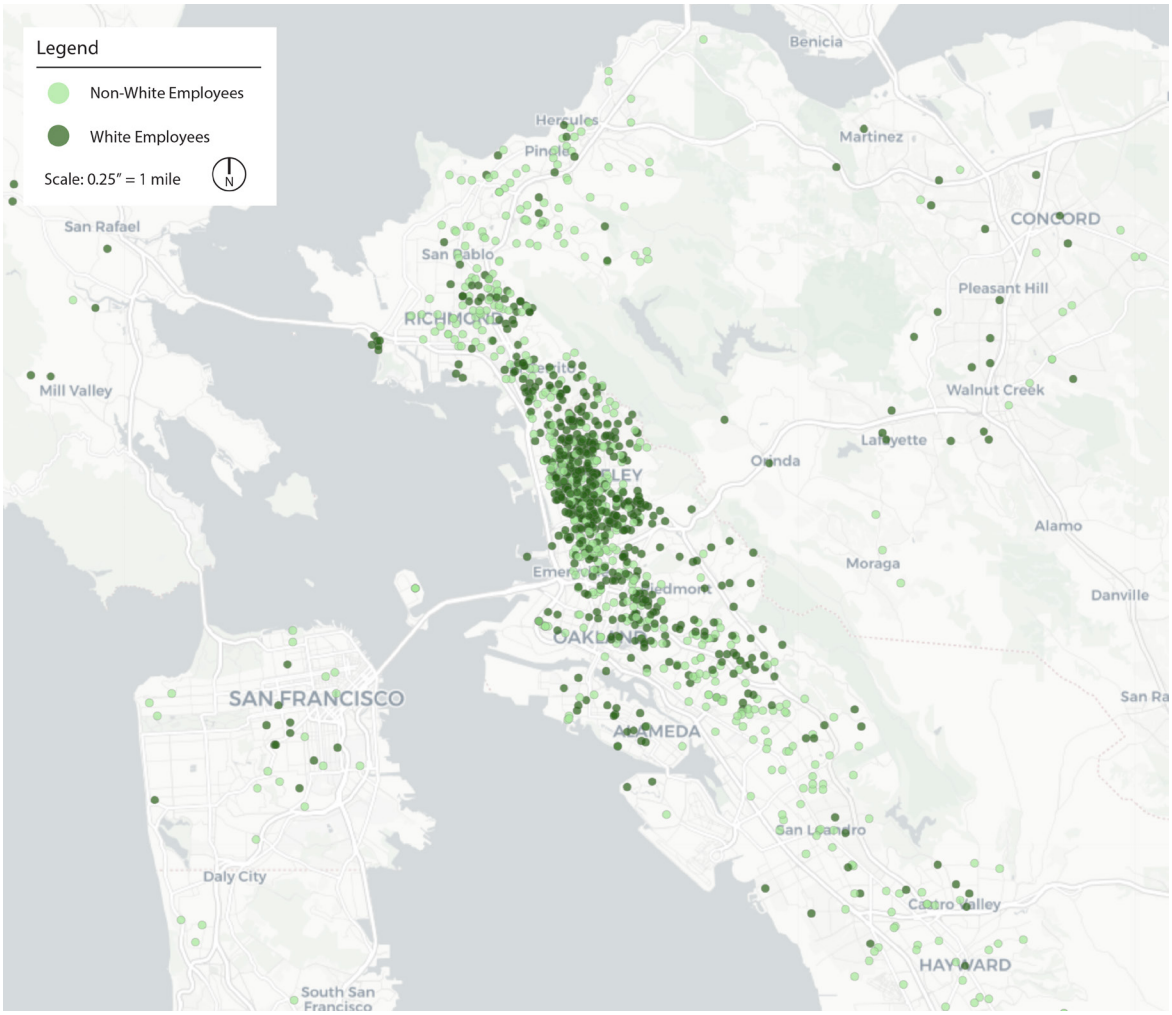
Figure 8: Employee Residential Locations



Source: BUSD Employee Data Set, 2017
Universe: All non-seasonal employees working more than 5 hrs/week); N=1,377

Figure 9 depicts the same set of employee home locations as in Figure 8, but visually differentiated by race/ethnicity: dark green points indicate White employees while light green points signify non-White employees. Given this specific lens, we can see that White employees are highly concentrated within Berkeley, Albany, the Oakland hills, and in Orinda, Lafayette, and Walnut Creek, whereas more non-White employees tend to live north of Berkeley (from Richmond to Hercules) or southeast (from East Oakland to Fremont) – generally farther distances from the city and district itself.

Figure 9: Employee Residential Locations by Race/Ethnicity: Non-White/White

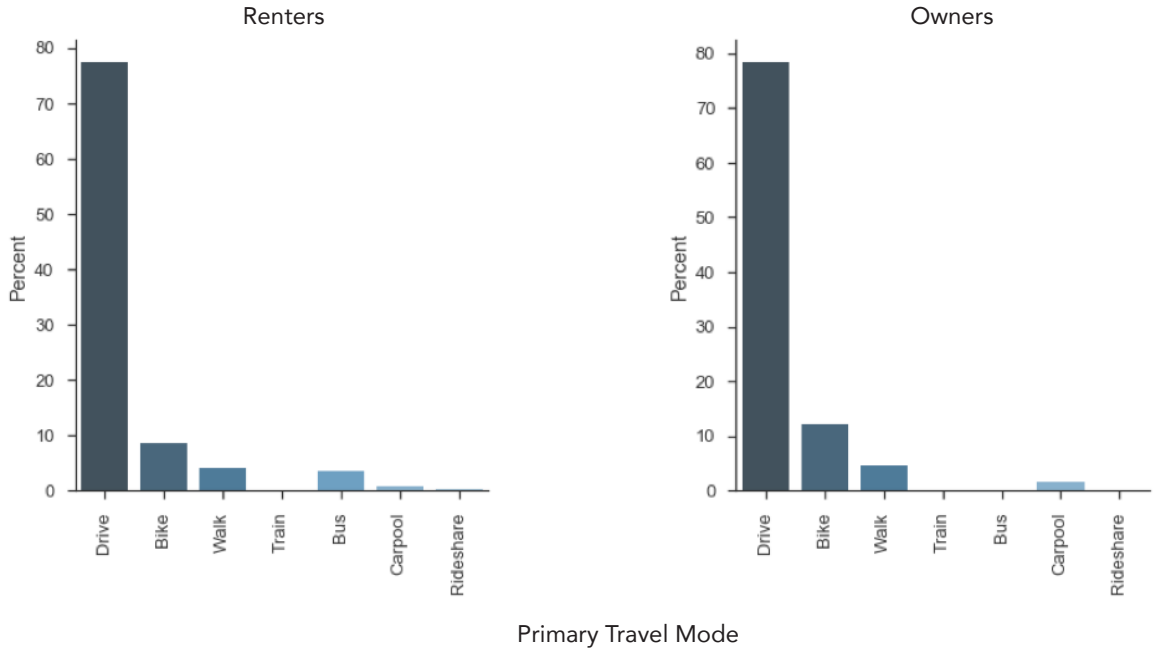


Source: BUSD Employee Data Set, 2017
Universe: All non-seasonal employees working more than 5 hrs/week); N=1,377

Accessibility to School Sites

Another way of looking at where employees live is how they get to work, and whether it is viable for them to take alternate modes of transportation which could reduce their travel costs and the district's overall vehicle miles traveled (VMT), thereby lowering its greenhouse gas emissions and carbon footprint – one of the stated goals of SB-1413. Figure 10 shows the primary travel mode that employees use to get to work. Employees overwhelmingly drive themselves: just under 80% for both renters and owners. The most notable differences are in the fact that 5% of renters take the bus as their primary travel mode compared to nearly 0% percent of owners,[8] and that owners are slightly more likely than renters to commute via bike or walking – an indication that they live relatively close to work, as we saw in Figure 7.

Figure 10: Primary Travel Mode to Work



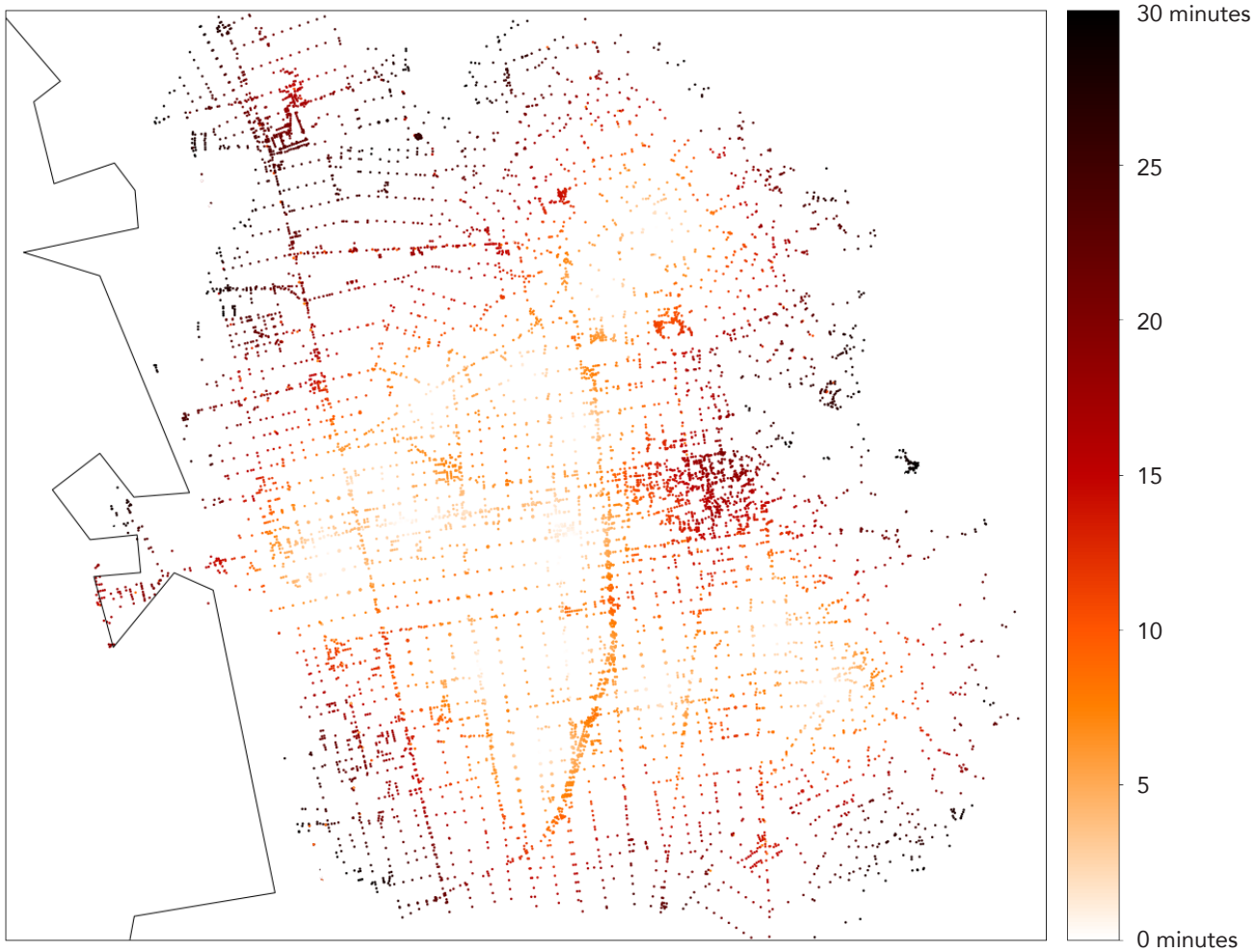
Source: BUSD Employee Housing Survey, 2017
Universe: All respondents; All: N=774; Rent: N=449; Own: N=324

While nearly 80% of employees commute by car, district employee housing in Berkeley would likely allow some of those employees to mode-shift away from car as the school sites would become more accessible via alternate modes of travel. To visualize this, I modeled the accessibility of the district's schools via public transit and pedestrian routes. Figure 11 depicts the level of accessibility from any one node (depicted as

[8] $p < .001$

points) to the two closest BUSD public school sites using public transit and pedestrian networks. This accessibility model uses commute data from 6am to 8am to capture a typical morning commute. (The two closest school sites serve as a proxy for exact work location, but since it's likely that many employees don't actually work at one of the two school sites closest to their home, this output may in fact be overly optimistic.) The color gradient indicates the amount of travel time up to 30 minutes. We can see that from nearly any point in Berkeley, an employee could travel to a school site in under 30 minutes using only public transit and pedestrian networks. Thus we would expect a school district employee housing development to unlock new possibilities for more sustainable (and less expensive) travel to work.

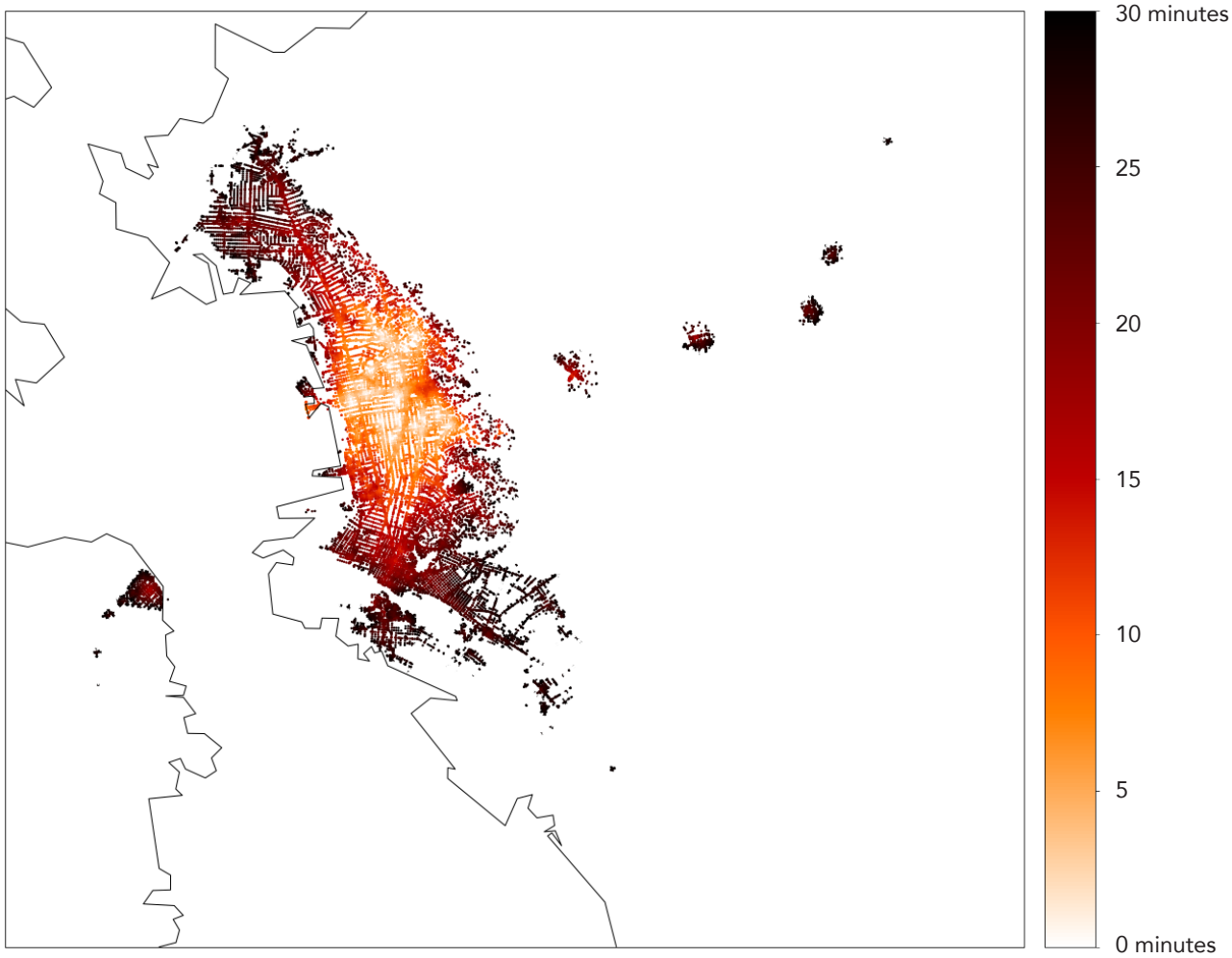
Figure 11: Accessibility to Berkeley Public Schools by Transit & Pedestrian Networks: City of Berkeley



Sources: BUSD Employee Data Set, 2017; CA CDE School File, 2017; GTFS Transit Feed; OSM Pedestrian Network; UrbanAccess

Figure 12 zooms out to take a look at the East Bay overall. The concentration of points in San Francisco and the increasingly smaller islands of accessibility spreading northeast signify the reach of BART, such that employees living in close proximity to any of those BART stations still have access to Berkeley schools within the 30-minute accessibility threshold. While much of Oakland, Albany, El Cerrito, and Richmond are somewhat accessible, it's significant that the farthest reaching tendrils of accessibility don't nearly approach the large concentrations of employees living north towards Hercules, Vallejo, and Fairfield, south towards Hayward and Fremont, and east out to Pittsburg and Antioch, per my earlier observations in Figure 8. This mismatch provides a glimpse into the difficulties many employees experience in using transit to reach their school site, which forces many residents in more affordable outlying areas to invest significant time and money into travel, most often in a single-occupancy vehicle.

Figure 12: Accessibility to Berkeley Public Schools by Transit & Pedestrian Networks: East Bay Overall



Sources: BUSD Employee Data Set, 2017; CA CDE School File, 2017; GTFS Transit Feed; OSM Pedestrian Network; UrbanAccess

Interest in BUSD-Owned Employee Housing

Returning now to our second research question – whether employees were interested in the proposed housing[9] – we asked a series of questions to gauge interest. My findings show that there is significant interest in low-rent BUSD-owned employee housing among renters, and that both renters and owners agree that district housing would help with recruitment and retention.

74% of renters **would be interested** in living in BUSD-owned employee housing

74% of renters would be interested in living in BUSD-owned employee housing and 67% of renters think the option of BUSD housing would increase the likelihood that they continue to work in the district. As one employee succinctly put it, "I would consider staying with the district if low cost housing was available." Employees offered a range of reasons why they would be interested in this housing, from reduced commute to increased camaraderie with coworkers to housing that is higher quality and allows them to save on rent. The latter was a key point, as I found that on the whole, employees did not see BUSD housing as an alternative to homeownership but rather as a potential avenue to homeownership. "If there was low cost temporary housing, I could actually save for a down payment on a home," noted one employee. "This could change everything for my family." Another employee stated, "I'm interested in affordable housing options because that would allow me the opportunity to save up money towards buying a home close to where I work… and thus continue to live in the community I serve."

Despite the fact that owners are not interested in district-owned housing for themselves, they recognize how important it could be for other employees and the district as a whole. To that end, both renters and owners strongly agree on the following two points:

[9] Note that the housing would have a fixed time limit in order to allow both current and future employees to benefit. We communicated this to employees on the survey, but the district had not determined an official time limit. Most other districts have set five or seven year limits. The district also had not determined a typical rental rate or subsidy; we used the term "low-rent" housing in the survey.

- High housing costs negatively impact the district's ability to retain current employees (79% of renters, 73% of owners)[10]
- The option of BUSD housing would increase the district's ability to recruit employees (86% of renters, 78% of owners)[11]

These two points help emphasize the fact that housing would function as both an incentive to stay with BUSD and as a recruitment tool. As one employee put it: "Right now, I know that many newer teachers do not have a choice but to live outside of the Berkeley community. Thank you for considering this option for us. I know that it will help to recruit and retain teachers, especially teachers of color."

Another key finding was that interest in BUSD-owned employee housing varies by employment status and income level. Table 6 displays the gap between Certificated and Classified employees in terms of household income, focusing specifically on renters who expressed interest in BUSD housing – so those individuals most likely to move into such housing in the future. We can see that among Certificated renters, 60% of those interested are in the Low to Moderate income categories (another 23.3% are Above Moderate), whereas the income distribution for interested Classified renters skews much lower: 53.7% are in the Extremely Low or Very Low income categories.

Table 6: Income for Renters Interested in BUSD Housing, Certificated & Classified

	Certificated Renters Interested in BUSD Housing		*Classified* Renters Interested in BUSD Housing	
Income Category (% AMI)	**%**	**N**	**%**	**N**
Extremely Low (30% and below)	6.7%	12	21.5%	32
Very Low (31% - 50%)	10.0%	18	32.2%	48
Low (51% - 80%)	22.2%	40	28.2%	42
Moderate (81% - 120%)	37.8%	68	12.1%	18
Above Moderate (above 120%)	23.3%	42	6.0%	9
	100.0%	180	100.0%	149

Source: BUSD Employee Housing Survey, 2017
Universe: Renters interested in BUSD housing; Certificated: N=180; Classified: N=149

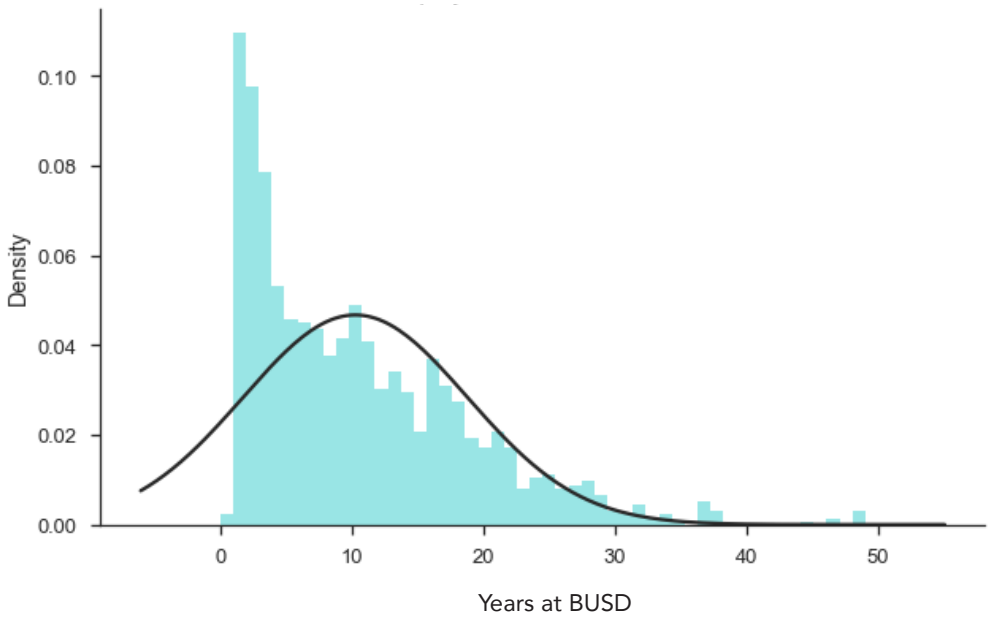
[10] No statistically significant difference between renters and owners
[11] Statistically significant difference between renters and owners ($p < .05$), but substantively there is very close agreement between the two

The findings in Table 6 may not be especially surprising, but they help inform the development structure of a public-private partnership that aims to provide affordable housing for both teachers and Classified staff, given the widely publicized LAUSD case discussed earlier. In BUSD, both the teachers and Classified unions specifically sought to ensure that any employee housing would not favor one population over the other, with major implications for financing. This issue of how to target both populations, given their divergent household incomes, is at the heart of financing and developing school district employee housing.

Spotlight: Employee Tenure and Age

Finally, I want to shine a light on key employee subgroups that help inform our understanding of recruitment and retention issues: employees who are new to the district and younger employees. Figure 13 shows the distribution of employee tenure with BUSD in years, with nearly 30% of employees new to the district within the past three years and noticeable drop-offs after the 10-year and 20-year marks.

Figure 13: Employee Tenure with BUSD



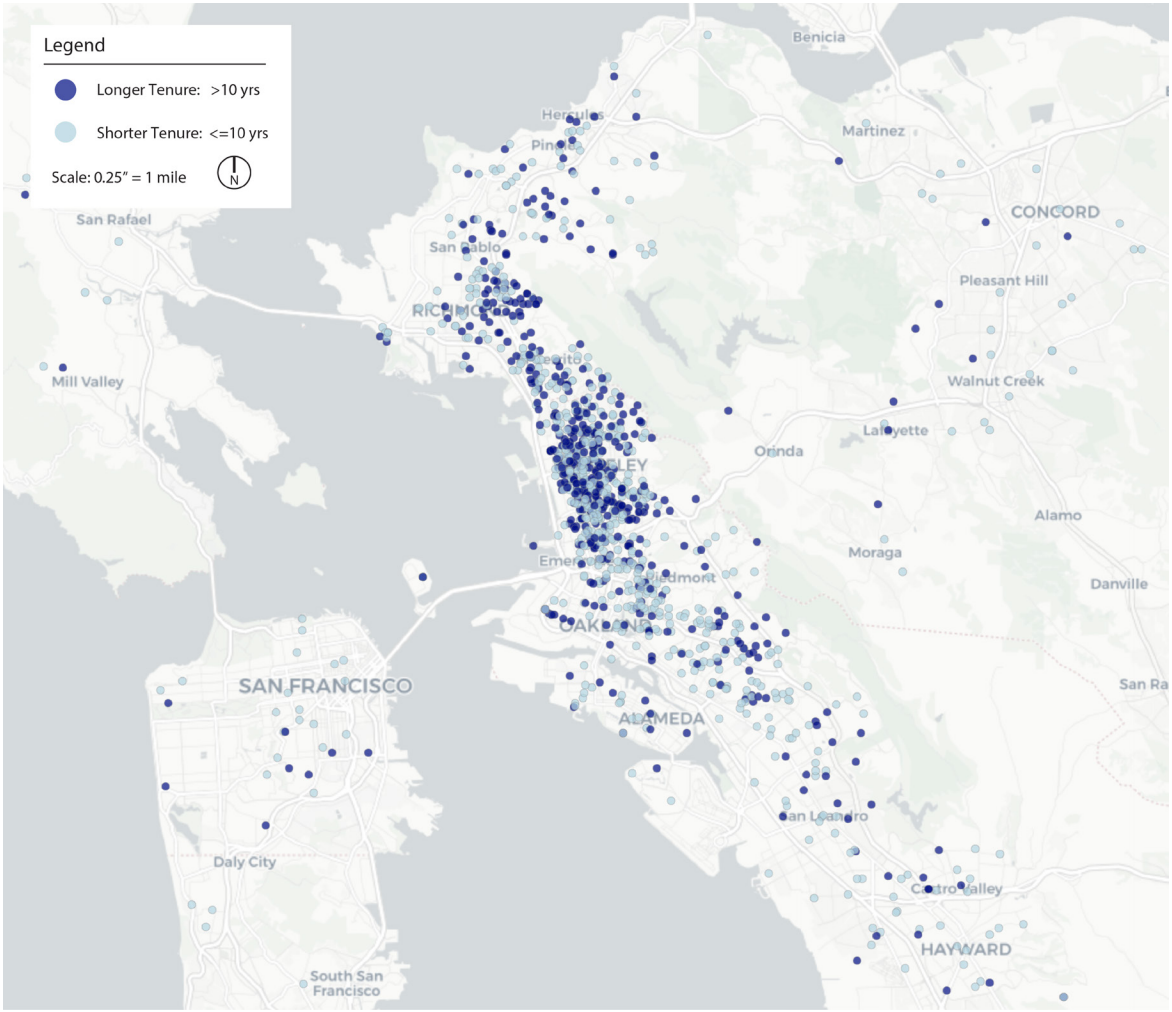
Source: BUSD Employee Data Set, 2017
Universe: All non-seasonal employees working more than 5 hrs/week); N=1,377

Qualitative employee comments indicated that those employees who have been in the district longer were more likely to have purchased (or started renting) a home in Berkeley before housing prices reached their current peak level, allowing them to live

in Berkeley while newer employees may be forced to live farther afield towards the urban fringe due to Berkeley's high housing costs.

Figure 14 confirms such comments, displaying employee residential locations differentiated by how long the employee has worked at the district. The highest concentration of longer-tenured employees (dark blue dots, more than 10 years with the district) is within Berkeley and the immediate surrounding communities, while newer district employees (light blue dots, up to and including 10 years with the district) are much more evenly spread around the Bay Area, with many in Oakland and further south to Fremont as well as a cluster eastward towards Concord.

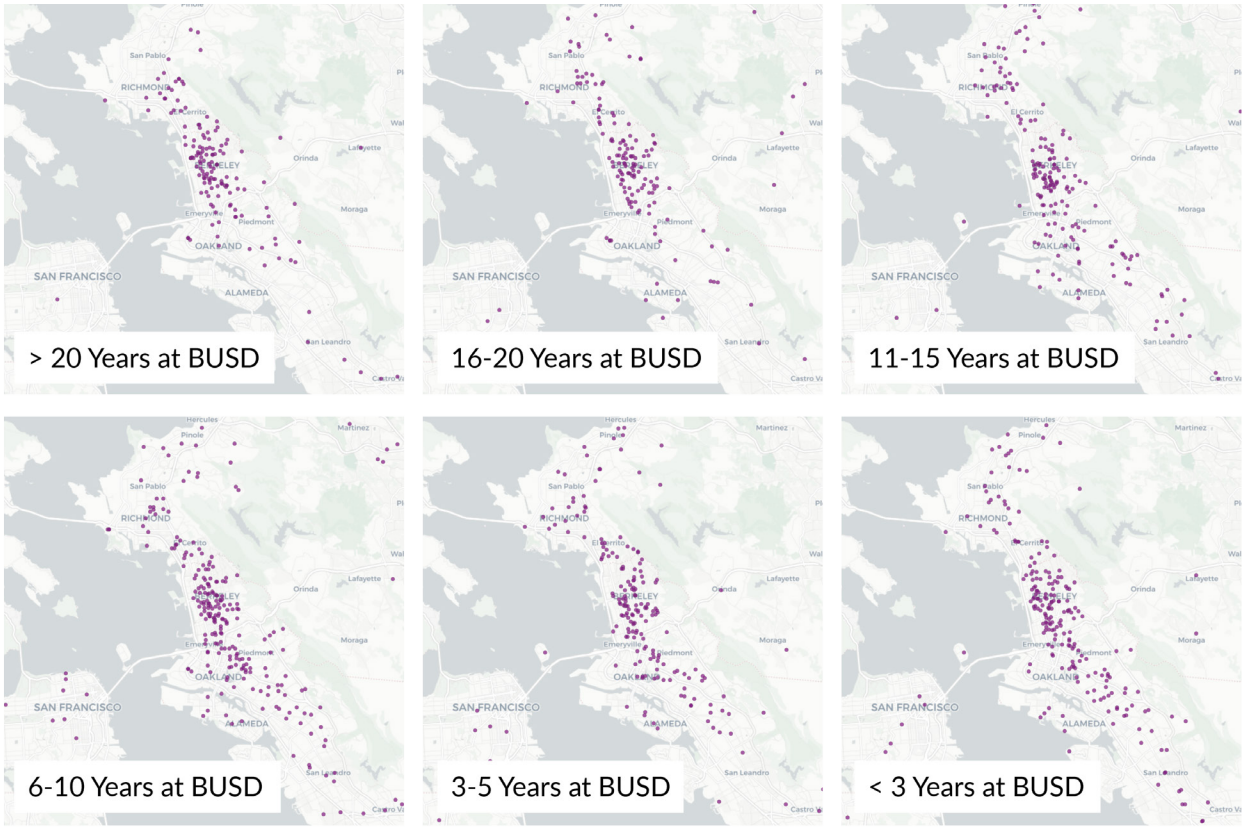
Figure 14: Employee Residential Locations by Employee Tenure with BUSD



Source: BUSD Employee Data Set, 2017
Universe: All non-seasonal employees working more than 5 hrs/week); N=1,377

Figure 15 provides a more detailed visualization of this same data, offering a six-part time series showing where employees currently live based on the year they were hired by the district. As the maps progress from longer-tenured employees (more than 20 years with the district) to the most recently hired employees, we can see that the distribution of home locations continues to expand outwards from predominantly Berkeley and North Oakland to encompass the entirety of the region. This has clear implications for recruitment and retention of new employees, potentially imperiling the district's ability to attract and keep those employees as other nearby districts compete for them as well.

Figure 15: Employee Residential Locations by Employee Tenure with BUSD: Time Series



Source: BUSD Employee Data Set, 2017
Universe: All non-seasonal employees working more than 5 hrs/week); N=1,377

Housing pressures are particularly acute for younger employees – under 35 years old – who make up one-fifth of the district's workforce. (Not all employees who are new to the district are young, but many of them are.) 84% of young employees are renters,

compared to 58% of employees overall,[12] and 31% of young employees live with at least one roommate (compared to 16% overall).[13] Young renters are especially likely to think the high cost of housing negatively impacts their long-term ability to stay in BUSD: 79% of young renters vs. 69% of all renters.[14]

83% of **young renters** would be interested in living in BUSD-owned employee housing

Given this context, it is not surprising to find that young renters had an especially strong positive response to the option of BUSD-owned housing: 83% would be interested in living in employee housing (compared to 74% of all renters).[15] This population is key to overall district retention efforts, and also provides a benchmark for the way many younger incoming employees may feel about their ability to work in BUSD while living affordably (and long-term) in the Bay Area.

[12] $p < .001$
[13] $p < .001$
[14] $p < .05$
[15] $p < .05$

VII. Discussion & Learnings

To return to our initial framing considerations from the start of this report, other districts across the state are now asking the same questions as BUSD: Do we need to provide employee housing and are employees interested? How do we tackle financing and development? What other technical challenges do we need to address? With few precedent projects in California but increasingly fervent interest from districts whose employees are feeling the pinch of the affordable housing crisis, district leaders can draw lessons from BUSD.

My findings specifically address the first overarching question: as seen in the data presented above, BUSD employees have both a clear need for and a demonstrated interest in low-cost rental housing. The following key takeaways emerged from this study of BUSD employee housing:

- BUSD renter employees are experiencing financial pressures due to high housing costs
- Most BUSD employees do not live in Berkeley, and their travel to work compounds the pressure they are experiencing from their housing situation
- Housing costs and commute may both impact employee ability to stay with BUSD long-term
- There is significant interest in BUSD employee housing among renters
- BUSD employees believe that district-owned housing would help the district recruit and retain employees

These takeaways speak to the current housing plight of BUSD employees and the widely acknowledged need for housing assistance. Such learnings are not likely to be the same in every district, though. And while my study does not offer comprehensive strategies to address the questions of financing, development, and technical

challenges – in part because the district is currently in the process of grappling with those questions – I have begun to show how districts might approach these complex issues as they consider their own employee housing projects.[16]

The magnitude of housing unaffordability for school district employees may be especially pronounced in Berkeley, but comparable situations exist throughout the Bay Area and much of coastal California – thus the urgent push for solutions by the state legislature, private developers, nonprofits, and districts themselves. As I discussed, in the past two years California has cleared some of the largest legal hurdles standing in the way of school district employee housing projects. The package of state housing bills passed in September 2017 will also help to incentivize affordable housing production moving forward.

As other districts enter the fray, the BUSD case offers some important lessons. Based on my review of the current school district housing landscape in California and my study for BUSD, I have identified seven key recommendations for districts pursuing employee housing plans.

1. Listen to Employees

A crucial early step for any district housing plan is to understand current employee housing situations and their attitudes toward potential housing assistance. It may be tempting for the school board or district leadership to develop a plan as a response to other districts undertaking their own projects, but districts should be wary of taking a top-down approach. It is important to hear from employees, in a variety of forums: during the public comment period at board meetings, in a survey like the one we conducted, and through the conduit of their unions. In Berkeley, the district brought the unions (both teachers and Classified) onboard early in the process and they played a central role in shaping the research questions and survey design. As part of a larger group of key stakeholders, the unions helped tailor our approach to best capture and respond to their members' needs, and their support was crucial in driving our high survey response rate.

Some districts have seen pushback against their proposed housing programs because development of employee rental housing is seen as a high-cost endeavor that benefits

[16] See Appendix A: Postscript for more details about the December 2017 School Board meeting where I presented my findings.

only a small percentage of all employees. Labor groups have argued that the money could be better spent on wage increases – which are badly needed, as I noted earlier. Yet wage increases and employee housing are different approaches with different goals, and it's important to communicate their respective benefits to employees and their unions. I would like to see increased wages for teachers and district employees across the board, full stop. It is arguably one of the key issues driving the current teacher shortage. But I also know that a raise alone (of, say, 5%) is not likely to drastically change an employee's ability to afford rent in Berkeley without additional changes to housing supply or subsidy. Some BUSD employees understood this logic themselves, appreciative of efforts to raise wages but aware of housing costs as a central stressor in their lives: "The 'bottom line' of my cost of living and quality of life are in dire straits. Affordable housing, quite simply, would make ALL the difference." This serves to underline my point: begin by listening to employees and learning about their housing needs and interests to make sure an employee housing program is necessary and has broad support.

2. Understand Scale

As districts rush to enter the fray with a proposal of their own, it is important to understand the potential impact of a single project for their employees. At what scale will the project have the largest impact? In rural counties, a 24-unit complex might be a game-changer, capable of housing a sizeable portion of total employees. Yet in a large city like San Francisco, the district has already received criticism that its 100 to 150 units of employee housing will not move the needle for a teacher population alone of nearly 4,000. In the latter case, SFUSD hopes to use this first project partly as a proof of concept, with the goal of adding future projects to help address the vast need for affordable housing. But it is crucial for districts to determine the scale that will make their project pencil given available funding resources and that will best suit their goals to provide housing assistance for as many employees as possible.

There is of course the possibility that direct housing provision is not the most cost-effective way for a district to make an impact. Depending on the amount of assistance needed – and whether it should be targeted to renters or homebuyers – it might be more effective to offer rental subsidy, down payment assistance, child care services, or other housing incentives.

3. Critically Assess Surplus Properties

Districts looking to build their own housing must first undertake a comprehensive assessment of all their properties to determine whether any properties can be (1) designated as surplus and (2) developed into multifamily affordable housing. There is no guarantee that a district will have appropriate surplus property for this purpose, but many districts have been able to identify shuttered school buildings, underutilized plots of land, or expansive surface parking lots that offer opportunities for development. With the streamlined surplus process instituted as part of AB-1157, California districts now have more incentive to leverage their own property wherever possible.

Historic school buildings may even lend themselves to adaptive reuse. In St. Louis the student population has decreased dramatically since the middle of the twentieth century, forcing dozens of schools to close. St. Louis Public Schools has been selling off the empty schools to developers, who have converted them into apartments, artist studios, lofts, condos, and offices (Davis, 2017). The district is now tackling a project to turn the empty Wilkinson School into teacher housing, with the goal of using historic tax credits as a major part of the financing. While historic tax credit requirements can be burdensome and restrictive for some developments, in a case like this, the building's historic status – and the desire to preserve its physical character – lend the project to an historically centered approach. (Seawall Development has also leveraged historic tax credits in their Baltimore and Philadelphia projects, though those were adaptive reuses of mills, rather than district-owned property.) Adaptive reuse projects are likely neither appropriate nor viable for most districts, but they exemplify a creative approach to utilizing surplus property that will serve districts well as they look to develop their own projects.

4. Consider the Positive Non-Housing Effects

Housing is not an isolated issue. It is also a transportation issue, an environmental issue, a community issue. Districts should emphasize that employee housing provides more than simply a place to stay with reduced rent. The additional benefits are significant: employees will feel a closer connection with the school community by living where they work, teachers will have more time to dedicate to after-school activities, and the housing will also provide a shared space to provide employees with social connections, support, and professional development.

From a transportation standpoint, I illustrated that in BUSD, most employees do not live in Berkeley and cannot readily access the district's school sites using public transit and pedestrian networks. The lengthy commutes that accompany life in distant, less expensive municipalities constitute large contributions to carbon emissions. This is clear in the text of SB-1413: "By creating affordable housing options for teachers near or on schoolsites, it also reduces vehicle miles traveled and time away from teachers' homes, thereby reducing or eliminating commute time" (Sen. Bill 1413). Districts should lean on these additional, non-housing spillover benefits to drive the conversation about employee housing.

5. Get Creative with Financing: Think Beyond LIHTC

It is understandable that developers would fall back on reliable, tried-and-true financing mechanisms, but district employee housing is not traditional affordable housing. While SB-1413 now allows developers to use tax credits on projects restricted to school district employees, LIHTC comes with a clear tradeoff. As we saw in the LAUSD example, a project financed entirely with LIHTC is unlikely to provide housing for both district staff and teachers, as in most cities the latter group will make significantly more than the low-income cap.

San Francisco may offer an ideal case: SFUSD plans to use LIHTC to cover 40% of the units, which will be for para-educators making up to 60% of AMI, and will use public funds from the City of San Francisco to finance the other 60% of units, which will be reserved for teachers making anywhere from 60% to 130% of AMI. Of course, few (if any) other districts can rely on robust public financing of the sort that San Francisco can provide. If establishing a public-private partnership, districts should spur their developer partners to get creative with financing. The state is on record as wanting to "promote public and private partnerships" and "foster innovative financing opportunities" (Sen. Bill 1413), so even if a specific approach has not been tried out or tested legally, the state appears to be amenable to creative strategies.

It is important to be clear about your goals and restrictions from the outset. For instance, the BUSD Board was clear that it would only consider options with no significant impact on the General Fund. The district knows that Berkeley voters have a strong track record of supporting bond measures, and thus funding through a school facilities bond became not only a viable option but the preferred path forward.

6. Combine with Ownership Assistance

As I noted in my analysis of the BUSD case, many employees view the district's rental housing as a stepping stone towards the ultimate goal of homeownership. That goal currently appears to be out of reach for many district employees, especially those who are younger and newer, but affordable rental housing (for a fixed period of potentially five to seven years) offers a prime opportunity to save for a down payment. Districts would be remiss not to offer a homeownership assistance program as a natural extension of their rental programs. Patterson Joint Unified School District, in Stanislaus County, California, has one such program. The district owns townhouses in a new development in Patterson and rents those units below market rate to employees; nearly half of the employee's monthly rent gets deposited into a savings account used exclusively for the purchase of a home in the district. Employees who do not live in the rental housing can also participate, putting $300 into a mortgage assistance account per month, which the district will match up to $10,800 for any home in the district's boundaries. (Santa Clara Unified also had a down payment assistance component as part of its housing plan but ended the down payment program in order to focus entirely on providing rental housing.)

Smaller or more rural districts like Patterson may have to create their own programs from scratch, but many larger urban districts may be able to plug into existing programs. Many cities and states already have down payment assistance programs in place for teachers, often as part of a broader initiative to incentivize homeownership among public employees. Districts should take advantage of these existing programs, where applicable, and connect their own employee rental housing projects with ownership assistance in any form – including financial advising, down payment assistance, and closing cost assistance.

7. Account for Evaluation

The first few waves of school district employee housing projects have been widely viewed as successful, yet there have been no significant, robust evaluations to analyze their impacts. The academic literature has thus far focused primarily on the question of "Why district housing?" – offering theoretical and empirical underpinnings that support this emerging typology. The dearth of evaluations may simply be a function of how few projects currently exist, but as more of these projects come to fruition, districts need to invest in robust, longitudinal evaluation programs that follow

residents and track their outcomes. Employee rental housing holds great promise as a tool for recruitment and retention in districts with teacher shortages and high housing costs. The need and interest are well-established; now the current wave of projects must account for evaluation in order to inform future developments and drive evidence-based policies that enable school district employees to live in the communities they serve.

Appendix A

Potential Sites

As part of its feasibility analysis in August 2017, BUSD identified four district-owned properties with large enough parcel sizes and appropriate zoning to allow for multifamily housing development. Staff presented the following options to the Board:

West Campus: 1222 University Avenue
Lot Size: Approximately 40,000 Sq Ft
Zoning: General Commercial (C-1) part of University Ave Plan Overlay area.
Restricted Multifamily Residential (R-2A)
Development Capacity: Three Stories at 35 Feet.
Potential of fourth story up to 50 feet if density bonus is included.
Potential Yield: 150-200 units.
Unit Mix: Studio, 1, 2 & 3 bedroom apartments
Estimated Cost17: $48 - $64 Million

Oregon/Russell St Maintenance Facility: 1720 Oregon/1707 Russell Street
Lot Size: Approximately 60,000 Sq Ft
Zoning: Restricted Two Family Residential (R-2) on Oregon St frontage
Restricted Multifamily Residential (R-2A) on Russell St frontage
Development Capacity: Three Stories at 35 feet
Potential Yield: 50-60 units
Unit Mix: 1,2 & 3 bedroom apartments
Estimated Cost: $32 Million

[17] All estimated costs for these sites are preliminary; each site would require more detailed, specific capacity studies for proposed development.

Berkeley Adult School Parking Lot: 1701 San Pablo Avenue
Lot Size: Approximately 35,000 Sq Ft
Zoning: General Commercial (C-1)
Capacity: Four Stories at 50 feet
Potential Yield: 100-150 units
Unit Mix: Studio, 1, 2 & 3 bedroom apartments
Estimated Cost: $42 - $56 Million

Berkeley High School Tennis Courts: 2309 Milvia Street
Lot Size: Approximately 37,000 Sq Ft
Zoning: Commercial-Downtown Mixed Use (C-DMU) Buffer
Capacity: Five Stories at 60 feet
Potential Yield: 50-100 units
Unit Mix: Studio 1, 2 bedroom apartments
Estimated Cost: $59 - $74 Million

Postscript:
Outcome of December 2017 BUSD School Board Meeting

I presented my findings to the BUSD School Board at the December 2017 meeting, along with Executive Director of Facilities Tim White, who presented four options for next steps:

- **Option 1A**: Pursue a (District or City) bond measure in 2018
  - If District bond, would entail a one-time increased cost to the General Fund of up to $50,000 for polling and additional bond preparation
- **Option 1B**: Pursue a bond measure in 2020
  - No anticipated increase in costs to the General Fund
- **Option 2**: Pursue a public-private partnership
  - Would entail a one-time increased cost to the General Fund of up to $15,000 for an RFP process to find a development partner
- **Option 3**: Decline to move forward

The Board decided not to pursue a 2018 bond, largely out of concern over the accelerated timeline to prepare for a bond in less than a year and the fact that the district already planned to go to the voters for approval of a 2020 facilities bond. (Berkeley voters tend to strongly support the district's bond measures, but a 2018

measure, especially on the heels of the City's 2016 affordable housing bond, might exhaust their willingness to do so.) The Board opted to pursue a weakened version of Option 1B, directing staff to consider employee housing as a possible element in its 2020 facilities bond measure. District staff will continue to discuss the issue as part of preparation for that 2020 bond, but as of now there is no guarantee that housing will be part of the bond.

While the Board appeared convinced that housing is a critical issue for employees and intrigued by the possibility of developing employee housing, it was hesitant to commit to a single path forward without further consideration of funding sources. The Board did not completely foreclose the option of a public-private partnership, and there may be value in soliciting innovative financing approaches from developers through an RFP process. However, Board members expressed serious concern that a public-private partnership could properly provide affordable housing for both teachers and Classified staff, given the widely publicized LAUSD case as well as pressure from both unions to ensure that any housing serves both populations. That concern helps explain the Board's decision to pursue the 2020 facilities bond approach, in order to provide the district with more control over setting rent limits and serving a variety of employees.

Appendix B

School District Employee Housing Projects: Select Examples

Project	Completed	Type	Units	Population	Cost	Financing
District-Driven						
Santa Clara Unified School District (SCUSD) Casa del Maestro *Santa Clara, CA*	Phase I: 2002 Phase II: 2009	District property *Developer* Education Housing Partners, LLC	Phase I: 40 units Phase II: 30 units 1-2 BR All rents set at 60% of market rent	Teachers with less than 10 years tenure with SCUSD and household income below $136,000	Phase I: Phase II: $6.5 million	Certificates of Participation
Los Angeles Unified School District (LAUSD) Sage Park Apartments *Los Angeles, CA*	2015	District property; limited partnership with ground lease *Developer* BRIDGE Housing	90 units 1-3 BR All units 30-60% AMI	Open to public, but preference given to LAUSD employees; AMI limits too low for teachers to qualify	$28 million	LIHTC equity; LAUSD; LA Housing & Community Investment Department; CA Community Reinvestment Corporation; New Generation Fund; Federal Home Loan Bank of Atlanta
Los Angeles Unified School District (LAUSD) Selma Community Housing *Los Angeles, CA*	2016	District property; limited partnership with ground lease *Developer* Abode Communities	66 units 1-3 BR All units 30-60% AMI	Open to public, but preference given to LAUSD employees; AMI limits too low for teachers to qualify	$32.9 million	LIHTC equity; CA Community Foundation; Abode Communities Housing Fund; CA HCD TOD Housing Program; LA Housing & Community Investment Department; Dignity Health; Federal Home Loan Bank of San Francisco

San Francisco Unified School District (SFUSD) Francis Scott Key Annex *San Francisco, CA*	Proposed	District property *Developer* Mid-Pen	100-150 units 1-3 BR LIHTC units: 60% AMI Teacher units: 60-130% AMI	40% of units are for low-income para-educators (no term limits); 60% of units for middle-income teachers (7 year limit)	TBD At least $44 million from City of San Francisco	LIHTC equity; City of San Francisco public funds
Palo Alto Unified School District (PAUSD) *Palo Alto, CA*	Initial Analysis	County-owned property *Developer* TBD	60-120 units All units 80-120% AMI	Employees of PAUSD, Mountain View Whisman, Mountain View Los Altos, Los Altos, Foothill-De Anza Community College		TBD: partially Measure A housing funds
Developer-Driven						
Miller's Court *Baltimore, MD*	2009	Developer-driven *Developer* Seawall Development	40 units 1-3 BR Teachers receive $300-600 monthly rent discount	Open to public, but teachers in Baltimore area are incentivized via monthly rent discount	$21.1 million	New Markets Tax Credit equity; Historic Tax Credit equity; MD State Loan; Baltimore City Loan; Bank Loan (SunTrust); Enterprise Community Partners
Union Mill *Baltimore, MD*	2012	Developer-driven *Developer* Seawall Development	56 units 1-2 BR Teachers receive $300-600 monthly rent discount	Open to public, but teachers in Baltimore area are incentivized via monthly rent discount	$23 million	New Markets Tax Credit equity; Historic Tax Credit equity
Oxford Mills *Philadelphia, PA*	2014	Developer-driven *Developer* D3 Real Estate & Seawall Development	114 units 1-2 BR 40% of units market rate 60% of units 25% below market rate	60% of units reserved for teachers 40% of units open to public	$36 million	New Markets Tax Credit equity; Historic Tax Credit equity; Philadelphia Industrial Development Corporation; National Trust Community Investment Corporation; Enterprise Community Partners
Silverbrick Lofts *Springfield, MA*	2015	Developer-driven *Developer* SilverBrick Group	265 units Studios-2 BR 25 of the units offered to teachers at 10-20% below market rate	25 units restricted to Springfield Public Schools teachers; a local nonprofit master leased all 25 units	$15 million	Information not available

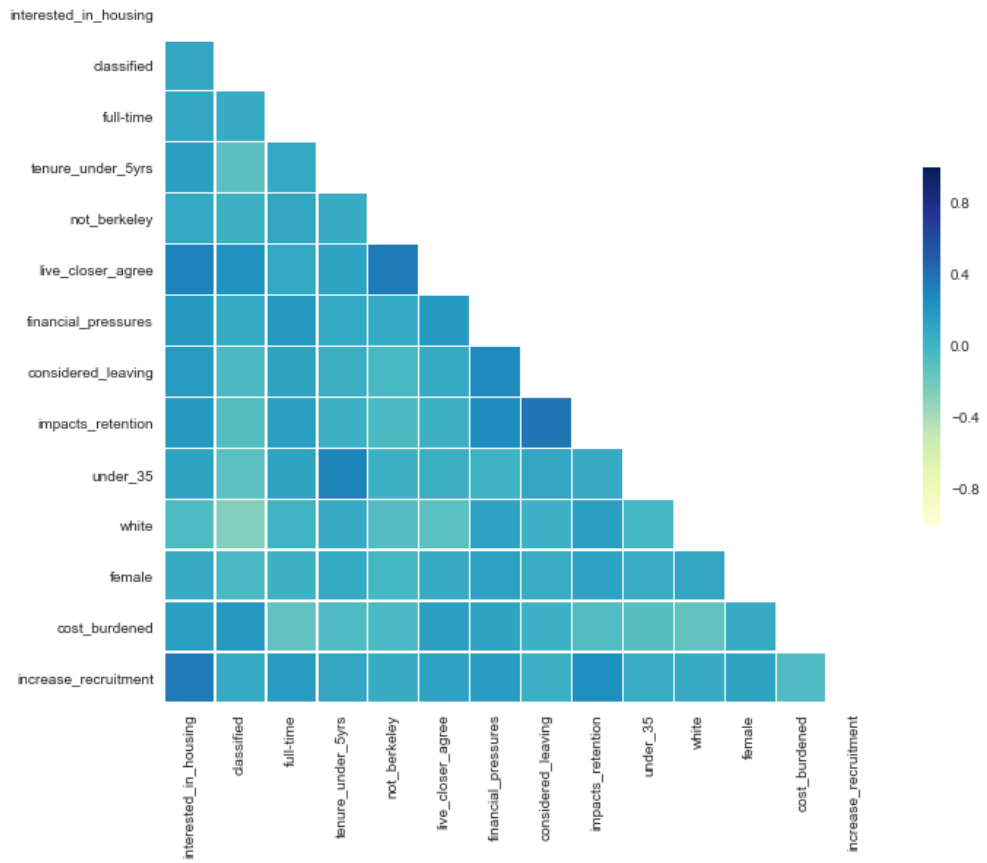
Teachers Village Newark *Newark, NJ*	2017	Developer-driven *Developer* RBH Group	204 units Studios-3 BR 70% of units 10-15% below market rate 30% of units market rate	70% of units reserved for Newark teachers 30% of units to public	$150 million	New Markets Tax Credit equity; Qualified School Construction Bonds; Redevelopment Area Bonds; New Jersey Urban Transit Hub Tax Credits; Private Investments (Berggruen Holdings, Goldman Sachs, TD Bank, Prudential)
Renaissance Village *McDowell County, WV*	Under construction	Public-private partnership: Reconnecting McDowell (landowner)	30 units	First priority for teachers, but open to public as well	$7.5-$8 million	Federal and state low interest loans; Private grants (TBD)
St. Paul on Fourth Street *Washington, DC*	Under construction	Developer-driven *Developer* Nonprofit St. Paul on Fourth Street	10 units Studios-2 BR 20-40% below market rate Development includes 2 charter schools	9 units reserved for any teachers working in Washington DC (not restricted to teachers at the adjoining charter schools)	$17.2 million	CDFI loans to purchase property (including charter school space): Building Hope, Reinvestment Fund, Low Income Investment Fund, Capital Impact Partners
Wilkinson School *St. Louis, MO*	Proposed	Developer Smith NMTC Associates purchased the building from St. Louis Public Schools	44 units Rents likely 20% below market rate	Restricted to teachers in the city of St. Louis	N/A	New Markets Tax Credit equity; Historic Tax Credit equity (federal and state)
Teachers Square *Chicago, IL*	Proposed	Local nonprofit IFF purchased land from Chicago Public Schools; partnering with developer RBH Group	87 apartment units (+30 market rate lofts) 28% at 50% AMI 24% at 80-120% AMI 48% at market rate	Preferential marketing for teachers and discount for teachers, but open to public	N/A	New Markets Tax Credit equity

Appendix C

Regression Analysis

As an additional layer of analysis, I sought to understand some of the key inputs (independent variables) that might drive an employee to answer that they were interested in living in BUSD housing (dependent variable). To begin with, I plotted correlations between a series of key variables in order to identify multicollinearity between individual independent variables, as seen in Figure 16. (I restricted my model to only the renter employee population, since renting has an almost perfect correlation with an employee's interest in this housing.)

Figure 16: Correlation Plot of Variables



I then ran a series of logit regressions with key variables from the above correlation plot, with the final output seen in Figure 17 and the odds ratios for each independent variable in Figure 18. The independent variables are all dummy variables, and they include the following: employment status as Classified; not living in Berkeley; being cost burdened (spending over 30% of income on rent); experiencing financial pressures due to the cost of housing; having considered leaving the district due to housing costs; whether they think housing costs impact retention; and under 35 years old. We can see that each of the independent variables is statistically significant at the 95% confidence level except for "financial pressures."

Figure 17: Logit Regression Results

Dep. Variable:	interested_in_housing	No. Observations:	449
Model:	Logit	Df Residuals:	441
Method:	MLE	Df Model:	7
Date:	Mon, 11 Dec 2017	Pseudo R-squ.:	0.1043
Time:	12:39:45	Log-Likelihood:	-230.70
converged:	True	LL-Null:	-257.57
		LLR p-value:	2.644e-09

	coef	std err	z	P>|z|	[0.025	0.975]
Intercept	-1.2351	0.365	-3.386	0.001	-1.950	-0.520
classified	0.5306	0.249	2.127	0.033	0.042	1.019
not_berkeley	0.5263	0.255	2.060	0.039	0.026	1.027
cost_burdened	0.7147	0.239	2.992	0.003	0.247	1.183
financial_pressures	0.4480	0.275	1.628	0.103	-0.091	0.987
considered_leaving	0.4995	0.255	1.961	0.050	0.000	0.999
impacts_retention	0.7837	0.285	2.753	0.006	0.226	1.342
under_35	0.7324	0.279	2.621	0.009	0.185	1.280

From the odds ratios, we can see that if an employee fits any of those independent variable dummies (therefore a one-unit increase in the variable), then the likelihood that the employee is interested in living in BUSD housing increases. The highest odds ratios are for those who are cost burdened, who believe housing costs impact employee retention, and who are under 35 years old – isolating all other variables, a 1-unit increase in any of these three independent variables at least doubles the likelihood that the employee will express interest in living in BUSD employee housing.

Figure 18: Logit Regression Odds Ratios: Interest in Living in BUSD Housing

Variable	Odds Ratio
Classified	1.70
Not in Berkeley	1.69
Cost burdened	2.04
Experiencing financial pressures	1.57
Considered leaving BUSD	1.65
Housing impacts retention	2.19
Under 35 years old	2.08

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Acknowledgements

My immense gratitude goes to my academic advisors, Carol Galante and Carolina Reid, and to Jeff Vincent at the Center for Cities + Schools, who advised me through every stage of this project. This work also would not have been possible without strong collaboration from Josh Daniels, Tim White, Chanita Stevenson, and everyone in the BUSD Employee Housing working group. Finally, I want to thank my family, my friends, and especially my incredible classmates at UC Berkeley, whose critical questions helped shape my research and whose own work has been consistently inspiring throughout the past two years.

EXHIBIT B – SURVEY DATA AND REPORTS(II)

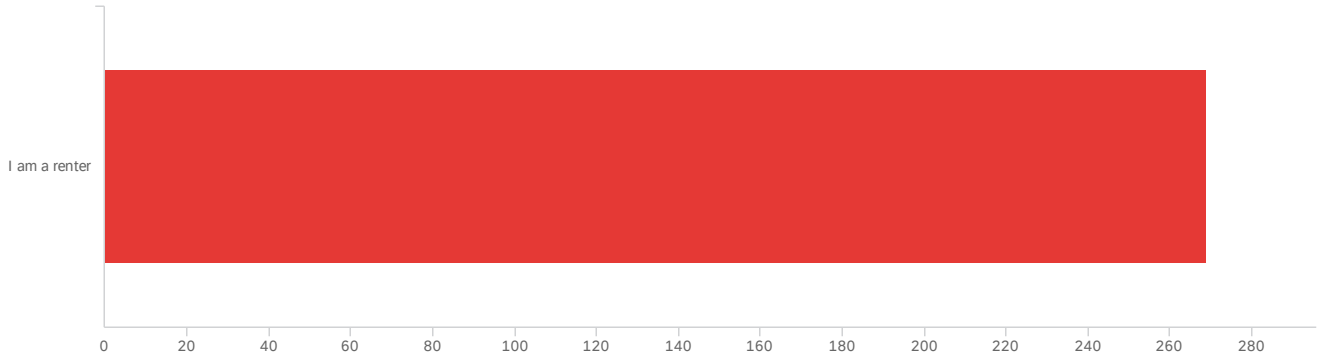
2020 Survey Data

Report_2

BUSD Employee Housing Survey 2020

May 28, 2020 11:33 AM MDT

3 - Which of the following best describes your current housing?



#	Field	Choice Count
1	I am a renter	100.00% 269

Showing rows 1 - 1 of 1

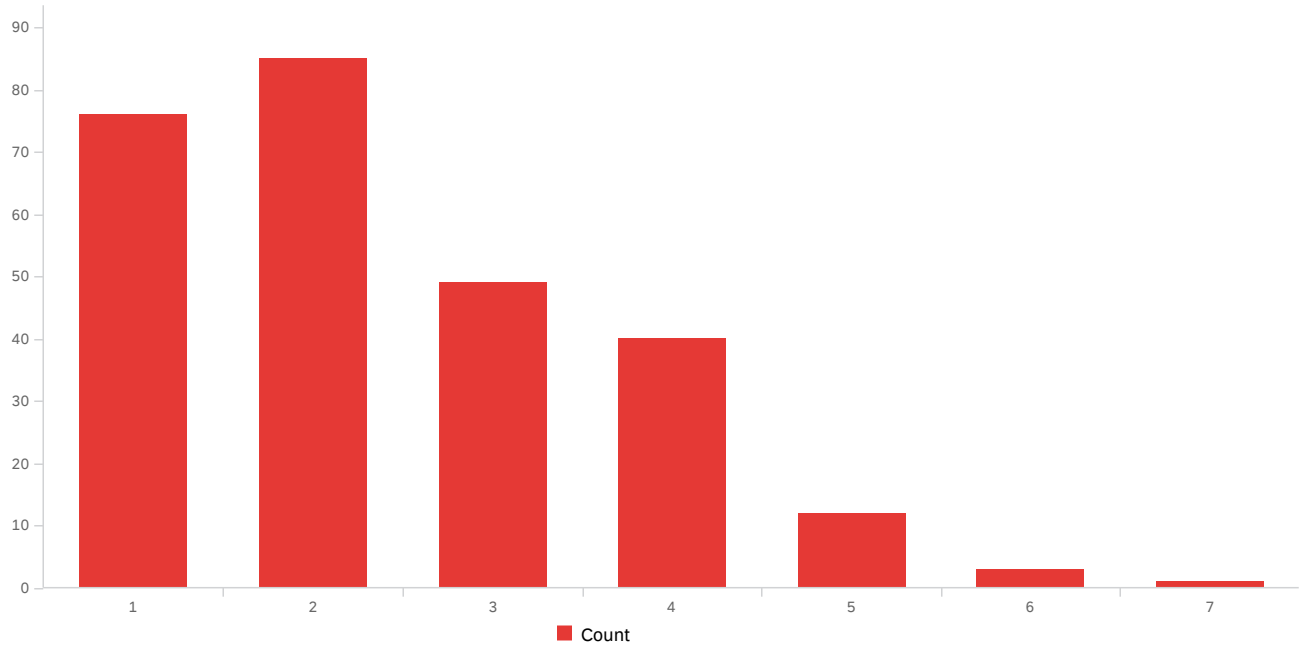
Other (please describe):

WIDGET_ERROR.ERROR

4 - Including yourself, how many people currently live in your household? This includes your spouse/partner, dependents/children, and anyone else who counts as part of your household. Do not include roommates. If you are the only person in your household, enter "1."

#	Field		Choice Count
7	7	0.38%	1
6	6	1.13%	3
5	5	4.51%	12
4	4	15.04%	40
3	3	18.42%	49
2	2	31.95%	85
1	1	28.57%	76
			266

Showing rows 1 - 8 of 8

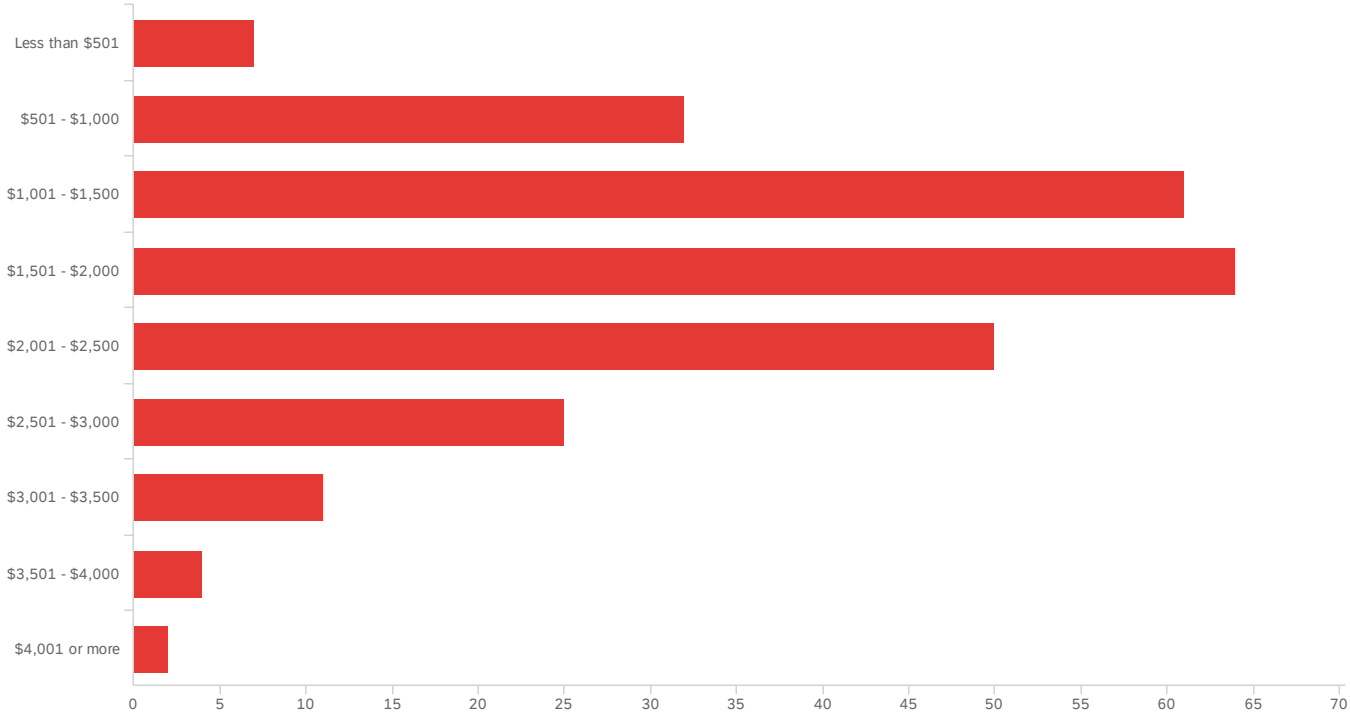


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Including yourself, how many people currently live in your household? This includes your spouse/partner, dependents/children, and anyone else who counts as part of your household. Do not include roommates. If you are the only person in your household, enter "1."	1.00	7.00	2.40	1.26	1.59	266

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Including yourself, how many people currently live in your household? This includes your spouse/partner, dependents/children, and anyone else who counts as part of your household. Do not include roommates. If you are the only person in your household, enter "1."	1.00	7.00	2.40	1.26	1.59	266

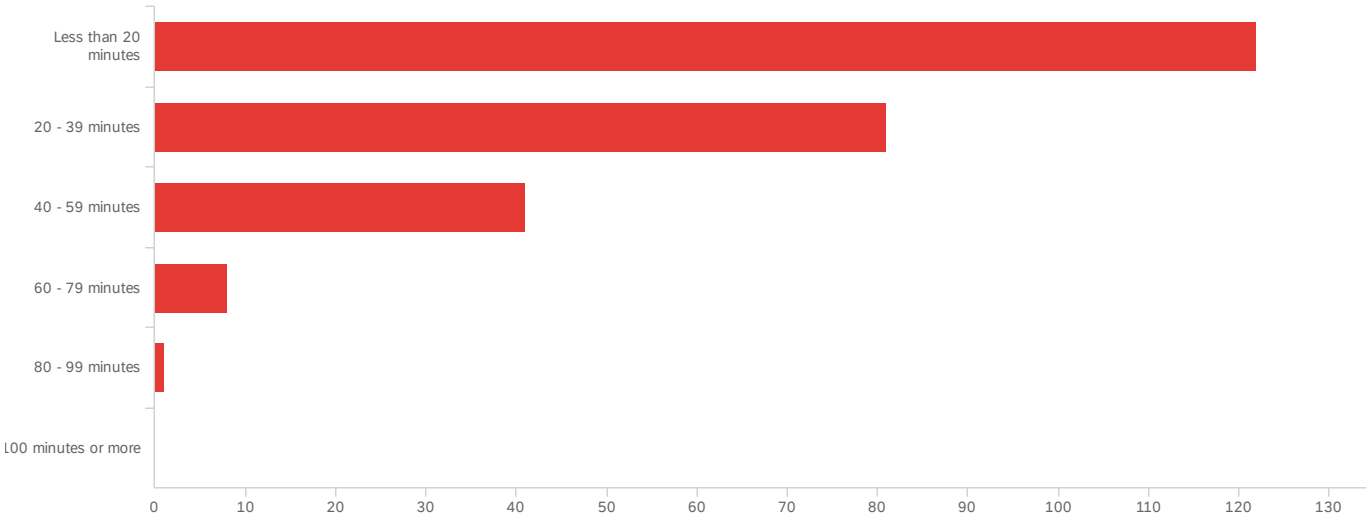
6 - How much do you currently pay in rent each month? Exclude utilities.



#	Field	Choice Count	
1	Less than $501	2.73%	7
2	$501 - $1,000	12.50%	32
3	$1,001 - $1,500	23.83%	61
4	$1,501 - $2,000	25.00%	64
5	$2,001 - $2,500	19.53%	50
6	$2,501 - $3,000	9.77%	25
7	$3,001 - $3,500	4.30%	11
8	$3,501 - $4,000	1.56%	4
9	$4,001 or more	0.78%	2
			256

Showing rows 1 - 10 of 10

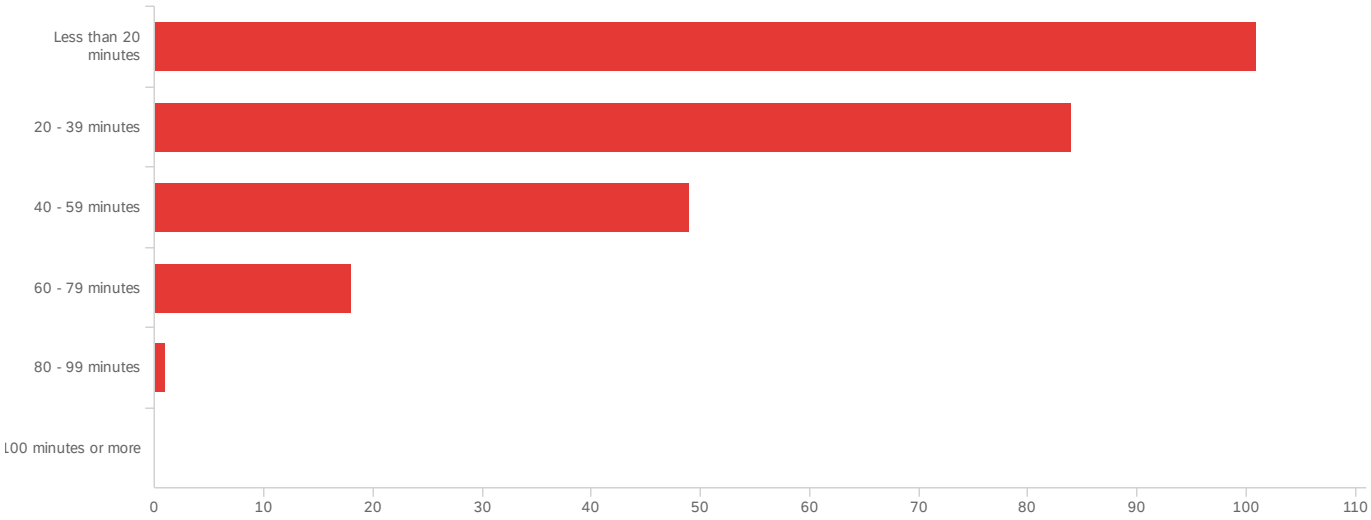
7 - How much time does it typically take you to commute from home to your work site?



#	Field	Choice Count	
1	Less than 20 minutes	48.22%	122
2	20 - 39 minutes	32.02%	81
3	40 - 59 minutes	16.21%	41
4	60 - 79 minutes	3.16%	8
5	80 - 99 minutes	0.40%	1
6	100 minutes or more	0.00%	0
			253

Showing rows 1 - 7 of 7

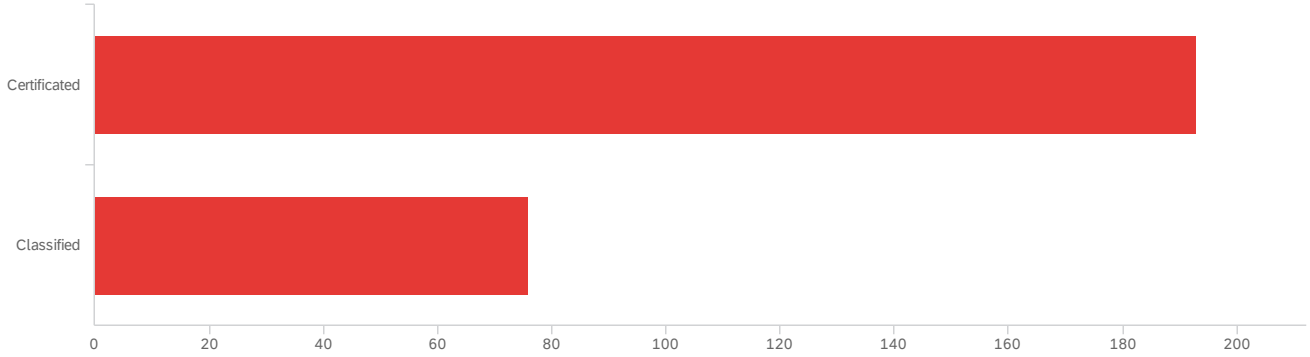
8 - How much time does it typically take you to commute from your work site back home?



#	Field	Choice Count	
1	Less than 20 minutes	39.92%	101
2	20 - 39 minutes	33.20%	84
3	40 - 59 minutes	19.37%	49
4	60 - 79 minutes	7.11%	18
5	80 - 99 minutes	0.40%	1
6	100 minutes or more	0.00%	0
			253

Showing rows 1 - 7 of 7

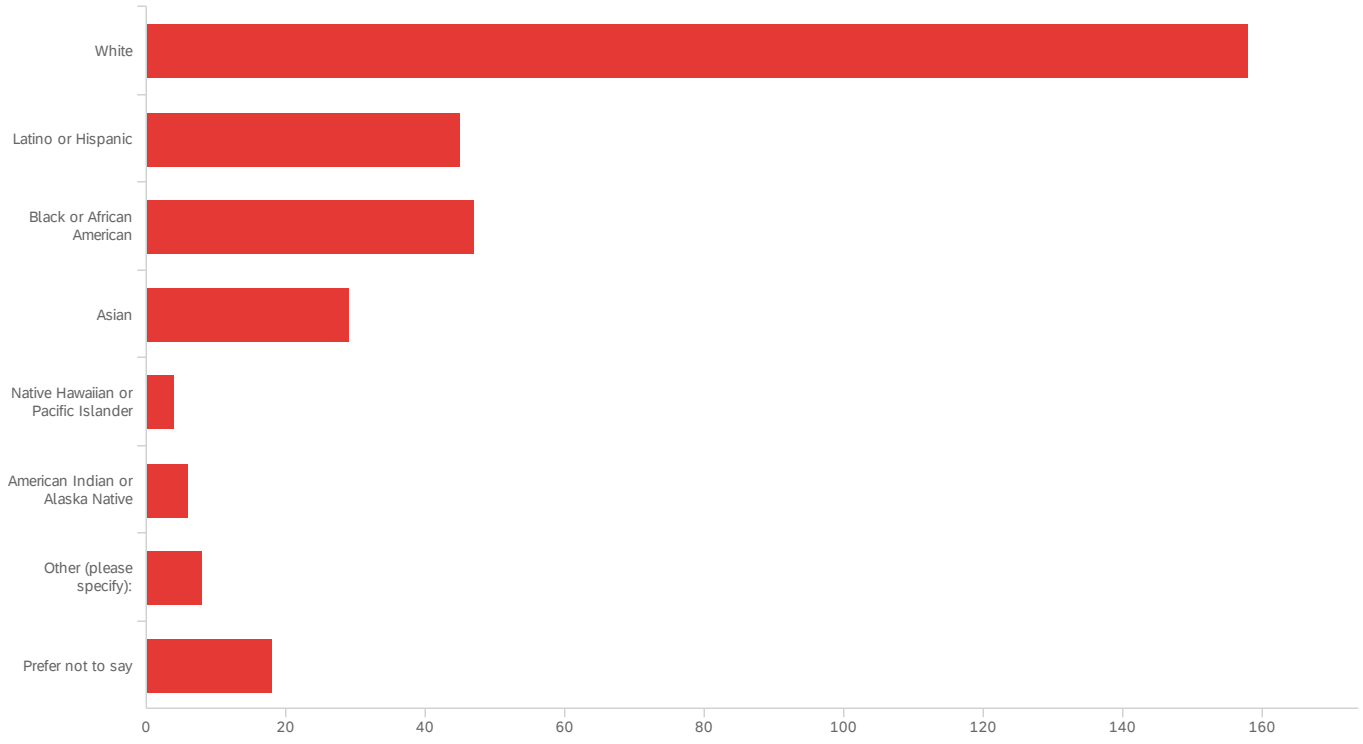
1 - What is your employment status with BUSD?



#	Field	Choice Count	
1	Certificated	71.75%	193
2	Classified	28.25%	76
			269

Showing rows 1 - 3 of 3

2 - What is your race or ethnicity? Please select all that apply.



#	Field	Choice Count	
1	White	50.16%	158
2	Latino or Hispanic	14.29%	45
3	Black or African American	14.92%	47
4	Asian	9.21%	29
5	Native Hawaiian or Pacific Islander	1.27%	4
6	American Indian or Alaska Native	1.90%	6
7	Other (please specify):	2.54%	8
8	Prefer not to say	5.71%	18
			315

Showing rows 1 - 9 of 9

Other

Other (please specify):
Mixed

Other (please specify):
Irish, Dutch, Scottish, German
Maltese
Indigenous roots in Mexico
Multi-Ethnic
Middle Eastern
Filipino
Middle Eastern

14 - If you would like to provide any additional comments about this employee housing development, please share your comments below.

If you would like to provide any additional comments about this employee ho...
Pets being allowed is a must.
I would prefer the Bonar site to the San Pablo
It would be a shame if I had to move out of a unit in seven years. I will never be able to afford a new place to live in the area. I hope this matters to whom it may concern.
It would be great if there were a community garden and ability to have pets.
I work as a substitute teacher and I make less than the full time teachers. I hope you will be considering housing needs for substitute teachers as well. I have considered leaving the Bay Area because of the cost of housing. The only reason I haven't left yet is that I have rent controlled studio. If I were to lose this studio for some reason, I would probably leave the Bay Area.
Not having a dedicated parking spot / garage is fine, so long as there is going to be street parking possible. Also, I have a cat, so she would be a nice thing to be able to keep <3
I am interested in how communally other residents are interested in living—childcare, carpooling, outdoor space
Currently, we are lucky enough to be living in a under market rent apartment. The rent is not prohibitive. If the place didn't exist we'd be living in Pittsburgh.
It would depend on how nice it was & amenities, etc. for that much money. Noise, aesthetics, durable items & materials inside of the apartment, would pets be allowed, how many rooms, is there lawn space & a workout center, etc.?
I made a speech to the Board about this over 20 years ago. Had BUSD pursued that then, when housing prices were much lower, this would be an easier project. Yes, this was an issue even then. But at least, at that time, there were considerably more Black homeowners in Berkeley.
Hoping this project comes to fruition! My family and I can't afford to live here with our current wages and housing prices.
Definitely a stop-gap solution, and it should be available to teachers and classified folks who do not have permanent positions
i like it to be kept private and not known to the public that it was teacher's housing; for safety reasons
I would like to have a way to purchase a home of my own. I would like to have housing that was part of a home, and had lots of green area. I would definitely like to have more permanent housing situation than just for a few years. I am in a crisis of housing now, because it is too high for me to live sustainably, and my landlord will probably sell or rent the whole home soon. I need new housing or money towards housing as soon as possible. I have been working in the district for 23 years. I should be able to buy my own home by now, at least rent without any worries of rent increases or moving, and living close to school in a wonderful neighborhood is important to me. Please let me know what is possible asap. Thank you.
If there is to be limited parking, including a car & van share program to the plan would be beneficial.
It would be great to have housing close to work.
I would love to live in an apartment in Berkeley

If you would like to provide any additional comments about this employee ho...

I would hope that there would be some kind of green space added too... and be pet-friendly.

It would be really helpful to collaborate with economic development organizations to assist staff in creating financial plans to purchase a home: https://www.nacalynx.com/naca/Purchase/purchase.aspx https://uwba.org/sparkpoint/ https://about.saverlife.org/what-we-do

What would happen to people living there after they retired?

we really need affortable rent, We have to work in two jobs to SURVIVE.

It will be very convenient for us and it will save our gas money and time and toll money every single day. We will really appreciate it if we will get one.

The cost of housing is unaffordable. I would love to move closer to Berkeley, but can't afford the rent.

I am excited for the possibility. This would be a huge step in the right direction.

It would be wonderful if as a working professional invested in the public educational system, I could afford to "buy" a home, as opposed to renting in a lower income housing project that boots people out after seven years.

It would have to be in a safe and clean investment safe for our families. And most of all adorable for Employees of Berkeley Unified to be able to live . As is our salary has not really went up much, but the cost of living sure is every year but not our salary. This is why a lot of the BUSD have to find homes outside the Bay Area and drive for up to 2 hours to come to work.

Would a person have to move out if they get laid off?

none at this time

good to have a housing who is needed

This would change my life. I currently have to work two to three jobs to earn enough money to make a living in the Bay Area which creates a lot of stress in my life and makes it difficult for me to lead a balanced and healthy life.

I do have a pet I need accommodations for him

Housing should be offered as long as you want to live in the unit. Not for 7 years.

Please do not choose the Berkeley Adult School site as parking is a big issue. The students who go to the Berkeley Adult Schools use cars and buses. Many of the students go from job to job and classes and use their cars. Already with the new housing development on San Pablo and Jones, the parking possibilities are seriously diminished. The residents in the neighborhood already have some difficulties with finding parking. With the influx of a new housing development, the parking situation will be terrible at best.

no

We relocated to the east bay in 2015 and have been priced out of the market. We continue to look to buy a home that will not require our children to change schools or require a commute for them. We had to move 3 times in the past 5 years due to rent increases and we are still paying over $4,000 per month rent.

I pay 50%of my take home salary to rent. I can't afford anything, much less to buy. I would like a few years of financial freedom to save for a house. Paying 30% would allow that security and freedom.

Would any units be available to purchase?

If you would like to provide any additional comments about this employee ho...

My spouse and I could afford 30% of my salary, but we could not afford 30% of our combined income. Childcare and insurance costs take up a huge part of our spending, and with my spouse's job, we have much more affordable healthcare than BUSD offers

I am a veteran teacher who is only able to stay in the apartment we are currently in due to rent control. Our current apartment is far less than ideal, however we must stay here due to housing costs.

As it stands right now, my partner and I are able to live in Berkeley and rent small studio apartment; however, if we want to have a family or get a pet, we would have to move. The rent for a larger home in Berkeley is too high, so we would more than likely get displaced.

If there is not parking at the respective apartment complex, will there be street parking with a parking pass from the city? Additionally, how will selection for teachers to reside in the buildings be offered or selected?

Affordable housing needs to include units with 3 bedrooms. The vast majority of "affordable" units in Berkeley are one or two bedrooms, and if you have a family of 4 or more that can become really unrealistic depending on the genders and ages of your children.

This is very exciting. If I could live for 5 - 7 years in the housing development it would allow me to save money each month towards a down payment on a house. It will take me many years to do this and would be close to impossible without the lower housing costs. In this way, I can buy a house in the area rather than move out of the area.

Must allow pets - I have a 60lb dog

great idea!

Go big! Make it tall like the buildings near the University on ramp, and give it a huge underground parking lot. Spend the money now to build something a lot of us can live in and would be happy to live in. No half-measures.

I am currently considering leaving the Bay Area because the rent keeps going up.

Free bikes for all renters! And sturdy boxes to reuse for groceries!! Bathtub!!! Bidet (how civilized!!)!!

Would LOVE to have the option. There is NO other way my family could afford to live in Berkeley. And we currently only have one car and no parking.

This sounds like a very good idea and I hope it is implemented soon. Many of my co-workers live as far away as Vallejo and with gas prices and wear and tear on their vehicles they may not be able to remain with the district much longer. I'm only able to stay in Berkeley because a church my husband pastured has allowed us to rent their parsonage. but that coud change any day since they are look for a new pastor.

I currently do not rent, I live with my mother who owns her home. I am 35+ years old with a master's degree and cannot afford to live on my own anywhere in the Bay Area. Would the rent be the same for units of all sizes offered?

I have been HOMELESS nad VIRTUAL HOMELESS in this district for over 6 years while maintaining gainful employment. HOUSING IS A RIGHT

I wonder if you take into account if the employee is supporting children or not. Also, when I look at what 30% of my current income would be, it seems that I am currently paying less by approximately $400, and things are tight, to put it bluntly. I listed only one tenant (me), but I currently am supporting my daughter although she is over 18 years of age. Although I kind of assumed that she'd no longer be living with me by the time the housing is completed, if it turned out that she was (or for others who support at least one child), it seems that many might be going "from the frying pan to the fire". Just thinking "outloud" here, as I know you're trying to take everything into account. Thank you for attempting to improve things for our educators in Berkeley!

I would like to know if the units will be for sale or just for renting. Thank you!

DO NOT BUILD at BERKELEY ADULT SCHOOL! They serve so many students the community over there is amazing and always overlooked. Why not build on an empty field

If you would like to provide any additional comments about this employee ho...

It would be nice to have a sense of community. Having a pool or club house It also should/ would be a place to save money so employees could eventually buy a house of their own.

please make it pet friendly

This is great- I can only afford to live and work in Berkeley by renting from family, which I think is sad as a 31 year old with an M.Ed.

I'm a 1-person household but might like the option of living with a roommate (who may or may not be a teacher).

The style of housing would also impact my desire to move into this housing development. I am an employee trying to figure out how to start my own family while struggling financially due to our salary, and living in a small apartment would be challenging. I think it's worth considering a housing stipend for teachers opting out. This seems like a great option for teachers who are beginning their career and don't mind living in close apartment style quarters with their coworkers, but it doesn't help the middle career teachers who are trying to figure out how to create homes and lives for ourselves. I appreciate the effort the district is putting into creating housing options, but if it turns out to be dormitory style buildings it might not work well for those of us who hope to be in a house/home.

Would there be options that allow small pets? My roommate and I have a small dog that I wouldn't want to part with.

This is an excellent plan for employees. The Bay Area is becoming increasingly difficult to live in. Though not all employees are interested in this program, it is vital for the employees that need it. Mostly, I believe Classified employees will benefit. I also recommend looking into options for BUSD employees to buy homes at an affordable rate, as is available to UC Berkeley faculty.

Housing should be distributed equally, not one group should get preferential treatment.

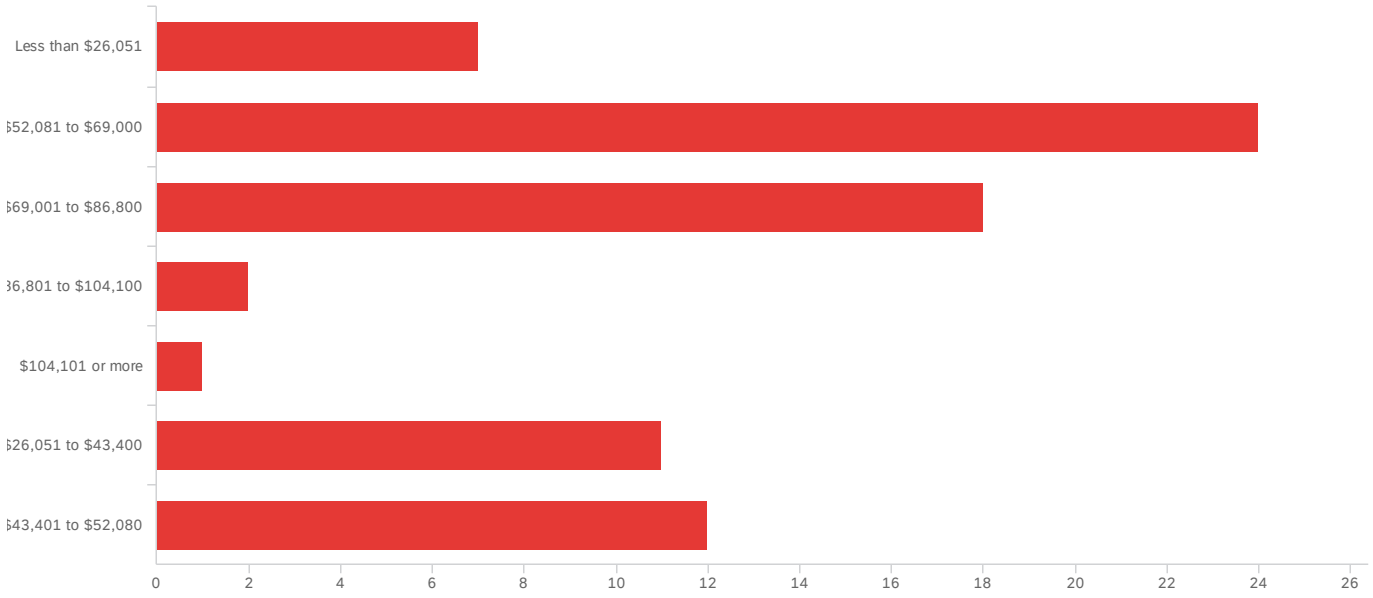
one of the questions ask is if I am renting but it does not ask if I have a home or place to live in.

I have family housing currently but if my elderly parents were to die, I could not afford to live in Berkeley

Please look carefully at the number of bedrooms. It is very difficult to find affordable 3-bedroom housing in the greater bay area. Families are really in a bind.

Please help, so hard to afford the Bay Area

Q5 - 1p - Approximately what was your total household income in 2019, before taxes or deductions? Please include income from wages and salaries earned by you and other adults in your household. Also include other sources of income you may have received, such as an additional job, government assistance, or gifts.



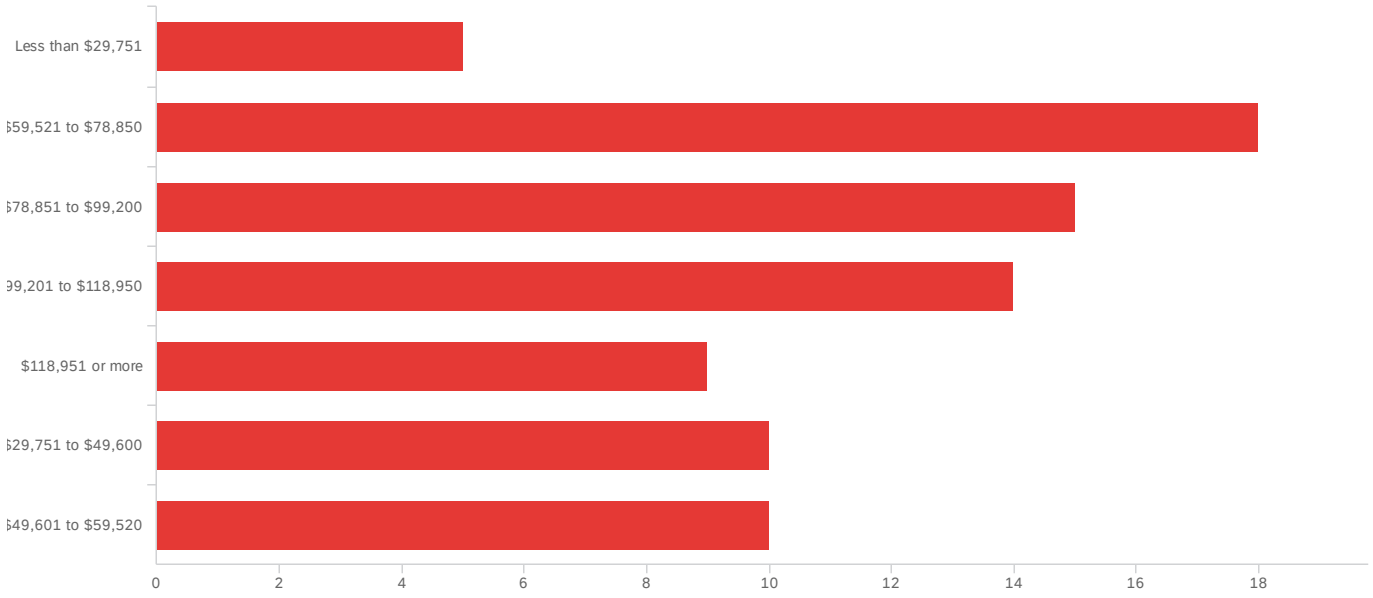
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Approximately what was your total household income in 2019, before taxes or deductions? Please include income from wages and salaries earned by you and other adults in your household. Also include other sources of income you may have received, such as an additional job, government assistance, or gifts.	1.00	20.00	7.61	7.95	63.28	75

#	Field	Choice Count	
1	Less than $26,051	9.33%	7
2	$52,081 to $69,000	32.00%	24
3	$69,001 to $86,800	24.00%	18
4	$86,801 to $104,100	2.67%	2
5	$104,101 or more	1.33%	1

#	Field		Choice Count
19	$26,051 to $43,400	14.67%	11
20	$43,401 to $52,080	16.00%	12
			75

Showing rows 1 - 8 of 8

Q5 - 2p - Approximately what was your total household income in 2019, before taxes or deductions? Please include income from wages and salaries earned by you and other adults in your household. Also include other sources of income you may have received, such as an additional job, government assistance, or gifts.



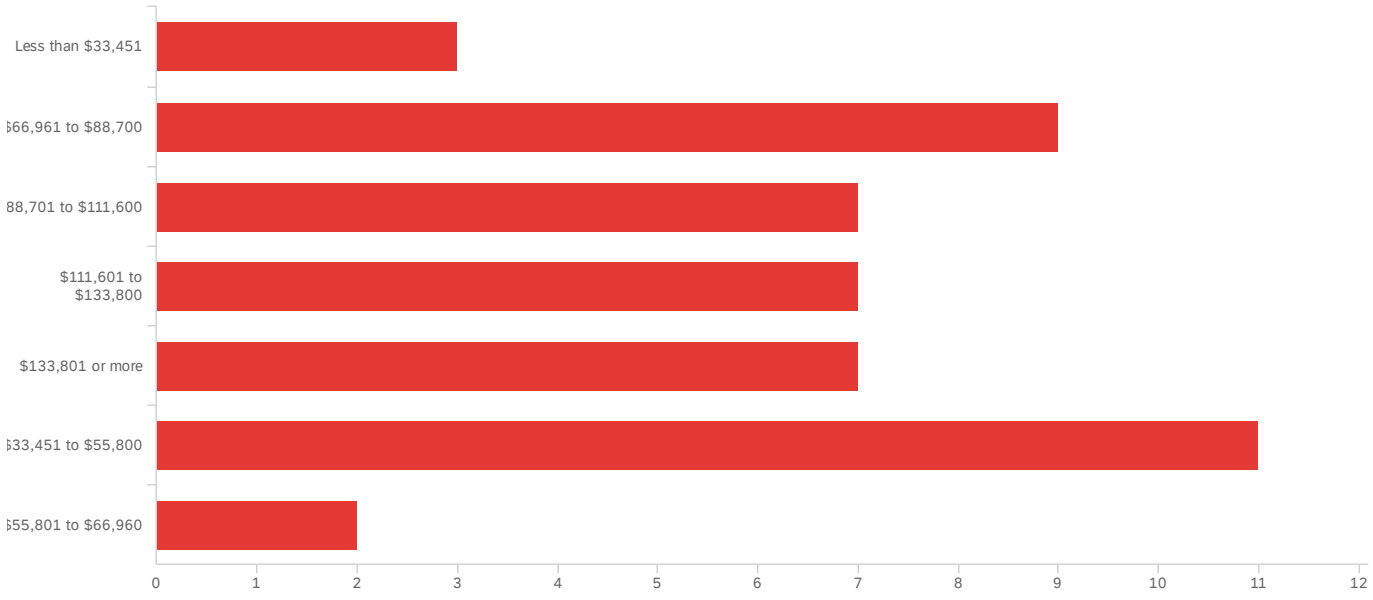
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Approximately what was your total household income in 2019, before taxes or deductions? Please include income from wages and salaries earned by you and other adults in your household. Also include other sources of income you may have received, such as an additional job, government assistance, or gifts.	1.00	20.00	7.12	7.17	51.37	81

#	Field		Choice Count
1	Less than $29,751	6.17%	5
2	$59,521 to $78,850	22.22%	18
3	$78,851 to $99,200	18.52%	15
4	$99,201 to $118,950	17.28%	14
5	$118,951 or more	11.11%	9

#	Field		Choice Count
19	$29,751 to $49,600	12.35%	10
20	$49,601 to $59,520	12.35%	10
			81

Showing rows 1 - 8 of 8

Q5 - 3p - Approximately what was your total household income in 2019, before taxes or deductions? Please include income from wages and salaries earned by you and other adults in your household. Also include other sources of income you may have received, such as an additional job, government assistance, or gifts.



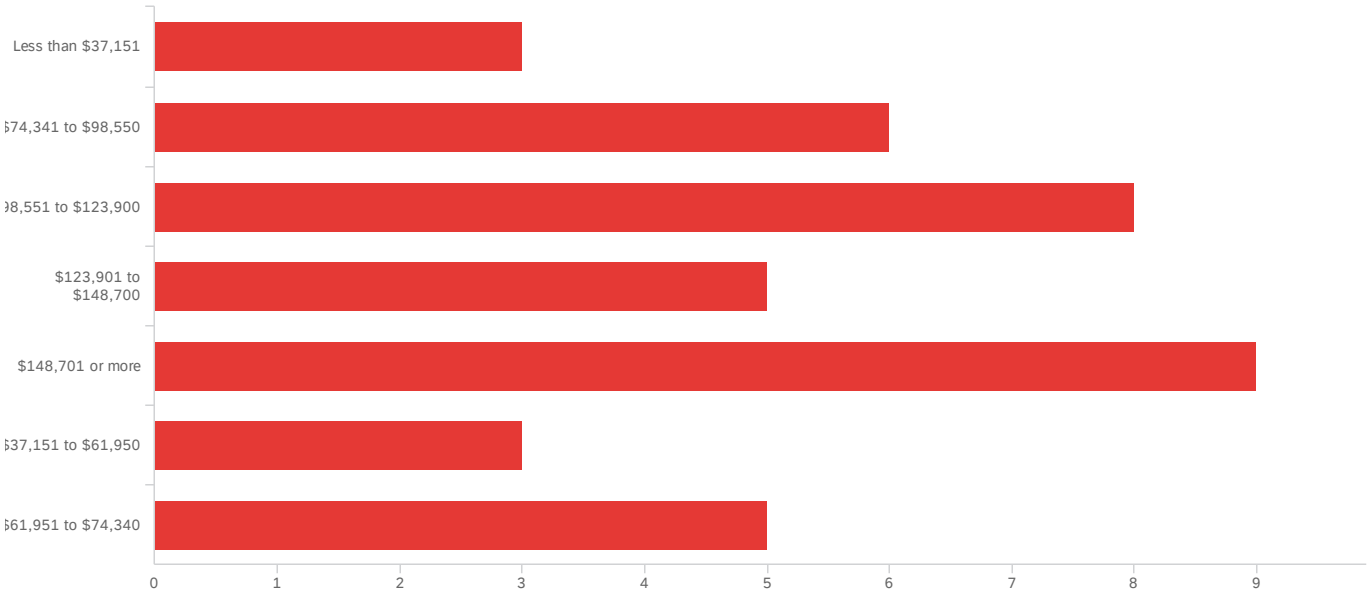
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Approximately what was your total household income in 2019, before taxes or deductions? Please include income from wages and salaries earned by you and other adults in your household. Also include other sources of income you may have received, such as an additional job, government assistance, or gifts.	1.00	20.00	7.70	7.28	52.95	46

#	Field	Choice Count	
1	Less than $33,451	6.52%	3
2	$66,961 to $88,700	19.57%	9
3	$88,701 to $111,600	15.22%	7
4	$111,601 to $133,800	15.22%	7
5	$133,801 or more	15.22%	7

#	Field		Choice Count
19	$33,451 to $55,800	23.91%	11
20	$55,801 to $66,960	4.35%	2
			46

Showing rows 1 - 8 of 8

Q5 - 4p - Approximately what was your total household income in 2019, before taxes or deductions? Please include income from wages and salaries earned by you and other adults in your household. Also include other sources of income you may have received, such as an additional job, government assistance, or gifts.



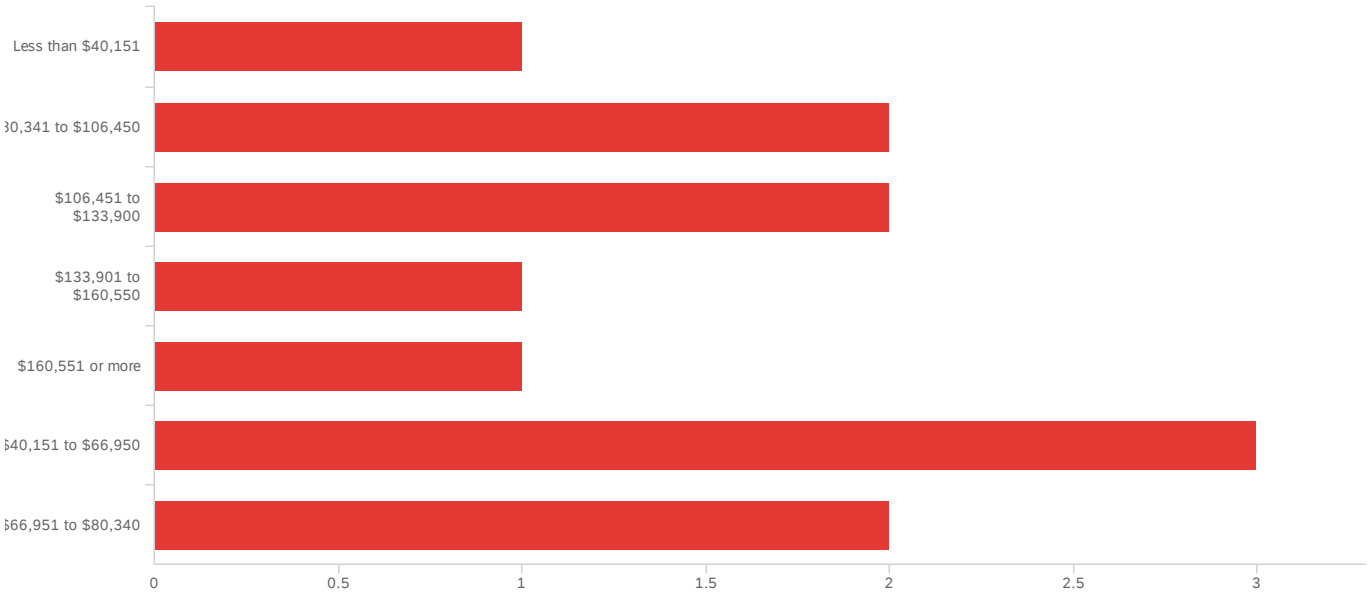
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Approximately what was your total household income in 2019, before taxes or deductions? Please include income from wages and salaries earned by you and other adults in your household. Also include other sources of income you may have received, such as an additional job, government assistance, or gifts.	1.00	20.00	6.69	6.68	44.62	39

#	Field		Choice Count
1	Less than $37,151	7.69%	3
2	$74,341 to $98,550	15.38%	6
3	$98,551 to $123,900	20.51%	8
4	$123,901 to $148,700	12.82%	5
5	$148,701 or more	23.08%	9

#	Field		Choice Count
19	$37,151 to $61,950	7.69%	3
20	$61,951 to $74,340	12.82%	5
			39

Showing rows 1 - 8 of 8

Q5 - 5p - Approximately what was your total household income in 2019, before taxes or deductions? Please include income from wages and salaries earned by you and other adults in your household. Also include other sources of income you may have received, such as an additional job, government assistance, or gifts.



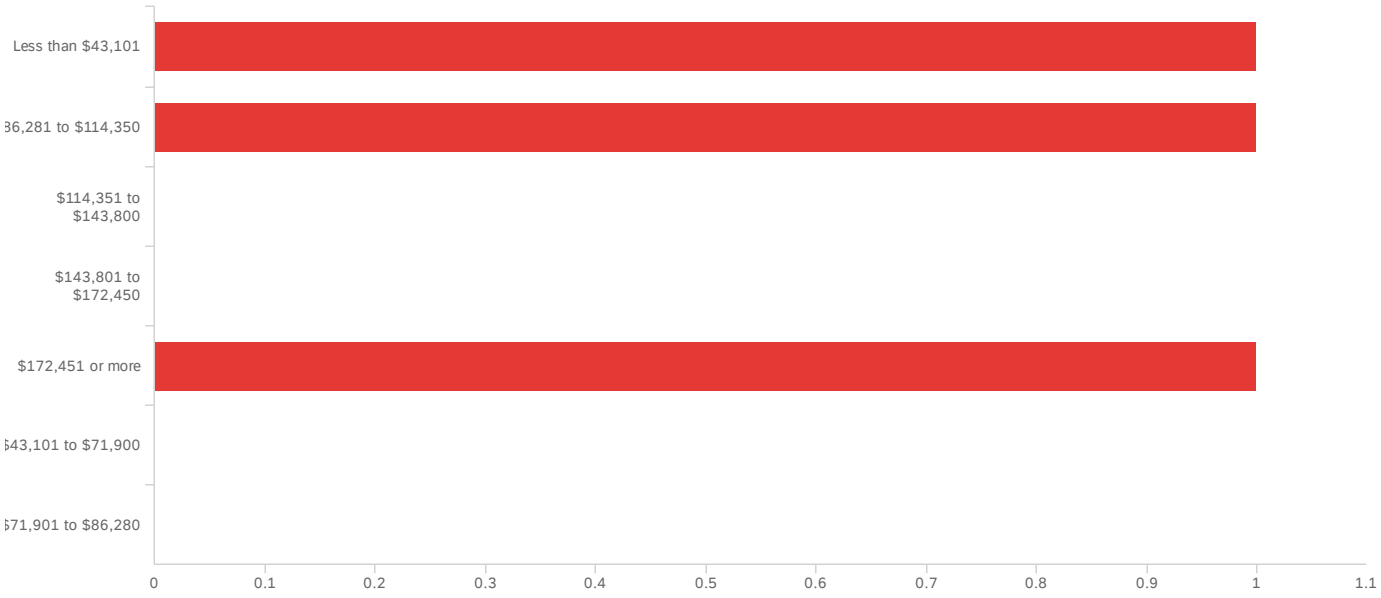
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Approximately what was your total household income in 2019, before taxes or deductions? Please include income from wages and salaries earned by you and other adults in your household. Also include other sources of income you may have received, such as an additional job, government assistance, or gifts.	1.00	20.00	9.75	8.22	67.52	12

#	Field	Choice Count	
1	Less than $40,151	8.33%	1
2	$80,341 to $106,450	16.67%	2
3	$106,451 to $133,900	16.67%	2
4	$133,901 to $160,550	8.33%	1
5	$160,551 or more	8.33%	1

#	Field		Choice Count
19	$40,151 to $66,950	25.00%	3
20	$66,951 to $80,340	16.67%	2
			12

Showing rows 1 - 8 of 8

Q5 - 6p - Approximately what was your total household income in 2019, before taxes or deductions? Please include income from wages and salaries earned by you and other adults in your household. Also include other sources of income you may have received, such as an additional job, government assistance, or gifts.



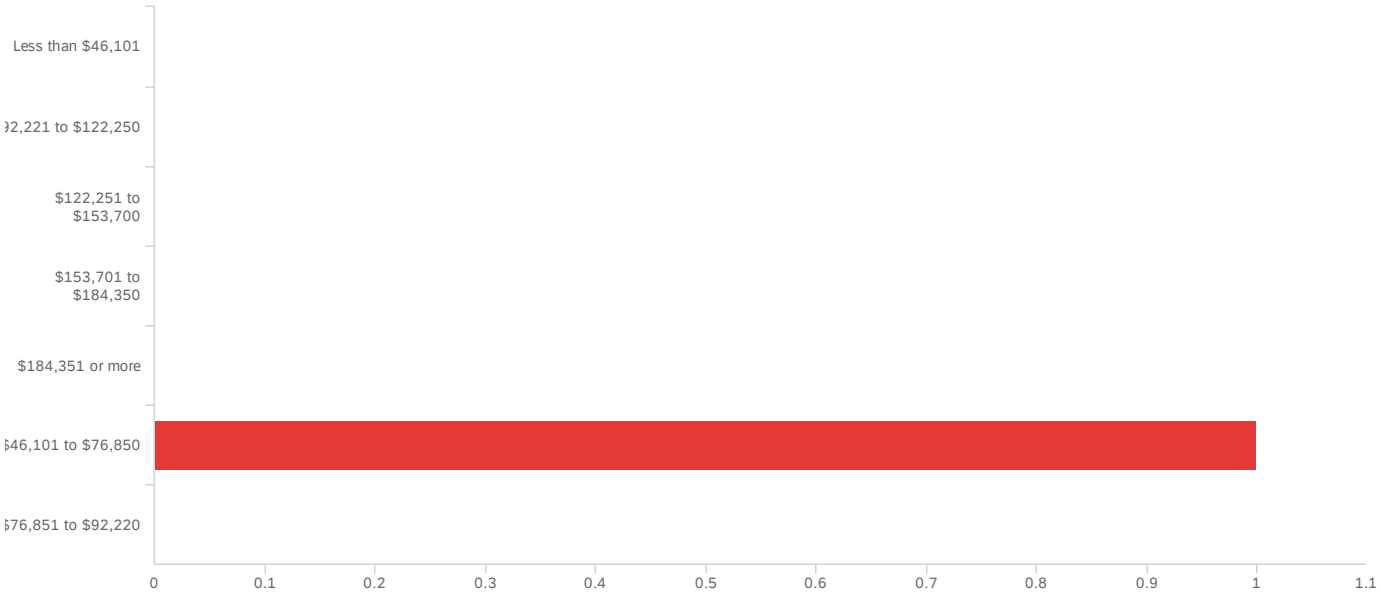
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Approximately what was your total household income in 2019, before taxes or deductions? Please include income from wages and salaries earned by you and other adults in your household. Also include other sources of income you may have received, such as an additional job, government assistance, or gifts.	1.00	5.00	2.67	1.70	2.89	3

#	Field		Choice Count
1	Less than $43,101	33.33%	1
2	$86,281 to $114,350	33.33%	1
3	$114,351 to $143,800	0.00%	0
4	$143,801 to $172,450	0.00%	0
5	$172,451 or more	33.33%	1

#	Field		Choice Count
19	$43,101 to $71,900	0.00%	0
20	$71,901 to $86,280	0.00%	0
			3

Showing rows 1 - 8 of 8

Q5 - 7p - Approximately what was your total household income in 2019, before taxes or deductions? Please include income from wages and salaries earned by you and other adults in your household. Also include other sources of income you may have received, such as an additional job, government assistance, or gifts.



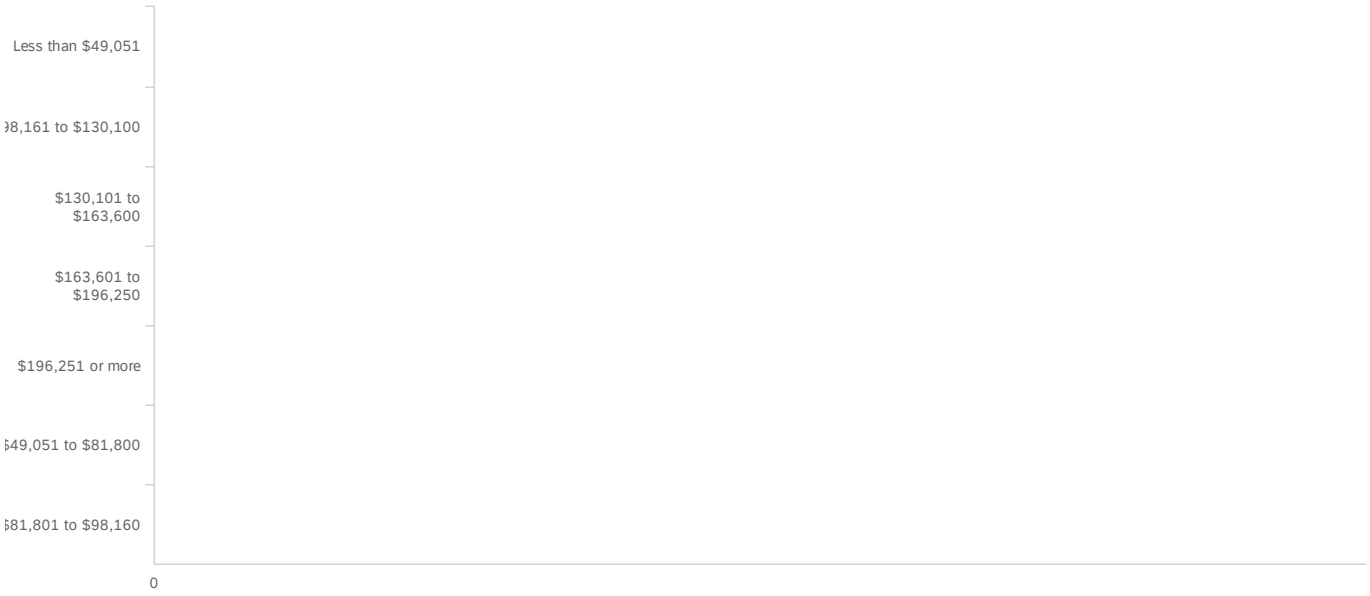
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Approximately what was your total household income in 2019, before taxes or deductions? Please include income from wages and salaries earned by you and other adults in your household. Also include other sources of income you may have received, such as an additional job, government assistance, or gifts.	19.00	19.00	19.00	0.00	0.00	1

#	Field		Choice Count
1	Less than $46,101	0.00%	0
2	$92,221 to $122,250	0.00%	0
3	$122,251 to $153,700	0.00%	0
4	$153,701 to $184,350	0.00%	0
5	$184,351 or more	0.00%	0

#	Field		Choice Count
19	$46,101 to $76,850	100.00%	1
20	$76,851 to $92,220	0.00%	0
			1

Showing rows 1 - 8 of 8

Q8 - 8p - Approximately what was your total household income in 2019, before taxes or deductions? Please include income from wages and salaries earned by you and other adults in your household. Also include other sources of income you may have received, such as an additional job, government assistance, or gifts.



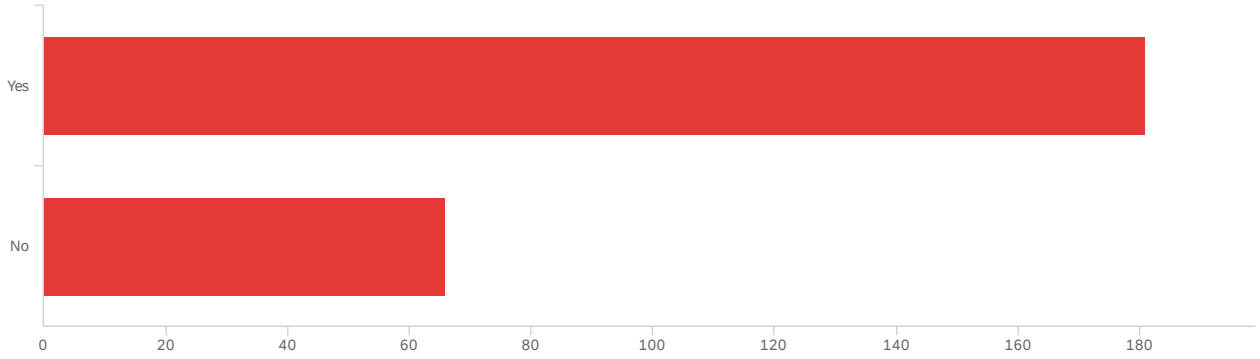
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Approximately what was your total household income in 2019, before taxes or deductions? Please include income from wages and salaries earned by you and other adults in your household. Also include other sources of income you may have received, such as an additional job, government assistance, or gifts.	0.00	0.00	0.00	0.00	0.00	0

#	Field	Choice Count
1	Less than $49,051	0.00% 0
2	$98,161 to $130,100	0.00% 0
3	$130,101 to $163,600	0.00% 0
4	$163,601 to $196,250	0.00% 0
5	$196,251 or more	0.00% 0

#	Field	Choice Count	
19	$49,051 to $81,800	0.00%	0
20	$81,801 to $98,160	0.00%	0
			0

Showing rows 1 - 8 of 8

9 - As described in the introduction, the Berkeley School Board, with planning funds from the City of Berkeley, has embarked on a planning effort to explore two opportunity sites for employee housing (the Berkeley Adult School and the field on University between Bonar and Browning). If employee housing were to be built on one of these sites, and if your rent were set at approximately 30% of your monthly income, would you be interested in living in this housing development?

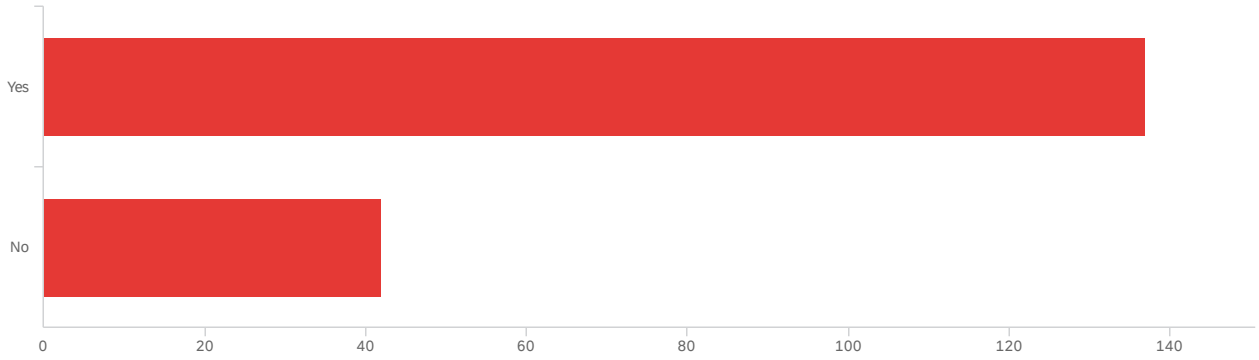


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	As described in the introduction, the Berkeley School Board, with planning funds from the City of Berkeley, has embarked on a planning effort to explore two opportunity sites for employee housing (the Berkeley Adult School and the field on University between Bonar and Browning). If employee housing were to be built on one of these sites, and if your rent were set at approximately 30% of your monthly income, would you be interested in living in this housing development?	23.00	24.00	23.27	0.44	0.20	247

#	Field		Choice Count
23	Yes	73.28%	181
24	No	26.72%	66
			247

Showing rows 1 - 3 of 3

10 - Would you still be interested in living in this housing development if residency were limited to a term of approximately seven years?

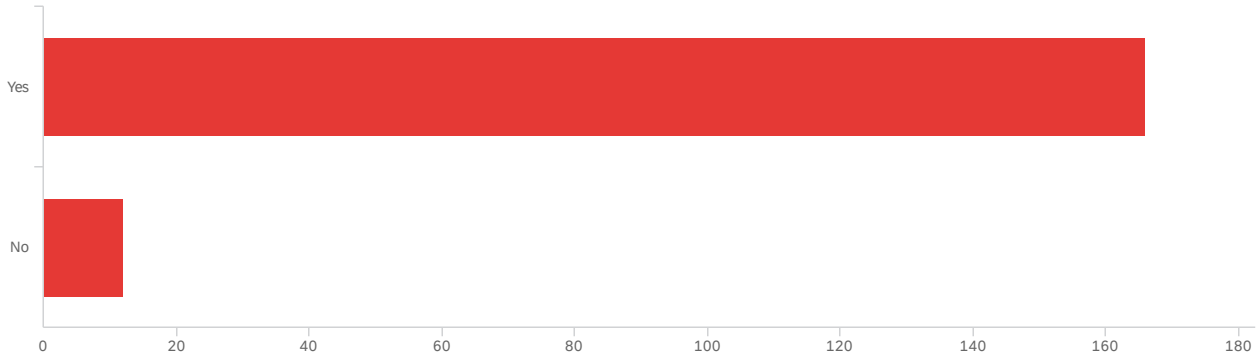


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Would you still be interested in living in this housing development if residency were limited to a term of approximately seven years?	23.00	24.00	23.23	0.42	0.18	179

#	Field		Choice Count
23	Yes	76.54%	137
24	No	23.46%	42
			179

Showing rows 1 - 3 of 3

11 - Would you still be interested in living in this housing development if there were only one parking space per apartment unit?

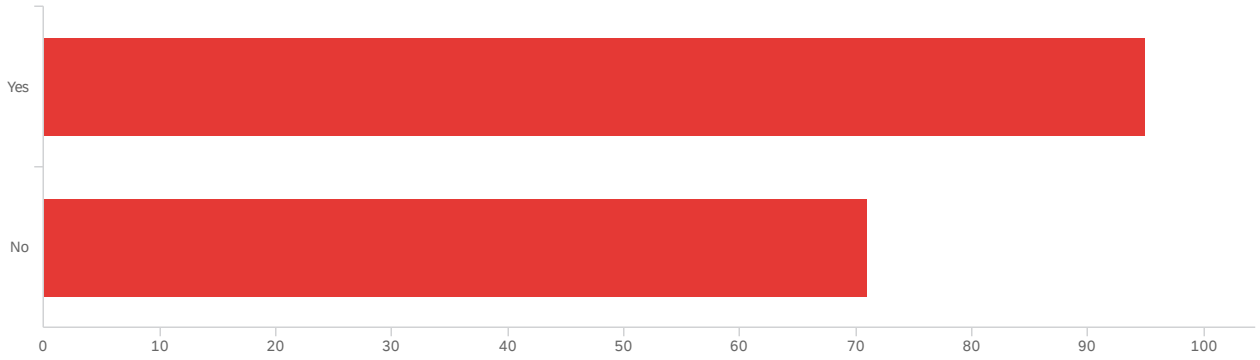


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Would you still be interested in living in this housing development if there were only one parking space per apartment unit?	23.00	24.00	23.07	0.25	0.06	178

#	Field		Choice Count
23	Yes	93.26%	166
24	No	6.74%	12
			178

Showing rows 1 - 3 of 3

12 - Would you still be interested in living in this housing development if there were no parking spaces for each apartment unit?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Would you still be interested in living in this housing development if there were no parking spaces for each apartment unit?	23.00	24.00	23.43	0.49	0.24	166

#	Field		Choice Count
23	Yes	57.23%	95
24	No	42.77%	71
			166

Showing rows 1 - 3 of 3

13 - If you were to move into this housing development, how many people would be moving into the new apartment (including yourself)?

Adults (18 years old and above; include yourself)	Children (younger than 18 years old)
2	0
2	1
2	0
2	1
2	0
1	0
3	2
3	0
3	1
2	0
2	1
2	0
1	0
2	0
1	0
2	1
1	0
1	0
1	0
1	1
2	0

Adults (18 years old and above; include yourself)	Children (younger than 18 years old)
2	2
1	1
1	0
2	1
1	0
2	0
2	0
1	0
2	2
2	2
2	1
1	0
1	0
2	1
3	1
1	0
3	1
2	0
1	0
2	1
2	0
2	1
1	0
1	0

Adults (18 years old and above; include yourself)	Children (younger than 18 years old)
3	1
2	0
2	1
2	2
2	0
2	0
2	0
2	3
2	3
1	0
2	0
2	2
1	0
1	0
1	2
2	1
2	0
1	3
2	0
3	0
2	2
3	0
2	0
1	0

Adults (18 years old and above; include yourself)	Children (younger than 18 years old)
1	0
2	2
2	2
2	0
1	3
2	0
2	2
1	0
1	0
2	1
2	0
3	0
2	2
2	1
2	0
2	0
1	3
2	2
3	1
2	2
2	1
2	0
2	0
2	0

Adults (18 years old and above; include yourself)	Children (younger than 18 years old)
2	0
1	0
2	0
2	1
2	0
1	0
1	0-1
2	2
2	0
2	2
2	1
1	3
2	1
2	0
2	2
2	3
2	1
2	0
2	1
1	0
1	0
2	1
1	0
2	1

Adults (18 years old and above; include yourself)	Children (younger than 18 years old)
1	0
2	2
2	0
2	0
4	0
1	0
1	0
2	2
2	1
2	2
1	0
1	0
1	2
2	0
2	2
2	1
2	1
2	1
2	1
2	1
2	0
4	0
1	0
1	1

Adults (18 years old and above; include yourself)	Children (younger than 18 years old)
1	0
1	1
2	0
2	0
1	0
1	0
0	0
1	2
2	3
2	2
3	4
4	0
2	1
2	0
1	0
2	0
2	0
1	0
3	1
1	1
1	0
2	0
1	0
2	1

Adults (18 years old and above; include yourself)	Children (younger than 18 years old)
1	1
1	0
2	1
2	1
2	0
1	0
2	0
2	3
1	0
2	2
1	0
2	3
1	1

End of Report

EXHIBIT C – ZONING ANALYSIS (I)

Zoning Summary

ZONING SUMMARY—

RELEVANT STATE REGULATIONS TO OUR STUDIES

STATE DENSITY BONUS

- GRANTS ADDITIONAL DENSITY TO PROJECTS THAT PROVIDE SOME AFFORDABLE UNITS.
- AMOUNT OF BONUS VARIES DEPENDANT ON AFFORDABILITY LEVELS, BUT MAXES OUT AT 35%
- DEVELOPMENT TEAMS MUST ILLUSTRATE A "BASE CASE" CONDITION THAT COMPLIES WITH CURRENT ZONING. BONUS IS APPLIED TO THE UNIT COUNT ILLUSTRATED IN THE BASE CASE.
- JURIDICTIONS ARE REQUIRED TO PROVIDE THREE CONCESSIONS THAT REDUCE THE COST OF DEVELOPMENT, AS WELL AS WAIVERS, TO ZONING REGULATIONS TO ALLOW THE DEVELOPMENT TO ACHIEVE THE BONUS UNITS.
- JURISDICTIONS CAN DENY A CONCESSION OR WAIVER THAT WOULD BE A "DETRIMENT TO PUBLIC HEALTH."

NEW STATE DENSITY BONUS (AB 1763)

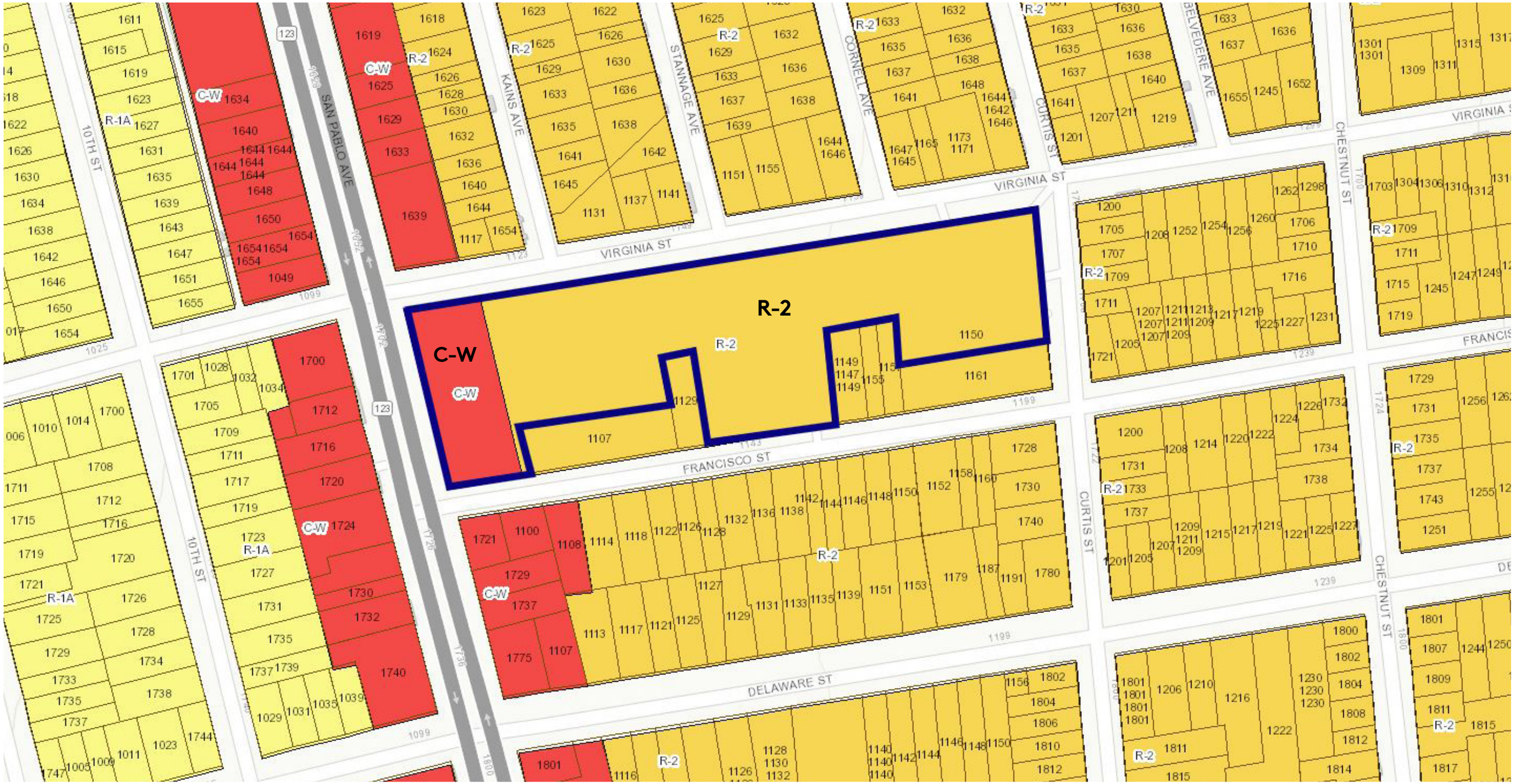
- PASSED IN OCTOBER 2019.
- PROVIDES ADDITIONAL CONCESSIONS TO DEVELOPMENTS THAT ARE CLOSE TO TRANSIT, AND PROVIDE AT LEAST 80% AFFORDABLE UNITS, AND 20% MODERATE INCOME UNITS.
- HEIGHT CAN BE INCREASED BY THREE STORIES OR 33 FEET.
- DEVELOPMENTS WITHIN 1/2 MILE OF A MAJOR TRANSIT STOP ARE ALLOWED UNLIMITED DENSITY WITHIN THE BUILDING ENVELOPE. (BOTH SITES SHOULD QUALIFY.)
- JURIDICTIONS ARE REQUIRED TO PROVIDE FOUR CONCESSIONS THAT REDUCE THE COST OF DEVELOPMENT, AS WELL AS WAIVERS, TO ZONING REGULATIONS TO ALLOW THE DEVELOPMENT TO ACHIEVE THE BONUS UNITS.
- JURISDICTIONS CAN DENY A CONCESSION OR WAIVER THAT WOULD BE A "DETRIMENT TO PUBLIC HEALTH."

SB 35 STREAMLINING

- PASSED IN 2018.
- WHEN A JURISDICTION HAS NOT MET ITS "REGIONAL HOUSING NEEDS ASSESSMENT", REQUIRES EXPEDITED PROCESSING FOR ALL PROJECTS PROVIDING GREATER THAN 50% AFFORDABLE UNITS AND QUALIFYING AS MINISTERIALLY APPROVABLE. (NOTE THAT MOST JURISDICTIONS IN CALIFORNIA ARE SUBJECT TO THIS REQUIREMENT.)
- PROJECT UTILIZING THE STATE DENSITY BONUS QUALIFY.
- EXPEDITED PROCESSING MEANS:
  - NO CEQA PROCESS
  - NO PLANNING COMMISSION HEARINGS
  - NO CITY COUNCEL HEARINGS

BERKELEY ADULT SCHOOL SITE

ZONING DISTRICTS: C-W, R-2


R-2
C-W
C-W
R-2
R-1A
R-1A
R-1A
C-W
C-W
C-W
R-2
R-2
R-2

BERKELEY ADULT SCHOOL SITE: C-W ZONING SUMMARY

ZONING DISTRICT



FAR

The Floor Area Ratio (FAR) shall not exceed three.

HEIGHT LIMIT

Table 23E.64.070			
Building Height Limitations *			
Use Type	Height (ft.)	Stories (number)	Special Requirements/Limitations
Commercial Only**	40	3	
Live/Work Only	40	3	
Mixed Use	50	4	The 4th floor must be used for residential or live/work purposes
Residential Only	40	3	
*Within designated nodes there is a minimum height requirement, see Section 23E.64.040.D			
**On Assessor Parcel Numbers 054-1763-001-03, 054-1763-010-00 AND 054-1763-003-03 the maximum height may be 50 feet and 4 stories.			

SETBACKS / YARDS

No yards for main buildings, accessory buildings or accessory structures shall be required, except that:

When a lot is adjacent to an abutting or confronting lot in a residential zone, the requirements of Section 23E.04.050 and 23E.04.060 shall apply to require additional yard and building feature standards

BERKELEY ADULT SCHOOL SITE: C-W ZONING SUMMARY

SETBACKS / YARDS cont.:

No yards for main buildings, accessory buildings or accessory structures shall be required, except that:

1. When a lot is adjacent to an abutting or confronting lot in a residential zone, the requirements of Section 23E.04.050 and 23E.04.060 shall apply to require additional yard and building feature standards.

23E.04.050 Special Yard Requirements for C- Lots Abutting Residential Zones

A. Any structure that is located in a commercial District that abuts or confronts a lot or lots in a residential District shall conform to the following yard setback requirements unless otherwise specified by the provisions of an individual District:

B. The minimum width of any side yard shall be five (5) feet;

C. The minimum depth of any rear yard shall be ten (10) feet, or ten percent (10%) of the depth of the lot, whichever is greater;

D. The minimum depth of any front yard, or the minimum width of any side yard on the street side, shall be the same required yard as specified for the adjacent residential District.

E. The Board may approve a Use Permit authorizing yards smaller than those required above if it finds that such smaller yard would provide greater privacy or improved amenity to a lot in the residential District. (Ord. 6478-NS § 4 (part), 1999)

*Specific text which previously amended this section on September 26, 2006 was repealed November 2006 as stated in the sunset provision (§ 22) of Ordinance 6,948-N.S.

23E.04.060 Special Building Feature Requirements for C- Lots Abutting Residential Zones

A. For lots that are located in a commercial District that abuts or confronts a lot or lots in a residential District the following building features shall conform to the specified requirements, unless otherwise specified by the provisions of an individual District:

B. Display windows and customer entrances, other than required exits, shall be oriented in a manner so they do not face abutting lots in a residential District;

C. Exterior lighting shall be shielded in a manner which avoids direct glare onto abutting lots in a residential District;

D. A solid wall or fence, measuring six (6) feet in height from existing grade, shall be erected at the lot line of an abutting lot in a residential District in order to provide screening;

E. Exhaust air ducts shall be located or oriented in a manner which directs vented air flows away from any residential District, and equipment which mitigates odors shall be installed;

F. The Board may approve an Use Permit reducing or waiving the requirements of this Section if it finds that any such requirement is unnecessary to minimize the effects of commercial uses on a lot in the residential District. (Ord. 6478-NS § 4 (part), 1999)

PARKING SPACES

Table 23E.64.080	
Parking Required*	
Use	Number of spaces
Dormitories, Fraternity and Sorority Houses, Rooming and Boarding Houses and Senior Congregate Housing	One per each five residents; plus one for manager
Dwelling Units	One per unit, except as modified by provisions for shared parking in Section 23E.64.080.G; 75% less for Seniors (see below)
Hospitals	One per each four beds; plus one per each three employees
Hotels	One per each three guest/sleeping rooms or suites; plus one per each three employees
Libraries	One per 500 sq. ft. of floor area that is publicly accessible
Live/Work Units	One per unit, provided, however, that if any workers and/or clients are permitted in any work area, there shall be one additional parking space for the first 1,000 sq. ft. of work area, one further parking space for each additional 750 sq. ft. and subject to any additional requirements for parking pursuant to Section 23E.20.040.B
Manufacturing uses (assembly, production, storage and testing space only)	One per 1,000 sq. ft. of floor area
Medical Practitioner Offices	One per 300 sq. ft. of floor area
Motels	One per each guest/sleeping room; plus one space for owner or manager**

The district minimum standard parking requirement for commercial floor area is two spaces per 1,000 square feet of gross floor area.

USABLE OPEN SPACE

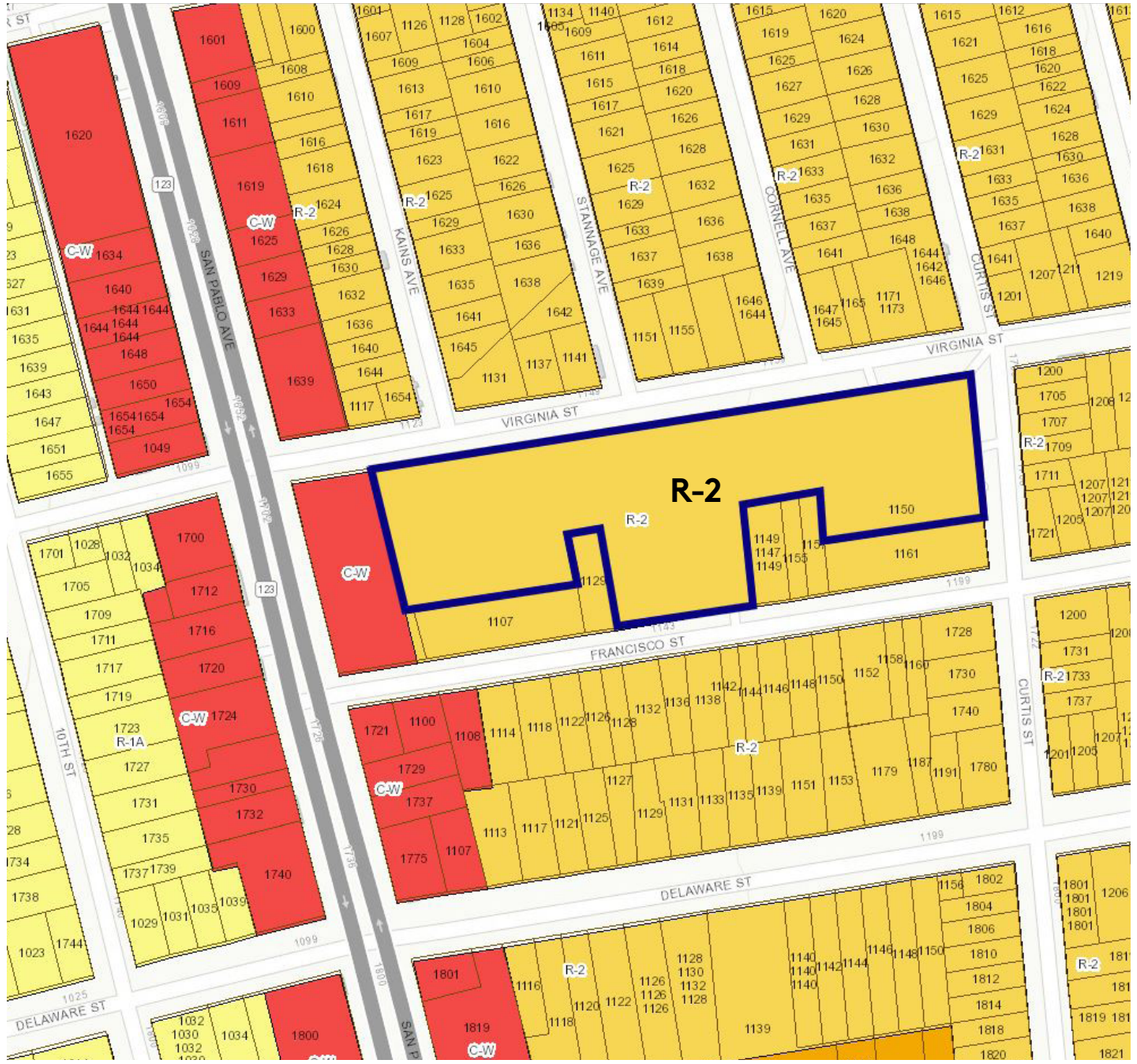
Each lot shall contain the following minimum useable open space areas:

1. Forty square feet of usable open space for each dwelling unit;

2. Forty square feet of usable open space for each Live/Work Units.

BERKELEY ADULT SCHOOL SITE: R-2 ZONING SUMMARY

ZONING DISTRICT



DENSITY

No more than one Dwelling Unit shall be allowed for each 2,500 square feet of lot area.

HEIGHT LIMIT

	Height limit average (ft.)	Stories limit (number)
Main Building	28*	3
All Residential Additions	14**	Not Applicable

*The Zoning Officer may issue an Administrative Use Permit to allow Main Buildings to exceed 28 feet in average height, up to 35 feet in average height

** The Zoning Officer may issue an Administrative Use Permit to allow residential additions to exceed 14 feet in average height, up to the district limit.

SETBACKS / YARDS

	Yard location				
Story	Front	Rear*	Side*	Street side*	Building separation*
1st	20	20	4	10	8
2nd	20	20	4	10	12
3rd	20	20	6	10	16

*See Section 23D.28.070.D.1 through 4 for yard and building separation reductions

BERKELEY ADULT SCHOOL SITE: R-2 ZONING SUMMARY

SETBACKS / YARDS cont.:

1. For two or more Main Buildings which contain Dwelling Units, the Rear Yard may be reduced subject to obtaining an Administrative Use Permit.
2. When the width of any lot is less than 40 feet, the width of each Side Yard may be reduced to 10% of the lot width, but in no case to less than three feet for the first and second floors of a building. The third story Side Yard setback may also be reduced, but in no case shall it be less than five feet.

3. The Side Yards on a Corner Lot shall be as follows:

- On a corner lot, where there is a Key Lot to the rear thereof, the street Side Yard of the Corner Lot shall be not less than one-half the Front Yard required or existent on the Key Lot, whichever is smaller. This regulation shall not be applied so as to reduce the buildable area of the lot to a width of less than 20 feet, or to require the Side Yard to be in excess of ten feet.
- Where a Rear Yard of not less than 50 feet in depth is maintained on a Corner Lot, adjacent to a Key Lot, the Side Yard may be reduced to four feet.

4. For two or more Main Buildings which contain Dwelling Units, the required building separation may be reduced subject to obtaining an Administrative Use Permit.

LOT COVERGAE AREA (%):

	Lot Coverage Area (%)	
Main Building Height (stories)	Interior and Through Lots	Corner Lots
1	45	50
2	40	45
3	35	40

PARKING SPACES

Table 23D.28.080	
Parking Required	
Use	Number of spaces
Dwellings	One per unit
Employees	One per two non-resident employees for a Community Care Facility*
Libraries	One per 500 sq. ft. of floor area that is publicly accessible
Rental of Rooms	One per each two roomers or boarders
*This requirement does not apply to those Community Care Facilities which under state law must be treated in the same manner as a single family residence.	

USABLE OPEN SPACE

Each lot shall contain the following minimum Usable Open Space area for each Dwelling Unit: 400 square feet.

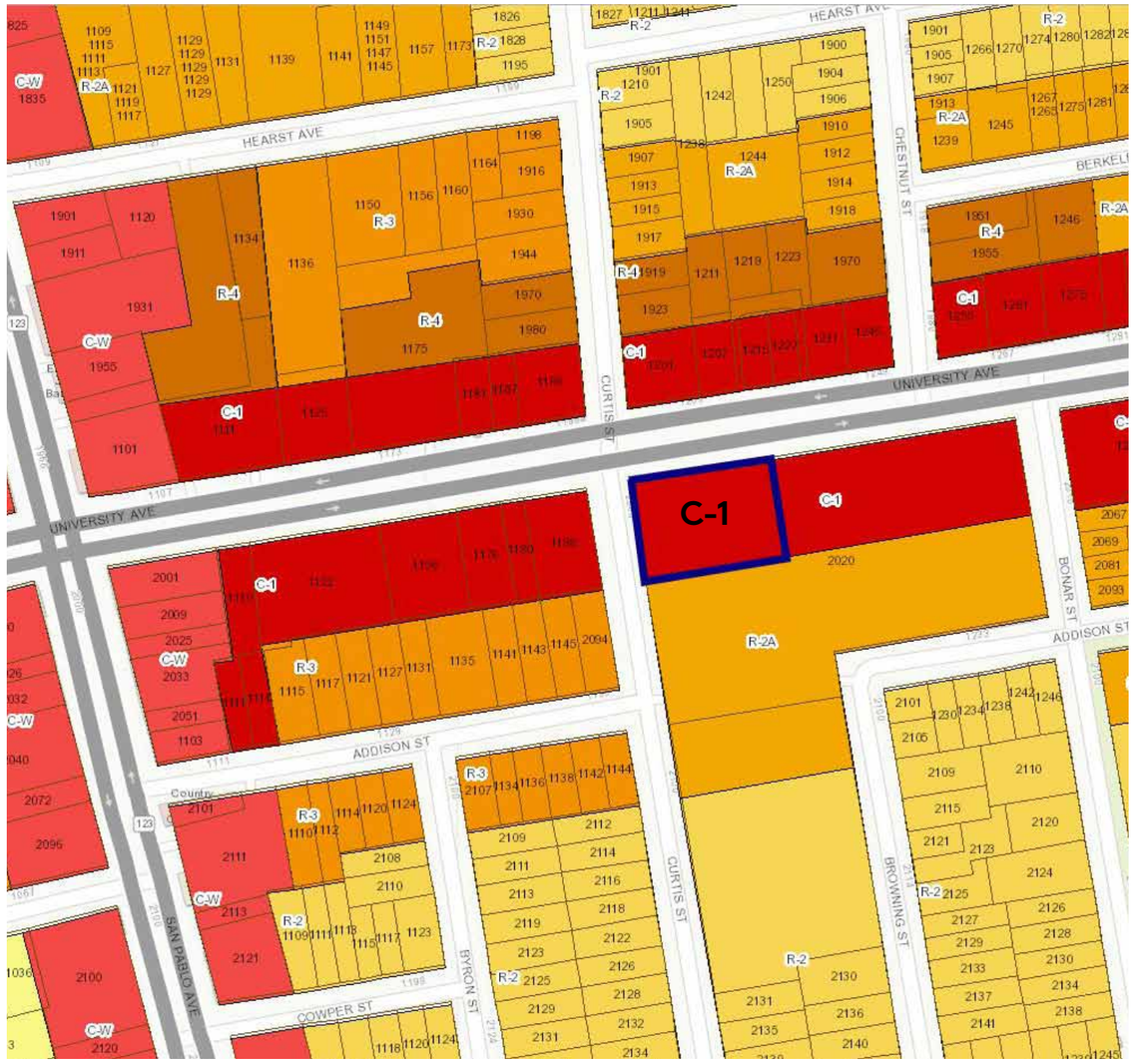
WEST CAMPUS SITE

ZONING DISTRICTS: C-1, R-2A

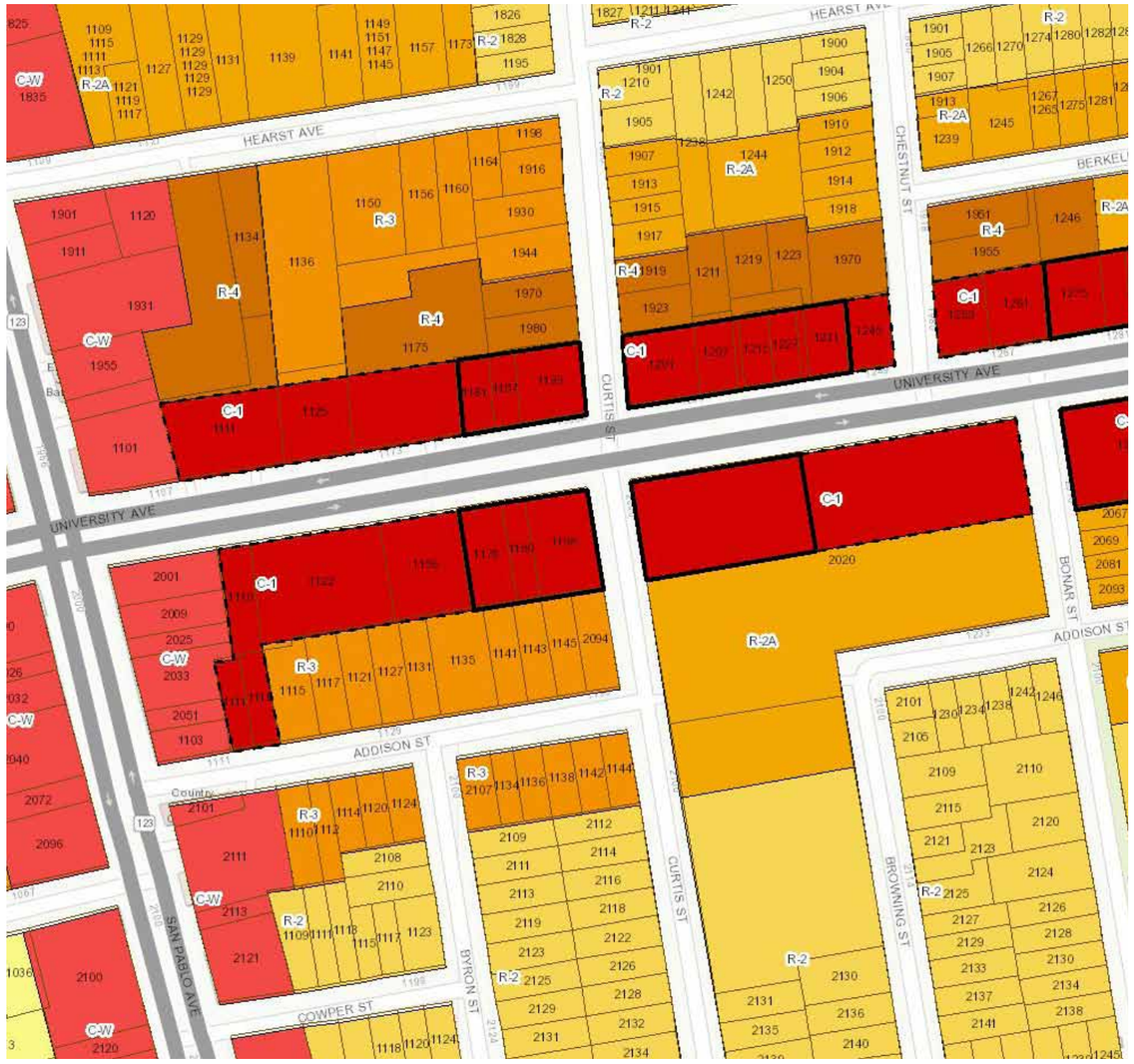


WEST CAMPUS SITE: C-1 ZONING SUMMARY

ZONING DISTRICT



UNIVERSITY AVENUE STRATEGIC PLAN





WEST CAMPUS SITE: C-1 ZONING SUMMARY

UNIVERSITY AVENUE STRATEGIC PLAN

The West Campus site falls under Avenue Mixed Use (AMU) areas on the south side of the University Avenue.

FAR

Maximum Floor Area Ratio (FAR) permitted for the West Campus Site - 2.5

	Maximum Floor Area Ratio (FAR) University Avenue Overlay Area*	
Overlay Areas	North Side Location**	South Side Location**
Avenue Mixed Use Areas	2.2	2.5
Node Areas	2.5	3.0

*The Maximum Floor Area Ratio (FAR) is tailored to respect the height and setback provisions of the University Avenue Strategic Plan, as incorporated into Sections 23E.36.070.B and C.
**North Side refers to the properties on the north side of University Avenue and South Side refers to the properties on the south side of University Avenue.

HEIGHT LIMIT

For University Avenue Mixed Use Overlay areas:

Use type	Maximum Height (ft.)	Maximum Stories (number)	Minimum Height (ft.)	Minimum Stories (number)
Commercial only	36	3	30	2
Mixed Use**	36	3*	30	2
Other Uses	36	3	30	2
Residential only	36	3	30	2

*In Mixed Use buildings, the second and higher floors must be used for residential purposes.

**The following uses are not allowed on the ground floor of a Mixed Use building unless a Use Permit is issued (see Use and Required Permits Table 23E.36.030): residential units and uses (other than parking) which serve the residential uses, e.g. leasing and management of the building.

MIXED USE BUILDING (RESIDENTIAL + COMMERCIAL)

Any Mixed Use building (residential and commercial) shall satisfy all of the standards and requirements of this District, except that the Off-street Parking and Usable Open Space requirements for the Residential Use portion shall be as set forth in the R-3 District requirements.

USABLE OPEN SPACE

Usable Open Space area for each Dwelling Unit in a mixed-use development: 200 square feet per R-3 District requirements.

WEST CAMPUS SITE: C-1 ZONING SUMMARY

SETBACKS : 23D.36.070

No yards for Main Buildings, Accessory Buildings or Accessory Structures shall be required, except that:

In areas within the University Avenue Strategic Plan Overlay, when a lot abuts or confronts a lot in a residential zone and the front yard of the lot is not on University Avenue, the requirements of Sections 23E.04.050.B and D shall not apply. In addition, the following setbacks apply throughout the University Avenue Strategic Plan Overlay.

1. Solar Rear Yard Setback: Buildings on the north side of University Avenue shall not cast a shadow at noon more than 20 feet onto any lot in a residential zone as calculated when the sun is at a 29 degree angle above the horizon (winter solstice).
2. **Privacy Rear Yard Setback: Buildings on lots abutting a residentially zoned lot along the south side of University Avenue shall be set back from the rear property line an average of 20 feet, i.e., a rear yard shall be maintained with a minimum area equal to the width of the lot (in feet) multiplied by 20 feet. The minimum depth of any rear yard shall be ten feet, or 10% of the depth of the lot, whichever is greater, as provided in Section 23E.04.050.C. The ZAB may approve a Use Permit to reduce the 20 foot average and ten foot minimum setback provisions to a minimum of six feet on the first floor provided that the square footage added on the first floor by this reduction in setback is utilized to increase the average 20 foot setback on higher floors to facilitate the privacy of abutting residentially zoned lots.**
3. **Ground-Level Setback on University Avenue for First-Floor, Non-Residential Uses: Buildings shall provide an average two-foot setback at the ground level of the project and a minimum two-foot setback at all sidewalk pedestrian entries.**
4. Front Yard Setback for Residential-Only Projects: For all floors, buildings shall provide an average two-foot setback. A maximum setback of ten feet is permitted provided that this space is used to accommodate landscaping that enhances the streetscape and provides a sense of privacy for residential units on the first floor.
5. **Side Yard Setbacks: No setback is required.**
6. **Street Side Setbacks: For all floors, the setback shall be a minimum of two feet average.**
7. Setbacks for Lots Fronting Side Streets on the South Side of University Avenue: When a lot in the University Avenue Strategic Plan Overlay area fronts on a side street rather than University Avenue, the yard requirements of Section 23E.04.050 shall apply unless the lot is consolidated into a single project with the adjacent University Avenue lot. In that case, the Project will conform to the setback standards of Section 23E.36.070.C.2.b through f.

PARKING SPACES

Table 23E.36.080	
Parking Required	
Use	Number of spaces
Hospitals	One per each four beds plus one per each three employees
Hotels	One per each three guest/sleeping rooms or suites plus one per each three employees
Libraries	One per 500 sq. ft. of floor area that is publicly accessible
Medical Practitioner Offices	One per 300 sq. ft. of floor area
Motels	One per each guest/sleeping room plus one space for owner or manager*
Residential Uses, Nursing Homes	Refer to R-3 Standards, Section 23D.36.080
*Required parking shall be on same lot as building it serves.	

Residential parking in a mixed-use development: 1 space per 1000 of Gross Floor Area per R-3 District requirements.

WEST CAMPUS SITE: C-1 ZONING SUMMARY

AVENUES PLAN AREA REQUIREMENTS: Chapter 23C.12.080

1. Project means the total number of housing units planned to be built on a single lot or on a grouping of contiguous, commonly owned or controlled lots, regardless of whether those units are all built simultaneously;

2. Affordable family-sized unit means a unit which:

- Is at least 850 square feet in area if two bedrooms or 1,100 square feet if three
- bedrooms or more;
- Contains at least two lawful bedrooms;
- Contains at least as many bathrooms as the corresponding two bedroom market rate units; and
- Is sold at a price that is affordable to an appropriate sized Household whose income is no more than 80 percent of the metropolitan area median as reported by the Department of Housing and Urban Development (HUD).

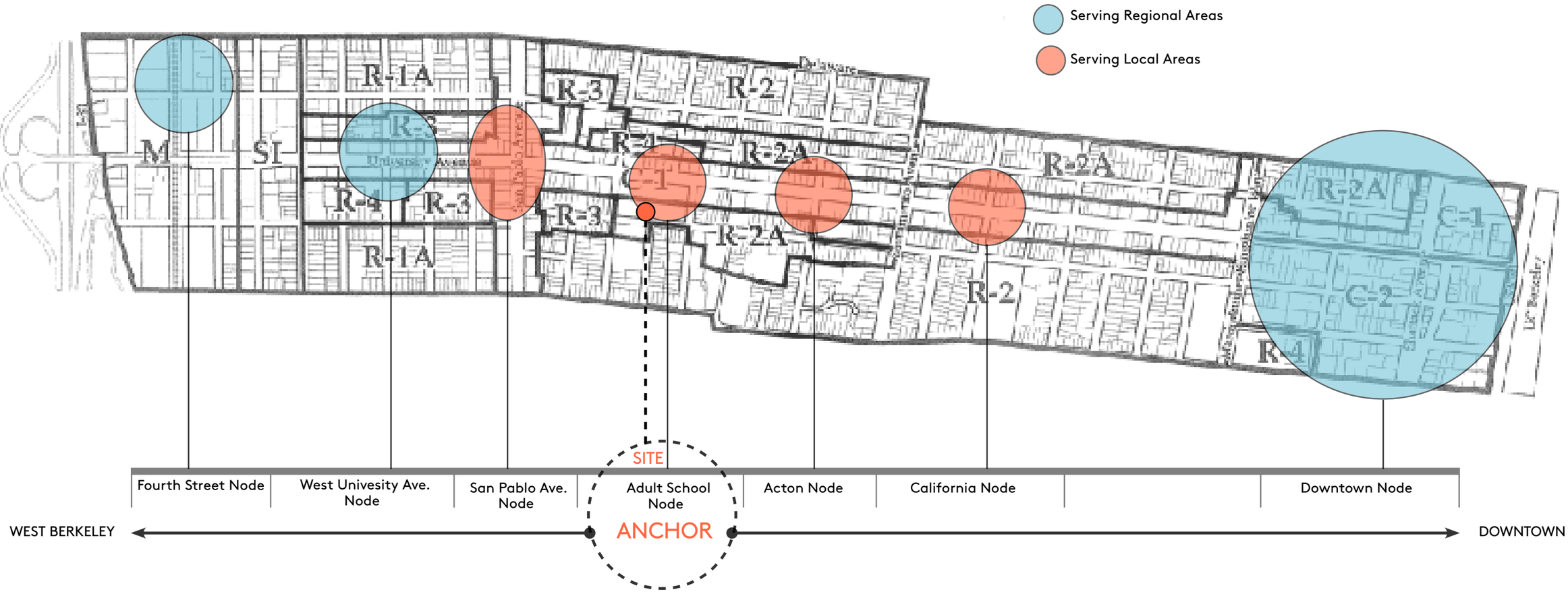
AVENUES PLAN AREA REQUIREMENTS CONT: Chapter 23C.12.080

This section applies on the streets and the addresses listed in the Table below. The area of applicability consists of the entire C-2 District and portions of the C-1, C-SA, C-W, C-N, R-2A, R-3 and R-4 Districts as indicated in the Table. Within this area, the provisions of this section supersede any inconsistent provisions of this chapter.

Russell	1820-2000 even, 2000-2117
Sacramento	1900-2000, 2050-2100 even
San Pablo Avenue	1800-2199
Shattuck Avenue	1800 up
Shattuck Square	All
Stuart	2100-2107
Tremont	All
University Avenue	840 up
Walnut	1800 up
West	1950-1999
Whitney	All
Woolsey	1750-2110
6th	1916-2099
7th	1912-2099

UNIVERSITY AVENUE STRATEGIC PLAN

Existing Zone Designation and Recommended Avebue Zones



FOURTH STREET NODE

Mixed-use shopping district. Mix of restaurants, boutiques, and businesses that cater to regional clientele. Close proximity to the freeway. Live/ works spaces.

WEST BERKELEY NODE

Indian shops and businesses. Cater to regional clientele.

SAN PABLO NODE

Tree lined avenue. Shops and businesses cater to local clinetele. Pedestrian oriented. A major transit/ auto thoroughfare.

ADULT SCHOOL NODE

Currently protected for renovation and to making the area available to the residents of the community.

ACTON NODE

Currently hosts a supermarket and shopping for local clientele. Close proximity to the BART Station.

CALIFORNIA NODE

Least developed node. Caters a number of busiinesses, cafes and high intensity mixed-use buildings.

DOWNTOWN NODE

The heart of Berkeley. Hosts office buildings and civic buildings, educational institution, City Hall, Medical Institution and the BART station.

Revitalization Strategy for University Avenue

1. Create mixed-use "nodes" that are within wealking distance of nearby residential areas and provide local-serving goods and services.

2. Designs with pedestrians in mind. Safer and more attractive place for all including those with disabilities.

3. Knit the two sides of the street together to te best extendt possible with streetscape enhancements.

4. Reinforce the connections between neigborhoods and commercial areas.

5. reinforce the fact that University Avenue is an important gateway to Berkeley and the Downtown.

Key Facts

BUILDINGS
- Seismically damaged buildins are clustered eats of Martin Luther King Way in the Downtown area, where older, mid-rise building-types predominate.

BUSINESSES
- At the time of the strategic plan was prepared there were over 25 vacant storefronts on University Avenue. The number of new businesses along the Avenue has grown at a faster rate than the city as a whole.

INCOMES
- Median income households in the census tracts encompassing University Avenue for 1980 was 80% of the city-wide median, by 1990 it had increased to 81%.
- However, the median incomes of households in the cesus tract area were only 54% of the county incomes for 2-person families and 48% of county median incomes for 3-person families.

HOUSING
- Roughly 80% of the study area's housing stock are rental units. This represents approximately 12% of the city's retanl housing.
- Ownership housing in the study area has increased at a faster rate than the city as whole.
- Several condominium apartment buildings have recently been constructed along the city's other "Avenue," none have been located along University Avenue.
- Median rents in the study area are comparable to the city as a whole.

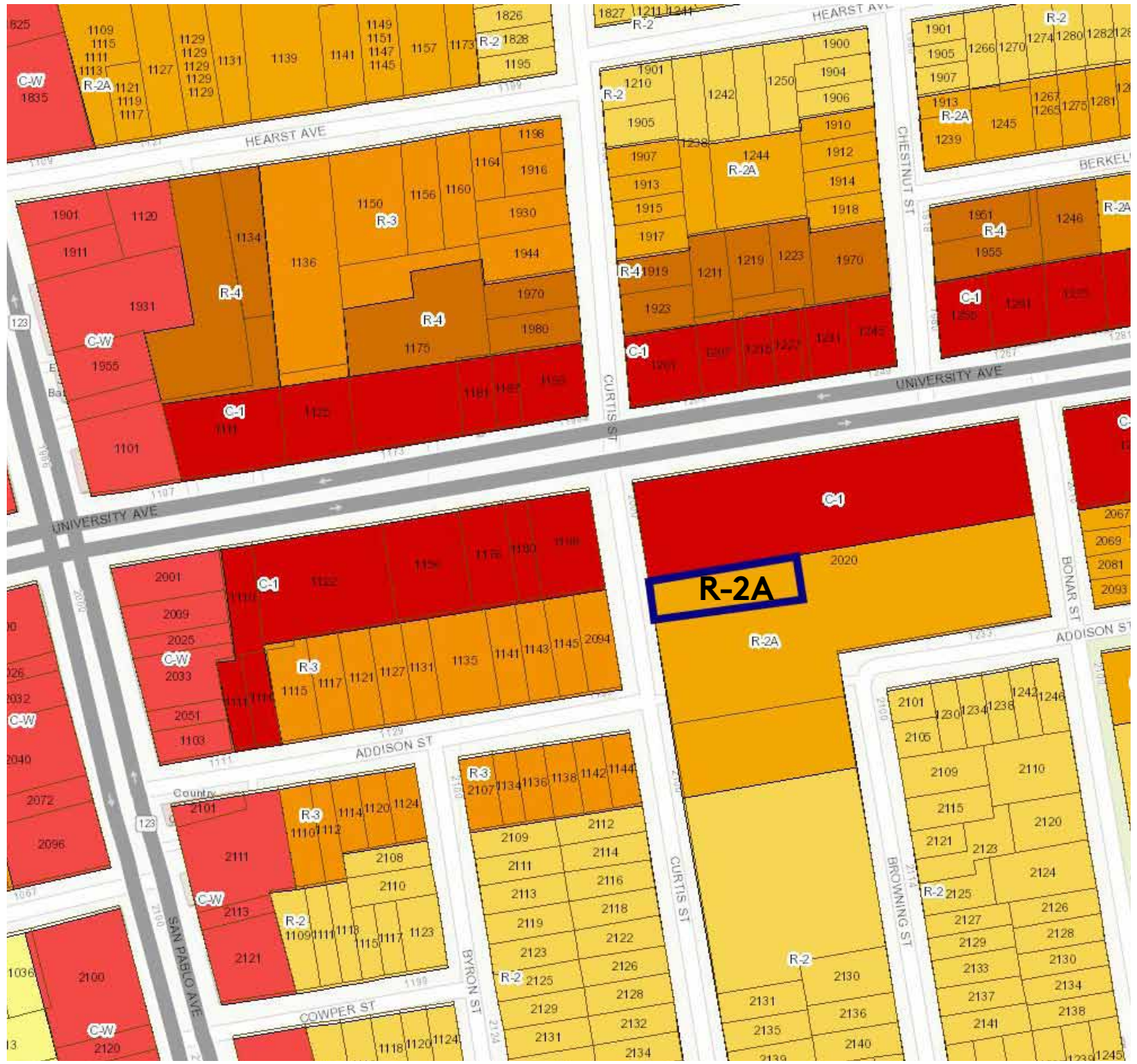
COMMUNITY SERVICES
- There are 32 community service providers located in the study area proving a range of Enrichment, Prevention/Advancement, Safety Net, and Crisis Services.

STREETSCAPES
- University Avenue carries upto 53,000 cars per day between the freeway and San Pablo Avenue.
-Most sidewalks along University are narrow, have broken pavement, and the trees on either side of the street are heavily infested with aphids, which secrete a sticky substance onto them.
- Crosswalks are not highly visible to drivers and push-button light activators are not working properly.
- Bus shelters and other pedestrian amenities are being removed without replacement.
- Primary walking and bicycling connections to BART and other important local destinations are not well lit or signed.

Refer to :https://www.cityofberkeley.info/uploadedFiles/Planning_(new_site_map_walk-through)/Level_3_-_General/E.%20Urban_Design.pdf

WEST CAMPUS SITE: R-2A ZONING SUMMARY

ZONING DISTRICT



DENSITY

No more than one Dwelling Unit shall be allowed for each 1,650 square feet of lot area. One additional Dwelling Unit may also be allowed for any remaining lot area which may be less than 1,650 square feet, but not less than 1,300 square feet in area.

HEIGHT LIMIT

	Height limit average (ft.)	Stories limit (number)
Main Building	28*	3
All Residential Additions	14**	Not Applicable

* The Zoning Officer may issue an Administrative Use Permit to allow Main Buildings to exceed 28 feet in average height, up to 35 feet in average height

** The Zoning Officer may issue an Administrative Use Permit to allow residential additions to exceed 14 feet in average height, up to the district limit.

LOT COVERAGE AREA (%)

	Lot Coverage Area %	
Main Building Height (stories)	Interior and Through Lots	Corner Lots
1	45	50
2	40	45
3	35	40

WEST CAMPUS SITE: R-2A ZONING SUMMARY

SETBACK

	Yard location				
Story	Front	Rear*	Side*	Street side*	Building separation*
1st	15	15	4	6	8
2nd	15	15	4	8	12
3rd	15	15	6	10	16
* See Section 23D.32.070.D.1 through 4 for yard and building separation reductions					

USABLE OPEN SPACE

Each lot shall contain the following minimum Usable Open Space area: for each Dwelling Unit, 300 square feet;

PARKING SPACES: Chapter 23D.32.080

Table 23D.32.080	
Parking Required	
Use	Number of spaces
Dwellings, Multiple	One per unit (75% less for seniors, see below)
Dwellings, one and two family	One per unit
Employees	One per two non-resident employees for a Community Care Facility*
Libraries	One per 500 sq. ft. of floor area that is publicly accessible
Nursing Homes	One per each five residents, plus one per each three employees
Rental of Rooms	One per each two roomers or boarders
Senior Congregate Housing	One per each five residents plus one for manager
*This requirement does not apply to those Community Care Facilities which under state law must be treated in the same manner as a single family residence	

EXHIBIT C – ZONING ANALYSIS (II)

Meeting Notes with City of Berkeley Planning Stuff

MITHUN

Seattle
Pier 56, 1201 Alaskan Way #200
Seattle, WA 98101

San Francisco
660 Market Street #300
San Francisco, CA 94104

Los Angeles
Mithun | Hodgetts + Fung
5837 Adams Boulevard
Culver City, CA 90232

Meeting Notes

Project:	BUSD Employee Housing Feasibility Studies	**Project #:**	1925100
Subject:	Planning Code and Density Bonus Questions	**Date/Time:**	January 30, 2020 2:30 – 3:30 PM
Attendance:	Steve Buckley, Planning Manager Alicia Klein, RCD Lisa Jacks, Mithun	**Location:**	1947 Center Street, 2nd Floor
		Submitted by:	LJ
Distribution:	File, Attendees, BUSD		
Attachments:	None		

The meeting focused on a review of preliminary capacity studies at both sites, addressing Berkeley Planning Code questions and interpretations. Discussion also included the City of Berkeley implementation of various density bonus provisions for affordable housing.

1. General Discussion Items

- SB noted that "base case" scenarios cannot include provisions requiring a use permit. However, use permits can be considered after the density bonus is applied.
- In terms of what is considered "commercial" space, the ZAB is fairly flexible. Uses that activate the street frontage, even if primarily amenity space for residents, have been accepted.
- Recently have been accepting live-work units on the ground floor as "commercial" space. There are a number of requirements related to live-work units; the work space needs to be 50% of the area, the resident must have a business license, etc.
- Projects utilizing SB 35 will bypass the Zoning Adjustments Board.
- The city is generally moving towards allowing lower parking ratios in housing.
- Density Bonus concessions, which are limited to three, are related to financial burdens on the project. Waivers, which are unlimited, are physical variations from the planning code. There is some interpretation on the part of the assigned planner in determining what is a concession and what is a waiver.
- SB noted the requested concessions related to the same issue can be grouped. So, for example, height and number of stories can be combined into one request.

2. Berkeley Adult School Site

Note that several of these issues would apply to the West Campus study as well.

- Discussed the transfer of bonus units from the R-2 zone to the C-W zone. SB noted that has been allowed on other projects; the project sponsor would need to demonstrate that the transfer is necessary to implement the bonus units. That argument could be physical (i.e. another floor would be required in the C-W zone) or financial (i.e. an added floor would require a change in construction type, adding cost.)
- Listed Concessions (transfer of units and open space) and Waivers (parking ratio and height limit) seem reasonable.

- Floor Area Ratio Calculation for the density bonus scenarios should be for the C-W zone only, not the whole site (since maximum F.A.R. is not defined in the R-2 zone).
- In applying AB 1763 to the R-2 Zone, assume that the additional three floors applies to the entire buildable area of that portion of the lot.
- Discussed parking for the Adult School, and how / if it needs to be illustrated in the base case scenario. SB noted that two options seem possible:
    - Only required parking needs to be shown on the base case. The Planning Code doesn't appear to require parking for educational uses (to be confirmed). If this is the case, the only required parking would be noted on any use permits that have been issued by the city.
    - School parking can be shown on a lower underground level in the base case.
- As building design proceeds, attention will need to be paid to street facing parking structure walls on Virginia Street.

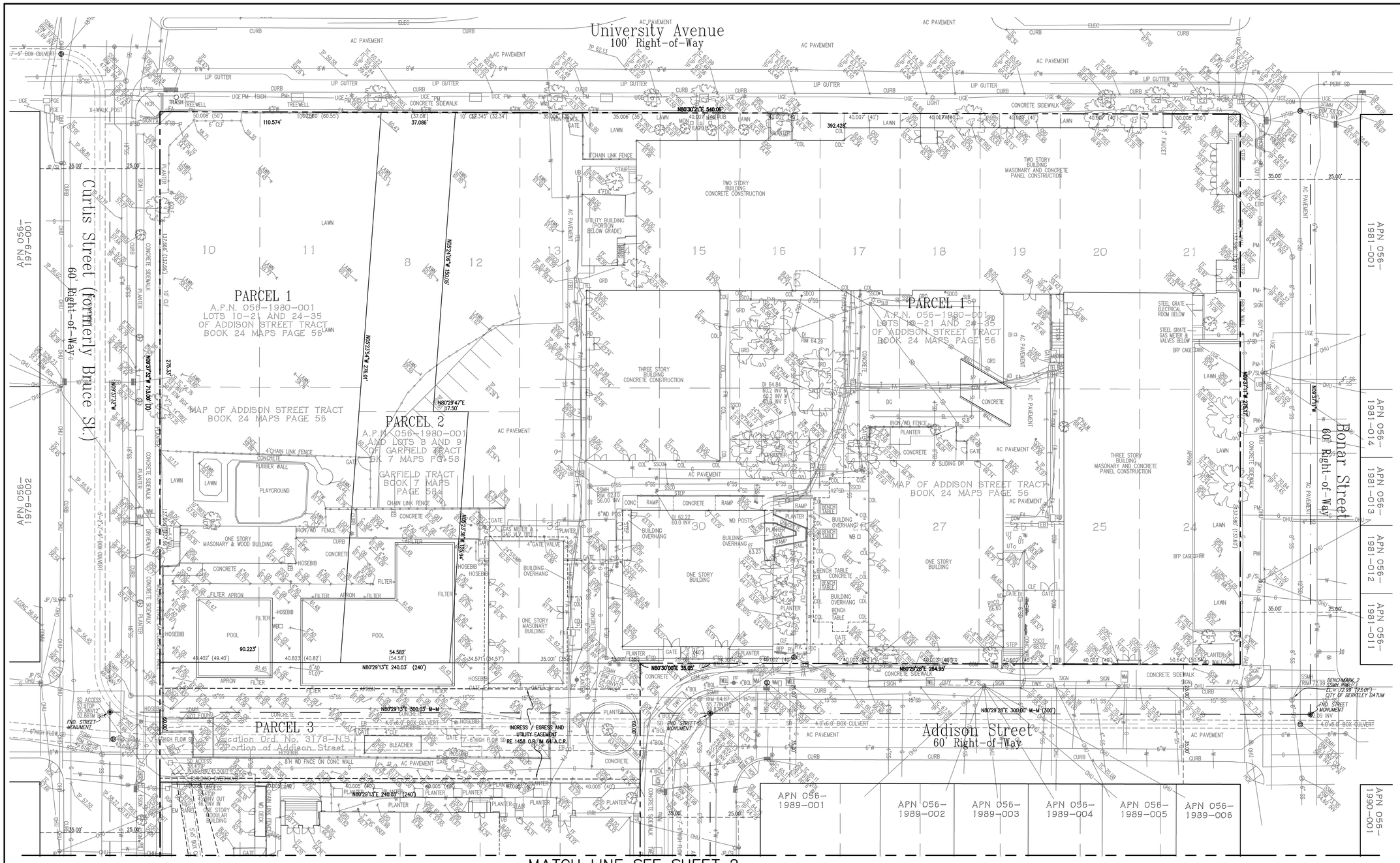
3. <u>West Campus Site</u>

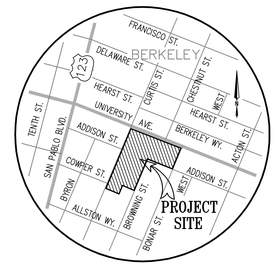
- Discussion was limited on these studies, as the base case study assumed use permits would be allowed. This has a larger effect within the University Avenue Strategic Plan area. Mithun to research options again to determine if a "mixed-use" or "residential only" strategy makes the most sense, and follow-up with any questions that arise from that research.
- SB confirmed that required open space can provided on a roof deck.

The above notes are Mithun's interpretation of the items discussed. If there are corrections, clarifications, or additions to these minutes, please send them to Mithun within seven calendar days, or submit them at the next meeting. Otherwise, these notes will be considered an accurate record of the meeting.

EXHIBIT C – ZONING ANALYSIS (III)

Topographic and Boundary Surveys





VICINITY MAP

NOT TO SCALE

LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY - SUBJECT PROPERTY
	RIGHT-OF-WAY LINE
	INTERIOR PROPERTY LINE
	ADJOINERS PROPERTY LINE
	OLD LOT LINE
	MONUMENT LINE
	EASEMENT LINE
(M-M)	MONUMENT TO MONUMENT
(162.63')	RECORD INFORMATION
HCR	HANDICAPPED RAMP
(R)	RADIAL BEARING
O.R.	OFFICIAL RECORDS
(T)	TOTAL
P.O.B.	POINT OF BEGINNING
	BUILDING LINE
	OVERHANG LINE
	ELECTROLIER
	FOUND MONUMENT AS NOTED
FH	FIRE HYDRANT
CB	CATCH BASIN
AD	AREA DRAIN
WV	WATER VALVE
WM	WATER METER
D	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TELMH	TELEPHONE MANHOLE
PCEMH	
	TREE
AC	ASPHALT CONCRETE
FF	FINISH FLOOR
PP	POWER POLE
TVCB	TELEVISION CABLE BOX
CONC	CONCRETE
UB	UTILITY BOX
RD	ROOF DRAIN
BOL	4" BOLLARD
WB	WATER BOX
PM	PARKING METER
GV	GAS VALVE
	FENCE
	SIGN
X 4.85 CONC	CONCRETE ELEVATION
X 6.13 GRD	GROUND ELEVATION
X 9.18 TP	TOP OF PAVEMENT ELEV.
X 10.82 TC	TOP OF CURB ELEVATION
X 10.82 BW	BACK OF WALK ELEVATION
X 10.31 FL	FLOW LINE ELEVATION
JP	JOINT POLE
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
SL	STREET LIGHT
SLB	STREET LIGHT BOX
PGE	P.G. & E. PULL BOX
6"W	WATER LINE
12"SD	STORM DRAIN LINE
12"SS	SANITARY SEWER LINE
JT	JOINT UTILITY TRENCH
OHU	OVERHEAD UTILITY LINES
3	TITLE ITEM REFERENCE NO.
P.U.E.	PUBLIC UTILITY EASEMENT
W.C.E.	WIRE CLEARANCE EASEMENT
CL	CENTERLINE
M	MONUMENT
INTX.	INTERSECTION
OHU	OVERHEAD UTILITIES
UGE	UNDERGROUND ELECTRIC

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF BERKELEY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOTS 10 THRU 21, INCLUSIVE, AND LOTS 24 THRU 35, INCLUSIVE, MAP OF ADDISON STREET TRACT, FILED FEBRUARY 24, 1909, IN MAP BOOK 24, PAGE 56, ALAMEDA COUNTY RECORDS.

PARCEL TWO:

LOTS 8 AND 9, MAP OF GARFIELD TRACT, FILED FEBRUARY 28, 1883, IN MAP BOOK 7, PAGE 58, ALAMEDA COUNTY RECORDS.

PARCEL THREE:

A PORTION OF ADDISON STREET, BETWEEN BROWNING AND CURTIS STREETS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF ADDISON STREET AND THE WEST LINE OF BROWNING STREET, AS SHOWN ON THE MAP OF THE BRYANT TRACT, AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, NOVEMBER 1, 1890, IN THE BOOK OF MAPS NO. 9, AT PAGE 64, AND RUNNING THENCE WESTERLY ALONG SAID SOUTH LINE OF ADDISON 240 FEET TO THE EAST LINE OF CURTIS STREET FORMERLY KNOWN AS BRUCE STREET; THENCE NORTHERLY ALONG SAID EAST LINE EXTENDED, 60 FEET TO THE NORTH LINE OF ADDISON STREET; THENCE EASTERLY ALONG SAID NORTH LINE 240 FEET TO THE DIRECT EXTENSION NORTHERLY OF THE WEST LINE OF BROWNING STREET; THENCE SOUTHERLY ALONG SAID WEST LINE EXTENDED 60 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONT.)

PARCEL FOUR:

LOTS 1 THRU 10, INCLUSIVE, AND LOTS 27 THRU 32, INCLUSIVE, AND THE NORTHERN 28 FEET OF LOT 11 AND THE NORTHERN 38 FEET OF LOT 26, BLOCK C, MAP OF BRYANT TRACT, FILED NOVEMBER 1, 1890, IN MAP BOOK 9, PAGE 64, ALAMEDA COUNTY RECORDS.

PARCEL FIVE:

BEGINNING AT A POINT ON THE WESTERN LINE OF BROWNING STREET, DISTANT THEREON NORTHERLY, 248 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHERN LINE OF ALLSTON WAY, AS SAID STREET AND WAY ARE SHOWN ON THE MAP HEREINAFTER REFERRED TO; RUNNING THENCE NORTHERLY ALONG SAID LINE OF BROWNING STREET, 64 FEET; THENCE WESTERLY, PARALLEL WITH SAID LINE OF ALLSTON WAY 120 FEET; THENCE SOUTHERLY PARALLEL WITH SAID LINE OF BROWNING STREET, 64 FEET; AND THENCE EASTERLY, PARALLEL WITH SAID LINE OF ALLSTON WAY, 120 FEET TO THE POINT OF BEGINNING.

BEING LOT 12, AND A PORTION OF LOTS 11 AND 13, BLOCK C, MAP OF BRYANT TRACT, FILED NOVEMBER 1, 1890, MAP BOOK 9, PAGE 64, ALAMEDA COUNTY RECORDS.

APN: 056-1980-001 AND 056-1986-017-01

BASIS OF BEARINGS

THE BEARING FROM THE FOUND STANDARD CITY MONUMENT AT THE INTERSECTION OF BROWNING STREET AND ALSTON STREET TO THE FOUND STANDARD CITY MONUMENT AT THE INTERSECTION OF BROWNING STREET AND ADDISON STREET SHOWN AS NORTH 9°37'30" WEST ON THAT CERTAIN RECORD OF SURVEY FILED SEPTEMBER 14, 1966 IN BOOK 6 OF RECORDS OF SURVEY AT PAGE 7 OF ALAMEDA COUNTY RECORDS, WAS TAKEN AS: NORTH 9°37'30" WEST (659.18' M-M MEAS.) AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

BENCHMARK 1: CITY OF BERKELEY BENCHMARK, BEING A SANITARY SEWER MANHOLE (RIM) AT THE INTERSECTION OF ALLSTON STREET AND BONAR STREET.
ELEVATION = 71.255 FEET, VERTICAL DATUM: CITY OF BERKELEY.

BENCHMARK 2: CITY OF BERKELEY BENCHMARK, BEING A SANITARY SEWER MANHOLE (RIM) AT THE INTERSECTION OF ADDISON STREET AND BONAR STREET.
ELEVATION = (73.01 FEET) 72.99 FEET MEASURED, VERTICAL DATUM: CITY OF BERKELEY.

NOTES

1. DATE OF FIELD SURVEY: AUGUST 22, 2019 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
2. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
3. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
   STORM DRAINS: CITY OF BERKELEY
   SANITARY SEWER: CITY OF BERKELEY
   WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
   ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
   NATURAL GAS: PACIFIC GAS & ELECTRIC CO.

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT IN SEPTEMBER 2019.

JACQUELINE LUK, P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE SEPTEMBER 13, 2019

PROFESSIONAL LAND SURVEYOR JACQUELINE LUK LS 8934 STATE OF CALIFORNIA

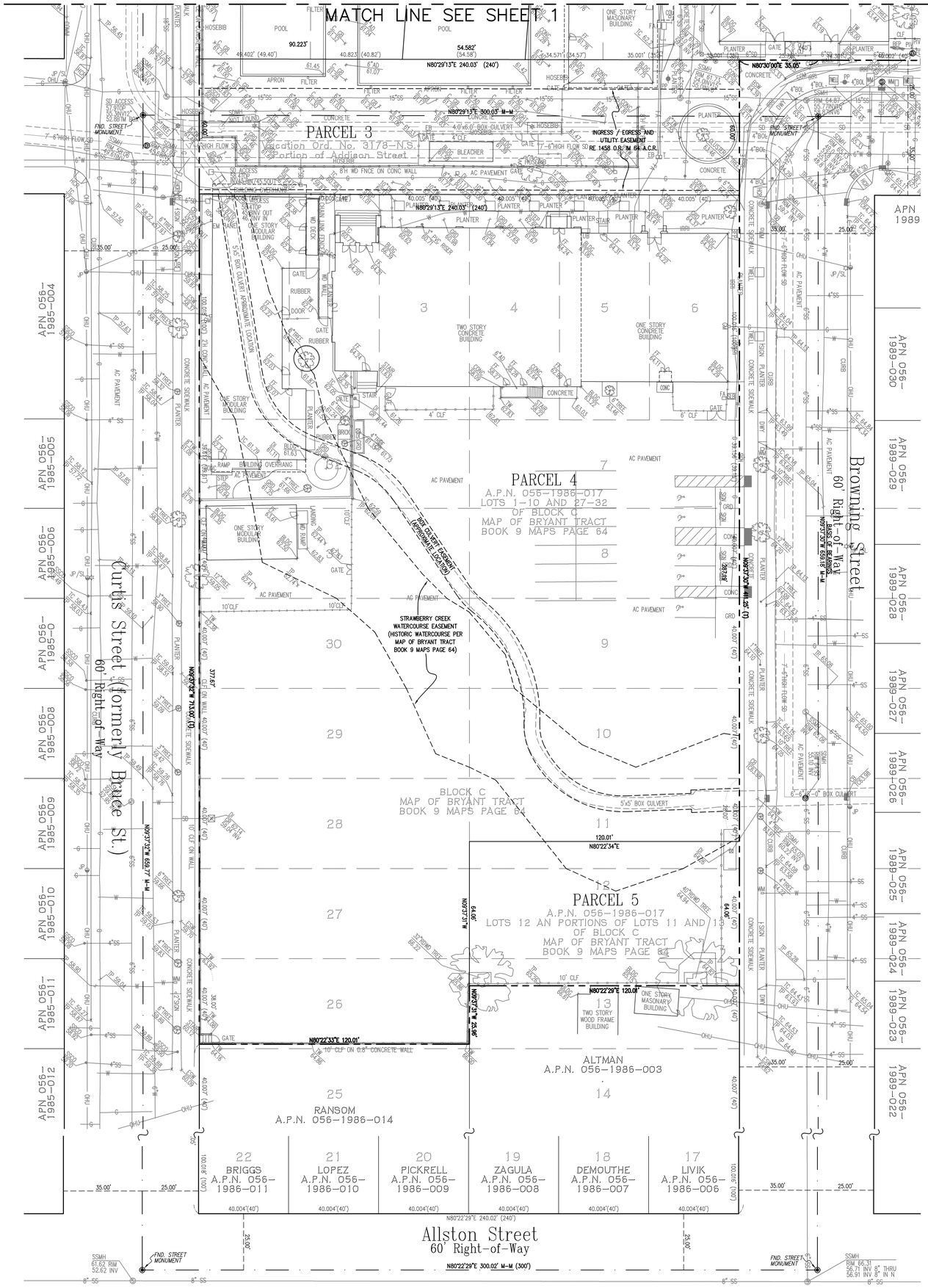
NORTH
SCALE 1" = 20'
N

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

TOPOGRAPHIC AND BOUNDARY SURVEY

FOR
1222 UNIVERSITY AVENUE
CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
SEPTEMBER 2019

PREPARED BY
LUK & ASSOCIATES
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547 (510) 724-3388



NOTES

SEE SHEET 1 FOR LEGEND

TOPOGRAPHIC AND BOUNDARY SURVEY

FOR

1222 UNIVERSITY AVENUE

CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA

SEPTEMBER 2019

PREPARED BY

LUK & ASSOCIATES

CIVIL ENGINEERS – LAND PLANNERS – LAND SURVEYORS

738 ALFRED NOBEL DRIVE

HERCULES, CALIFORNIA 94547 (510) 724-3388

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

Kains Ave.

Stannage Ave.

Cornell Ave.

FOUND MONUMENT PER 161 PM 52

35.00' (R6)

N80°30'42"E 993.35' M–M
(N80°30'30"E 993.38')(R1)

Virginia Street
60' right-of-way

(N80°30'30"E 940.73')(R1)
N80°30'42"E 940.60'

FOUND WELL MONUMENT 2" BRASS DISK B590 WITH PUNCH MARK "CITY OF BERKELEY"

35.00' (R6)

Curtis Street
60' right-of-way

N05°28'06"W 326.77' M–M
(N05°28'45"W 326.25')(R1)

N05°28'06"W 195.89' (196.00')(R1)
(N05°28'45"W 271.18')(R1)
N05°28'06"W 271.04'

35.00' (R6)

12.00' (R6)

San Pablo Avenue
100' right-of-way

N14°37'31"W 326.74' M–M
(N14°38'15"W 326.76')(R1)

(N14°38'15"W 271.68')(R1)
N14°37'31"W 271.52'

BERKELEY UNIFIED SCHOOL DISTRICT
A.P.N. 058–2129–017
PARCEL C
161 P.M. 52
4.43 ACRES±

CURTIS TRACT
BOOK 6 MAPS, PAGE 5

(N80°30'22"E')(R1)
N80°30'36"E 45.00'

(S09°29'45"E 60.28')(R1)
S09°29'31"E 60.20'

(N80°30'22"E 150.60')(R1)
N80°30'36"E 150.59'

N05°28'06"W 60.38'
(N05°28'45"W 60.41')(R1)

(N05°28'45"W 135.60')(R1)
N05°28'06"W 135.53'

N80°30'29"E 250.71' (N80°30'15"E 250.75')(R1)

N80°30'29"E 219.98' (N80°30'15"E 220.00')(R1)

ROONEY TRACT
BOOK 7 MAPS, PAGE 64

BERKELEY UNIFIED SCHOOL DISTRICT
A.P.N. 058–2129–016
PARCEL B
161 P.M. 52

ARAI/ADAMS
A.P.N. 058–2129–010
1990–227250 O.R.

BERKELEY UNIFIED SCHOOL DISTRICT
A.P.N. 058–2129–017
PARCEL C
161 P.M. 52

NESTAL
A.P.N. 058–2129–004
2007–035815 O.R.

HINDS
A.P.N. 058–2129–003
89–202513 O.R.

GUINOSSO
A.P.N. 058–2129–002
2000–214888 O.R.

BERKELEY UNIFIED SCHOOL DISTRICT
A.P.N. 058–2129–015
PARCEL A
161 P.M. 52

75.14' (75.18')(R1)

35.00' (R6)

(N14°38'15"W 75.30')(R1)
N14°37'31"W 75.30'

(N80°30'15"E 100.40')(R1)
N80°30'29"E 100.39'

243.97' (244.00')(R1)

FOUND REBAR & CAP PER 161 PM 52 S13°35'10"E 0.08'

(45.00')(R1)
45.00'

N80°30'29"E 182.37' (N80°30'15"E 182.39')(R1)
N80°30'29"E 897.29' (T) (N80°30'15"E 897.39'(T))(R1)

(50.60'D)
50.59'

(25.00'D)
25.00'

(30.00'D)
30.00'

FOUND REBAR & CAP PER 161 PM 52 S76°21'30"E 0.07'

219.98' (220.00')(R1)

FOUND REBAR & CAP PER 161 PM 52 N76°56'12"W 0.16'

20.00' (R6)

FOUND MONUMENT PER 161 PM 52

20.00' (R6)

(N80°30'15"E 941.24' 161PM52)
N80°30'29"E 941.22' M–M. BASIS OF BEARINGS

20.00' (R6)

FOUND MONUMENT PER 161 PM 52

Francisco Street
50' right-of-way

NOTES

1. EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
2. DATE OF FIELD SURVEY: AUGUST 21, 2019 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
3. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
4. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
   STORM DRAINS: CITY OF BERKELEY
   SANITARY SEWER: CITY OF BERKELEY
   WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
   ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
   NATURAL GAS: PACIFIC GAS & ELECTRIC CO.

BASIS OF BEARINGS

THE BEARING FROM THE FOUND CITY MONUMENT AT THE INTERSECTION OF FRANCISCO STREET AND CURTIS STREET TO THE FOUND CITY MONUMENT AT THE INTERSECTION OF FRANCISCO STREET AND SAN PABLO AVENUE, WAS TAKEN AS: SOUTH 80°30'29" WEST, AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

MONUMENT B0882, BEING 2–1/8" DIAMETER BRASS DISC STATE (CALTRANS) IN MONUMENT WELL LOCATED AT VIRGINIA STREET AND ESIDE SAN PABLO AVENUE, RECOVERED IN 2016. ELEVATION = 36.43' FEET, CITY OF BERKELEY VERTICAL DATUM.

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT IN SEPTEMBER 2019.

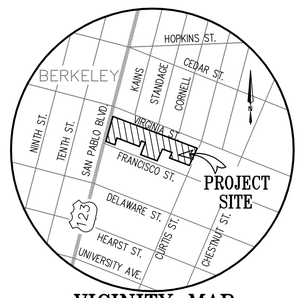
JACQUELINE LUK, P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE SEPTEMBER 13, 2019

PROFESSIONAL LAND SURVEYOR
JACQUELINE LINGWEN LUK
LS 8934
STATE OF CALIFORNIA

LEGEND

SYMBOLS	DESCRIPTION
— — — —	BOUNDARY – SUBJECT PROPERTY
———	RIGHT–OF–WAY LINE
———	ADJOINERS PROPERTY LINE
— · — · — · —	MONUMENT LINE
PL	PROPERTY LINE
RW	RIGHT OF WAY
8Ø	LOT NUMBER
APN	ASSESSOR'S PARCEL NUMBER
(T)	TOTAL
DOC. NO.	DOCUMENT NUMBER
16 M 33	FINAL MAP NUMBER



VICINITY MAP

NOT TO SCALE

SCALE: 1" = 30'
N
NORTH

TOPOGRAPHIC & BOUNDARY SURVEY

OF

BERKELEY ADULT SCHOOL

CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA

SEPTEMBER 2019

PREPARED BY

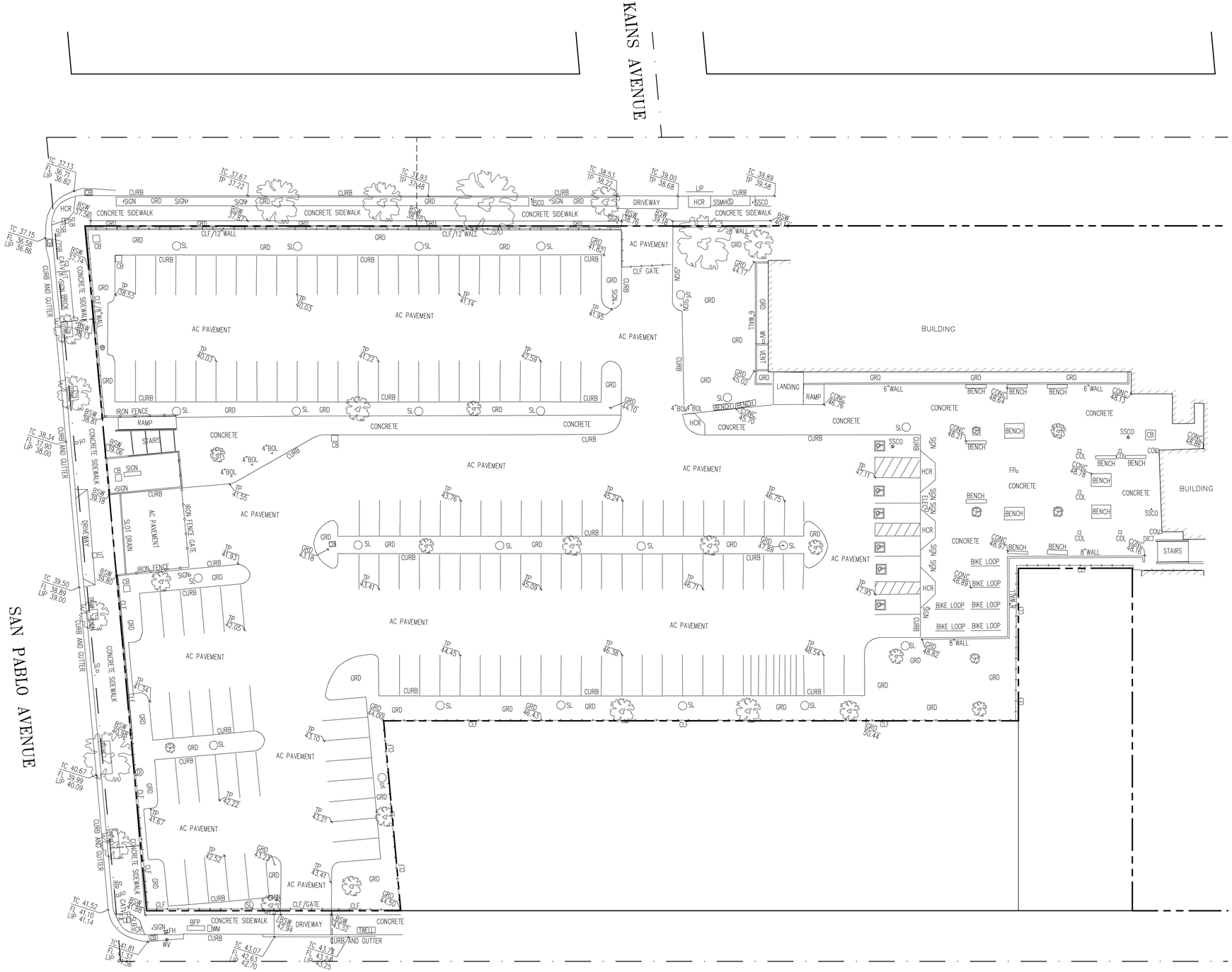
LUK AND ASSOCIATES

CIVIL ENGINEER – LAND PLANNERS – LAND SURVEYORS

738 ALFRED NOBEL DRIVE

HERCULES, CALIFORNIA 94547

(510) 724–3388



LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY
	RIGHT–OF–WAY LINE
	ADJOINERS PROPERTY LINE
	MONUMENT LINE
	CHAIN LINK FENCE
	WOOD FENCE
TC 281.68	TOP OF CURB ELEVATION
FL 281.40	FLOW LINE ELEVATION
LIP 281.57	LIP OF GUTTER ELEVATION
BSW 281.01	BACK OF SIDEWALK ELEVATION
CONC 276.33	CONCRETE ELEVATION
GRD 282.40	GROUND ELEVATION
AC	ASPHALT CONCRETE
BSW	BACK OF SIDEWALK
CONC	CONCRETE
CL FNCE	CHAIN LINK FENCE
DWY	DRIVEWAY
GRD	GROUND
WD COL	WOOD COLUMN
PL	PROPERTY LINE
RW	RIGHT OF WAY
WD FNCE	WOOD FENCE
WD POST	WOOD POST
TC	TOP OF CURB
	TREE
	BUILDING LINE
WM	WATER METER
SSCO	SANITARY SEWER CLEAN OUT
GM	GAS METER
8Ð	LOT NUMBER
APN	ASSESSOR'S PARCEL NUMBER
(T)	TOTAL
DOC. NO.	DOCUMENT NUMBER
16 M 33	FINAL MAP NUMBER

TOPOGRAPHIC & BOUNDARY SURVEY

OF

BERKELEY ADULT SCHOOL

CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA

SEPTEMBER 2019

PREPARED BY

LUK AND ASSOCIATES

CIVIL ENGINEER – LAND PLANNERS – LAND SURVEYORS

738 ALFRED NOBEL DRIVE

HERCULES, CALIFORNIA 94547

(510) 724–3388

F:\Jobs\FILE2019\19157A10\TOPOBDRY–19157A10.dwg

JOB NO.: 19157A10 PLOT DATE: SEPTEMBER 13, 2019

PHASE I ENVIRONMENTAL REPORT – ADULT SCHOOL

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
OF
1701 SAN PABLO AVENUE
AND
1150 VIRGINIA STREET

A PORTION OF ASSESSOR PARCEL NUMBER
APN 058-2129-17
IN
BERKELEY, CALIFORNIA

December 31, 2019

Prepared for:

Resources for Community Development
2220 Oxford Street
Berkeley, CA 94704

Prepared by:



environmental service
by Papineau

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1.0 EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment for 1701 San Palo Avenue and 1150 Virginia Street, which today is used for parking for the Berkeley Adult School, in Berkeley, California, the "Property" (Figure 1). The Phase I Environmental Site Assessment was conducted by Environmental Service, during November and December 2019. The work was conducted under the authorization of Mr. Nick Cranmer, in general accordance with Proposal Number 2019-031 dated November 15, 2019.

Property Description The Property is located in the City of Berkeley, along the east side of Pablo Avenue between Virginia Street and Francisco Street. By convention in this report, the compass orientation of San Pablo Avenue is taken as north-south, and the compass orientations of Virginia Street and Francisco Street is taken as east-west.

Parcel APN 58-2129-17 contains the Property and additional land east to Curtis Street. The land area of parcel APN 58-2129-17 is approximately 4.44 acres. The smaller 1.6-acre Property has an irregular shape and is located on the western end of APN 58-2129-17 (see Figure 2).

The City of Berkeley's General Plan Land Use Diagram designates the Property for Avenue Commercial and Institutional use.[1] The Property is zoned West Berkeley Commercial (C-W) and residential (R-2).[2] No buildings remain on the Property, but previous buildings date back to *circa* 1856 and 1901-1903.

Neighborhood At the time of the reconnaissance in December 2019, the Property was observed to be located in a residential area with a notable concentration of housing along Francisco Street and Virginia Street and commercial development along San Pablo Avenue. Koehler Auto Body appears to remain as an active auto-repair or auto service related use located on an adjoining parcel west of the Property. Svensson Automotive and a former service station are closed. Other auto-repair related uses and dry cleaners were not observed on parcels adjoining or near the Property.

Historical Uses The original schoolhouse building on the Property was built *circa* 1856. The original school building was sold and relocated in 1901 to a bayfront location where it was converted into a lodging. Its replacement was constructed circa 1901-1903. The second school building on the Property was demolished at an unspecified time during by 1947-1958.

Property Reconnaissance The Property was observed to be securely fenced and gated with locks on all gates. Most of the Property is used for surface parking and a minor portion is landscaped. One grated storm drain inlet was observed in a landscape area at the San Pablo Avenue entrance to the Berkeley Adult School. There was no sign of improper use of the inlet for discharge or disposal. Storm drains presumably are connected to the municipal storm sewer, and storm water eventually discharges to the San Francisco Bay. One shipping container was observed along the San Pablo Avenue frontage. There were no hazardous materials placards on the container.

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1 https://www.cityofberkeley.info/uploadedFiles/Planning_(new_site_map_walk-through)/Level_3_-_General/figure4.pdf

2 https://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/Zoning%20Map%2036x36%2020050120.pdf

Solid waste is disposed by the municipal collection service. Drinking water is provided through the municipal water delivery system by East Bay Municipal Utility District (EBMUD). EBMUD's water currently meets federal Safe Drinking Water Standards (EBMUD, 2019).

Sites Adjoining the Property The Property is adjoined by housing on its north and south sides and by the Berkeley Adult School on its east side. Generally west, northwest and southwest of the Property are commercial uses along San Pablo Avenue. Adjoining San Pablo Avenue uses include Enterprise Rent-a-Car (1706 San Pablo Avenue), Koehler Auto Body Shop (1712 San Pablo Avenue), Celery Space design shop (1714 San Pablo Avenue), apartments (1720 San Pablo Avenue), Amberina's Boutique (1722 San Pablo Avenue), Café Leila (1724 San Pablo Avenue), and Fastenal Hardware (1730 San Pablo Avenue). See Figure 3. Section 3.3 provides more details about land uses around the Property.

National Priority List (NPL) and Other Selected Federal Databases National Priority List (federal Superfund), U.S. Brownfields, and Comprehensive Environmental Response and Compensation Liability Act (CERCLA) sites were not identified within the ASTM search distances from the Property. Two (2) Resource Conservation and Recovery Act (RCRA) Corrective Actions (CORRACTS) sites were reported within the ASTM standard 1-mile distance from the Property. Courtaulds Aerospace (1608 4th Street) is located 0.52 mile west of the Property. Alcan Ingots & Powders (1069 2nd Street) is located 0.94 mile northwest of the Property In view of their distances and locations west or northwest of the Property, the RCRA correction action sites do not pose an obvious likelihood or an apparent risk of environmental impairment for the owner of the Property. Search results for additional federal databases are presented in Section 5.2 and Appendix B.

Selected State of California Databases The State of California equivalent programs are administered by the California Environmental Protection Agency (Cal/EPA). According to ERS's search of the Cal/EPA databases, a Controls-CA site or Deed-CA site is not located within 0.5 mile of the Property. Three (3) DTSC Response sites, including one (1) DTSC Response-NFA site, are located near the Property. The DTSC Response sites are: K & S Management site (1138 Delaware Street), which is located 0.09 mile southeast of the Property; Berkeley Auto Repair (2378 San Pablo Avenue), which is located 0.67 mile south of the Property; and, Dover Sales (707 Park Way), which is located 0.82 mile northwest of the Property. The K & S Management site (1138 Delaware Street) has No Further Action (NFA) status. In view of their distances and locations, the DTSC Response sites do not pose an obvious likelihood or an apparent risk of environmental impairment for the owner of the Property.

Numerous closed-case LUST sites are located within 0.5 mile of the Property. The nearest closed-case LUST sites include Ferreira Plumbing (1724 San Pablo Avenue) and Linoleum Sales (1706 San Pablo Avenue), both adjoining the Property. Spectrum Center/Berkeley Unified School District or B.U.S.D. (1150 Virginia Street), which is the building adjoining the Property, also was listed on the California Facility Inventory database (CalFID). The reason for the listing is unclear, as B.U.S. D. is not expected to have had underground storage tank(s) on the site adjoining the Property.

Toxic Pit sites and solid waste landfill (WMUD/SWAT, SWF/LF) sites were not identified by ERS as being located within the ASTM standard distances from the Property. The above list is incomplete, and search results for additional State of California databases are presented in Section 5.2 and Appendix B.

Conclusions and Recommendations This assessment has made the following conclusions and recommendations:

- This assessment has not encountered evidence of any obvious Recognized Environmental Condition (REC), historic REC, or controlled REC in connection with the Property. However, in view of the age of developed use with previous school buildings constructed in 1856 and 1901-03, there is recognized potential for lead residues in near-surface soil. Such residues could be expected from past applications or weathering of lead-based paint.

- This assessment also has not encountered evidence of a former heating oil tank on the Property. The original building may have been heated with wood, coal or heating oil. Its 1902-03 replacement apparently was served by natural gas and electricity based upon the Sanborn map annotation. Since the original fuel source is unknown and the building has been demolished, it is probably not possible to resolve the question by further Phase I inquiry.

- Past chemical or petroleum releases are known that have occurred on some adjoining or nearby parcels located along the west side of San Pablo Avenue. Sources generally have been removed on parcels involved with removal of past underground gasoline storage tanks.

- Past release of Stoddard solvent or chlorinated cleaning solvent from 1714-16 San Pablo Avenue is unknown. This address was associated with Dependable Cleaners in 1950 and with Imperial Rug Cleaning Co. during 1954-2008. Today, the building is used by Celery Space design shop. In view of the detection of perchloroethylene and trichloroethylene in soil vapor at a nearby site (1740 San Pablo Avenue), it is anticipated that some testing of soil vapor near the San Pablo Avenue right-of-way may be warranted to rule out the possibility of vapor migration through the utility pipes or trenches.

Business Environmental Risk he contemplated use of the Property for a residential R-2 use will entail trenching and other subsurface excavation. Excess soil displaced by pipe, backfill, or foundations could be generated. This means that waste soil will need to be profiled for proper disposal, the cost of which will depend upon waste classification as hazardous or non-hazardous waste.

Subsequent Phase II Investigation Limited Phase II sampling and testing are recommend to check near-surface soil on the Property for potential lead and to check soil vapor for potential migration from the sanitary sewer beneath San Pablo Avenue. Electromagnetic and ground-penetrating radar survey of part of the Property for a potential abandoned underground heating oil storage tank is considered prudent as a precaution, to rule out the possibility of an old abandoned underground tank near the original school building.

Certification This Phase I Environmental Site Assessment was performed by an environmental assessor, Marc Papineau, in general conformance with the scope and limitations of ASTM Practice E 1527-13, for the 1.6-acre property located at 1701 San Pablo Avenue and 1150 Virginia Street, in Berkeley, California. Any exceptions to, or deletions from, this practice are described in Section 2.2 of this report. Resources for Community Development, its affiliates and lender, their successors or assigns, can rely upon the information presented herein as factual, true and accurate, and in general accordance with the ASTM E 1527-13 Standard for Practice.

2.0 INTRODUCTION

This report presents the results of Phase I Environmental Site Assessment for the 1.6-acre property located at 1701 San Pablo Avenue and 1150 Virginia Street in Berkeley, the Property (Figure 1). The Phase I environmental site assessment was conducted by the environmental assessor during November and December 2019 in connection with contemplated acquisition and redevelopment of the Property with affordable housing. Environmental Service was retained by Mr. Nick Cranmer of Resources for Community Development to conduct the Phase I Environmental Site Assessment in general accordance with the agreement and Proposal Number 2019-031 dated November 15, 2019.

2.1 Purpose

The purpose of this Phase I Environmental Site Assessment is to provide an environmental assessment that meets ASTM Standards and which:

- Evaluates and describes the presence of any RECs in connection with the Property.
- Where RECs are assessed present, if reasonably possible, presents estimates for the cost of remedial actions to a prudent owner of the Property.
- If necessary, recommends the scope of any subsequent study to assess the existence of an actual release of any hazardous substance or petroleum product, or to estimate the cost of any needed remedial actions.

2.2 Definitions of Terms and Limitations

Definitions of Terms

Controlled REC—A Controlled REC (CREC) is an REC resulting from "*a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).*" *CRECs are listed in the Findings Section of the Phase I ESA report, and as RECs in the Conclusions Section of the report.*

Data gap—A "data gap" means missing or unattainable information. See also "significant data gap."

***De minimis* conditions**—Hazardous substances or petroleum products may be present on a property without being an REC. If 1) the condition does not represent a threat to human health or the environment and if 2) the condition would not be subject to an enforcement action if brought to the attention of a regulatory agency, the condition is termed "de minimis" and is not an REC. For a condition to be classified as "de minimis" or "less-than-significant," the condition cannot represent

a threat to either human health or the environment AND the condition would not be subject to an enforcement action if brought to the attention of a regulatory agency.

Environment—The environment can be viewed as the ground, groundwater, surface water, or soil vapor of a property. Under CERCLA, the term "environment" includes precisely (A) navigable waters, the waters of the contiguous zone, and the ocean waters…and (B) any other surface water, groundwater, drinking water supply, land surface or subsurface strata…"

Impairment—The words "impair" and "impairment" are used to mean the result of a release of a hazardous substance or petroleum product assessed to be a REC.

Hazardous Substance—The term "hazardous substance" is used here in general accordance with its usage as defined in the following documents:

- Comprehensive Environmental Responsibility, Compensation, and Liability Act (CERCLA) of 1980, as amended; and

- Resource Conservation and Recovery Act (RCRA) of 1976, as amended.

The terms "hazardous substance," "hazardous material," and "hazardous waste" are used interchangeably in this report, and no legal distinction is implied among the terms as used herein.

Historical REC—An HREC is an REC resulting from "*a past release of any hazardous substances or petroleum products that has occurred in connection with a property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).*" *Before calling a past release an HREC, the environmental assessor must determine whether the past release is an REC at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the environmental assessor considers this past release to be an REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as an REC.*

Limiting condition—a constraint imposed by obstruction or barrier, ground cover, weather or access. Examples: Intervening buildings or walls might block the view of an adjoining auto repair shop. Pavement precludes viewing of surface soil. A box sump cover may preclude viewing of the inside of the box.

Migration—Migration, movement, or chemical trespass refers to the "*movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface*."

Recognized Environmental Condition (REC)—The term Recognized Environmental Condition (REC) is used to describe an environmental condition or impairment assessed to warrant further inquiry. This includes the interpreted "presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions

indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment."

Release—A "release" means "*any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discharging of barrels, containers, and other closed receptacles containing any hazardous substances or pollutant or contaminant*." Presence of hazardous substances at a property "due to any release to the environment" encompasses the potential scenario in which an on-site or off-site release occurs and, if the release occurs off site, migration results in "chemical trespass" on the property.

Significant data gap—A significant data gap, as defined in §312.10 of the AAI final rule and §12.7 of ASTM E1527-13, is one which actually has the effect of limiting the assessor's ability to identify or evaluate RECs. A data gap is significant only if it may preclude identification of conditions indicative of a past release, a present release or imminent threatened release of hazardous substances, hazardous waste or petroleum products, or reduce the ability of the assessor to interpret the degree of risk. A Phase I environmental site assessment must identify and comment on significant data gaps.

Non-Scope Items and Limitations

Known or suspected RECs, CRECs, and HRECs are listed in Section 6.0, the findings of RECs. However, in Section 7.0, "Conclusions," known or suspected RECs and CRECs are the focus. HRECs are not a focus of Section 7.0 because HRECs warrant awareness by the Report User but normally would not warrant further investigation or a corrective action.

Certain information contained in this report may have been rightfully provided to the environmental assessor by third parties or other outside sources. The environmental assessor does not make any warranties or representations, whether expressed or implied, regarding the accuracy of such information, and shall not be held accountable or responsible in the event that any such inaccuracies are present.

Sampling and testing assessments of naturally-occurring radon; polychlorinated biphenyls (*e.g.*, in transformers, other electrical equipment, joint compound); asbestos and lead in building materials, and lead-based paint are not within the scope of ASTM E 1527-13 unless made so by agreement with the client for whom the Phase I report is prepared. No such agreement was made.

Local and/or federal regulations and laws require pre-demolition surveys of structures by a qualified California Asbestos Consultant and certified Lead-Based Paint Inspector. This or any Phase I Environmental Site Assessment does not constitute an asbestos or lead-based paint survey and is insufficient for compliance with federal, state, or local regulations governing asbestos and lead during construction, demolition or removal operations. Radon survey; asbestos or lead inspection are non-scope items which were not specifically requested by the client.

Deletions and deviations from the ASTM Standard E 1527-13 standard practice: none.

2.3 Methods and Limiting Conditions

The following readily available information resources were utilized during the course of this assessment.

- Interviews of knowledgeable parties. The individuals interviewed, and the dates and kinds of communications are as follows:
  - Mr. Nick Cranmer, RCD's project manager for this site, telephone and email communications November and December 2019.
- Reconnaissance to observe Property and neighborhood, and to look for evidence of current operations that use or have used hazardous materials or petroleum products. Reconnaissance of the Property was conducted by Marc Papineau on December 30, 2019.
- Review of historical records:
  - City of Berkeley Toxics Management Division information regarding historical geological/hydrogeological conditions and hazardous/toxic waste investigations or remedial actions
  - Federal/State/County/City information regarding hazardous waste compliance/violations
  - Aerial photographs from University of California at Santa Barbara
  - Aerial photographs online on U.S.G.S. EarthExplorer and Google Earth
  - Historical topographic maps from UC Berkeley
  - City of Berkeley Planning Department records
  - Review of City of Berkeley Building Department records
  - Haines, Husted, and Husted-Polk's city directories
  - Sanborn Fire Insurance Rate Maps
- Agency databases
  - Federal and State lists regarding Superfund Sites
  - State or County information regarding landfills
  - State/County/City information regarding underground storage tanks
  - Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
  - Federal Resource Conservation and Recovery Act (RCRA) Facilities and Generators List
  - Federal Emergency Response Notification System (ERNS) List
  - Historical CORTESE
  - Toxic Pits and Hazardous Waste Sites (Deed Restrictions)
  - Landfills (SWLF), Toxic Pits, and Hazardous Waste Sites (Deed Restrictions)
  - RWQCB North Bay Toxics List
  - EnviroStor database
  - Other databases listed in Appendix B but not listed above

Limiting Conditions -- Limiting conditions were not encountered during preparation of this Phase I Environmental Site Assessment. Files relevant to the Property were readily accessible and available for review. Access to the Property was not constrained by fences, vegetation, other features, or

coverings other than asphalt pavement, which is considered common for developed residential and commercial land in an urban setting.

3.0 PROPERTY DESCRIPTION

3.1 Location and Legal Description

The Property is located in West Berkeley, California, along the east side of San Pablo Avenue between Virginia Street and Francisco Street (see Figure 1). It is bounded by San Pablo Avenue, Virginia Street, Francisco Street, and adjoining parcels. By convention in this report, the compass orientation of San Pablo Avenue is taken as north-south, and the compass orientations of Virginia Street and Francisco Street is taken as east-west.

The Property consists of a portion of the parcel designated by the Alameda County Assessor's Office as Assessor Parcel Number (APN) 58-2129-17 APN 58-2129-17 contains approximately 4.44 acres. The approximate acreage of the Property is 1.6 acres (see Figure 2). The lot shape is irregular, with approximately 260 feet of frontage along San Pablo Avenue and Virginia Street and nearly 100 feet along Francisco Street.

Photographs of the Property are presented in Appendix A.

3.2 Nature of Property

The City of Berkeley's General Plan Land Use Diagram designates the Property for Avenue Commercial and Institutional use.[3] The Property is zoned West Berkeley Commercial (C-W) and residential (R-2).[4] The Property currently has paved surface parking and aisles without a building improvement.

The Property's grounds at 1701 San Pablo Avenue were viewed by the assessor on December 30, 2019. The Property appears to be elevated slightly above the grade of San Pablo Avenue and Virginia Street. There is a low retaining wall along Virginia Street (see Appendix A, Plates 9 and 14).

The assessor looked for visible signs of potential environmental impairment such as oil staining, stored liquids or chemicals, staining or etching of asphalt or concrete flatwork, drum storage, obvious signs of past or current underground or above-ground storage tanks, and stressed or dead landscape. These conditions were looked for but were not observed. No quantity of hazardous materials or hazardous waste was observed during the reconnaissance in December 2019.

One grated storm drain inlet was observed in the landscaped area at the entrance to 1701 San Pablo Avenue. Other stormwater appears to drain

[3] https://www.cityofberkeley.info/uploadedFiles/Planning_(new_site_map_walk-through)/Level_3_-_General/figure4.pdf

[4] https://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/Zoning%20Map%2036x36%2020050120.pdf

overland to the driveways or through curb cuts into landscaped areas on the Property. There was no sign of improper use of the grated drain inlet for discharge or disposal. Storm drains presumably are connected to the municipal storm sewer, and storm water eventually discharges to the San Francisco Bay.

Pole-mounted transformers were looked for but none was noted around the Property perimeter, that is, along the Property's frontage along the east side of San Pablo Avenue, south side of Virginia Street, and north side of Francisco Street. Electrical power distribution poles and lines are located on the opposite sides of the streets—along the north side of Virginia Street and south side of Francisco Street—or underground beneath the San Pablo Avenue right-of-way.

One shipping container was observed along the San Pablo Avenue frontage. One end of the container is shown in Appendix A, Plate 6. There were no hazardous materials placards on the container.

Liquid or solid hazardous wastes are not generated by the Property. Permanent or one-time EPA waste generator numbers have been assigned to the Berkeley Unified School District (B.U.S.D.) at 1150 Virginia Street. Based upon independent on-line search of DTSC's Hazardous Waste Tracking System (HWTS), waste generator identification numbers CAC000528672, CAC000612024, CAC001407448, CAC002220961, CAC002376815, CAC002572518, and CAC002963048 have all been assigned to B.U.S.D. Most of these identification numbers are associated with manifested waste hauling of asbestos-containing waste or other non-volatile organic solids. Shipments were reported in in 1998, 1999, 2001, 2003 and 2004. See also Section 5.2, Table 1.

The City of Berkeley's Solid Waste Management Program Zero Waste Division oversees regular domestic solid waste pickup, disposal, and recycling for businesses and picks up recycling in residential buildings with 9 or more units. The City provides all recycling and compost collection and also provides weekly residential refuse and compost collection service.

The East Bay Municipal Utility District water pollution control plant provides treatment and disposal of municipal waste water. Treated effluent is discharged to the San Francisco Bay from the public-owned treatment facility northwest of the Property in Berkeley near the I580/I880 interchange. The East Bay Municipal Utility District delivers potable water. The water supply and production facilities themselves are owned and operated by the East Bay Municipal Utility District. Annual water quality testing has shown compliance with federal Safe Drinking Water Standards.

Environmental land use restrictions, other than C-W and R-2 zoning district requirements are not known to exist for the Property. Regulatory guidelines (*e.g.*, for storage of hazardous materials or wastes), hazardous waste, hazardous materials, and storm water pollution prevention discharge regulations apply in general. According to the City of Berkeley's GIS portal, there are no landmarks or structures of merit designations for the

Property.[5] The Report User should independently ascertain the status of landmarks and structures of merit or the Property.

3.3 Nature of Vicinity

The Property is located in a mixed residential and commercial neighborhood, with single-family detached and attached multi-family housing including low-rise apartments along Virginia, Francisco, and Delaware Streets and commercial strip development along San Pablo Avenue. For the purpose of theses descriptions, by convention, the compass orientation of San Pablo Avenue is taken as north-south, and the compass orientation of Virginia, Francisco, and Delaware Streets is east-west.

The immediate vicinity of Property was observed to consist of the following:

> ***To the north***: Tinsel Trading Co. antiques (1659 San Pablo Avenue and residential uses along Virginia Street and Kains Avenue;
>
> ***To the northeast***: residential uses along Virginia Street;
>
> ***To the east and southeast***: Berkeley Adult School (1150 Virginia Street);
>
> ***To the southeast:*** 2-story houses (1612 and 1614 Spruce Street);
>
> ***To the south***: 2-story apartments or townhouses (1107-9-11-13 and 1117-19-21-29 Francisco Street) and other residential uses (1129 Francisco Street, 1100-06 Francisco Street, and 1725 San Pablo Avenue);
>
> ***To the southwest***: Fastenal Hardware (1730 San Pablo Avenue), Café Leila (1724 San Pablo Avenue), and Amberina's Boutique (1722 San Pablo Avenue); and,
>
> ***To the west***: Enterprise Rent-A-Car (1706 San Pablo Avenue), Koehler Auto Body (1712 San Pablo Avenue), Celery Space design shop (1714 San Pablo Avenue), and apartments (1720 San Pablo Avenue).

Figure 3 illustrates the neighborhood with addresses shown on an aerial photograph. There are no nearby active service stations or dry cleaners on the parcels adjoining the Property. However, in the past, there were both a cleaners on an adjoining parcel and a service station on a nearby parcel.

The nearby site located at 1740 San Pablo Avenue has been used in the past for auto repair and a service station. The adjoining site located at 1714-16 San Pablo Avenue has been used in the past for Dependable Cleaners dry cleaning and Imperial Rug Cleaning Co. rug cleaning.

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5 https://www.cityofberkeley.info/gisportal/

3.4 Topography and Hydrogeology

The Property is located on a broad alluvial fan that extends from the base of the Berkeley Hills east of the Property to the San Francisco Bay west of the Property. The Property is located at an elevation of approximately 40–60 feet above mean sea level (National Geodetic Vertical Datum of 1929). Figure 1 shows the topography. Figure 2 illustrates typical groundwater surface slope, which is generally slope down toward the west, west-northwest, or west-southwest.

The former Schoolhouse Creek ran east-to-west near the northern side of the Property until it was culverted. The trace of Schoolhouse Creek was drawn on topographic maps dated 1895, 1915, 1942, and 1946 (see Appendix F). See Figure 4 for map of past surface waters.

The area including the Property is mapped as being underlain by Holocene-age natural levee deposits (Qhl). The Property is contiguous with areas having mapped Holocene-age and Pleistocene-age alluvial fan and fluvial deposits. See Figure 5 for a geologic map.

During drilling at 1740 San Pablo Avenue in 2015, sediments encountered generally consisted of sandy silt from beneath the asphalt surface to approximately 2 feet below grade surface (fbgs); clayey silt or silty clay in the interval 2–16 fbgs; sandy silt, sandy gravel and/or gravelly sand in the interval 16–19-fbgs; clayey silt or silty clay in the interval 19–23-fbgs; sandy clay in the interval 23–24-fbgs; and, clayey silt in the interval 24–30-fbgs (ASE, 2015).

At 1740 San Pablo Avenue in August 2015, groundwater was encountered between 16 and 19 fbgs. Groundwater developed in the boreholes at slow rates (ASE, 2015).

At 1507 San Pablo Avenue, mid-block between Cedar Avenue and Jones Street, the depth to shallow groundwater has been reported to be in the approximate range 7–10 feet below tops of well casings (fbtc). The shallow groundwater surface has been reported to slope down toward the west, west-southwest, or west-northwest (Gribi Associates, 2017; Golden Gate Tank Removal, 2007; AEA, 2000). At 1580 San Pablo Avenue, the shallow groundwater surface has been reported to slope down toward the southwest on all sixteen events during 2007-2012 (GHD, 2015). The 1507 and 1580 San Pablo Avenue sites are located approximately 0.14 to 0.19 mile north-northwest of the Property.

3.5 Interviews of Knowledgeable Parties

Mr. Nick Cranmer is RCD's project manager for the proposed affordable housing residential development. Mr. Cranmer is not aware of any release of hazardous material, hazardous waste, or petroleum product on the Property. Mr. Cranmer is not aware of any past or present fuel storage tank on the Property such as may have been used for heating oil for the former San Pablo Avenue School.

4.0 PROPERTY HISTORY

4.1 Past Owners

The Property is owned by the Berkeley Unified School District (B.U.S.D.). Early development of a portion of the Property for a school in the mid-1800s preceded incorporation of the City of Berkeley and also preceded formation of the B.U.S.D. The school land owner *circa* 1856 was Patrick Rooney, who allowed use of his land for Ocean View School. He later deeded the land *circa* 1878 to the incorporated town of Berkeley, under the condition that the land be used for a school purpose. Assuming this is true, the land must have been deeded later by the town of Berkeley to B.U.S.D., after B.U.S.D. was formed in 1936.

The school lot dimensions in 1901 were 208 feet x 300 feet x 209 feet (Virginia Street x San Pablo Avenue x Francisco Street). This is believed by the assessor to be the same lot as deeded by Patrick Rooney *circa* 1878. [6] Figure 2 illustrates the limit of the school lot in 1901. Additional land must have been acquired by B.U.S.D. for development of the new Franklin School during 1947-1958.

Some of the additional land was located on the backs of selected lots along Francisco Street. Lots at 1121-1121½, 1123, 1125, 1127-1127½, and 1129 Francisco Street were deep lots having second dwellings, auto garages, chicken coops, water tank towers, and other out-structures. These back lots, which likely had multiple owners, were acquired and cleared of structures during 1951-1959.

4.2 Past Uses

Overview

The subject Property has been developed since the mid-1800s. It was developed with a school named Ocean View School or San Pablo Avenue Public School, which later become Franklin High School in 1911 and Franklin Public School in 1929 (see Appendix D).

The Property was originally developed as a school for a small community preceding incorporation of the town of Berkeley in 1878. In 1854, Jacob's Landing, which was a wharf on the San Francisco Bay in today's West Berkeley, was built by Captain James Jacobs. Following this, another sea captain, Captain William Bowen, built Bowen's Inn and General Store. The wharf , inn, and general store became the nucleus of a small town known as Ocean View.

Ocean View, which later became part of West Berkeley, was populated mainly by workers and their families. In the 1860 census, the town's population was only 69 persons.

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6 S.D. Waterman, 1918. *History of the Berkeley Schools*, (181 pp.), Chapter XVI: Franklin School, p. 70.

The original schoolhouse building at 1701 San Pablo Avenue was built *circa* 1856. The original school building was sold and relocated to a bayfront location where it was converted into a lodging. Ocean View School, later San Pablo Avenue School, is believed to have been used as an elementary school, but the history is a bit murky. Early directories from the 1880s and 1890s simply list San Pablo Avenue School which suggests the school may have been multi-purpose for grades kindergarten through high school. The 1907 Husted Oakland-Alameda-Berkeley directory lists San Pablo Avenue Grammar School. However, the 1915 Polk-Husted Oakland-Alameda-Berkeley directory lists Franklin Evening School, and the 1922 Polk-Husted Oakland-Alameda-Berkeley directory lists Franklin School. A written historical account clarifies that by 1901 the school was an elementary school, and its name was changed to San Pablo Avenue School in 1878 from Ocean View School and was changed again to Franklin School from San Pablo Avenue School in 1903 (Waterman, 1918).

In 1936, B.U.S.D was formed by merger of the elementary and high school districts. The original school building was expanded during 1904-1907, with a small addition on the north and a major south wing. The Manual Training building was added in 1908. Ancillary classroom buildings were added during 1912-1928. The original and ancillary buildings were demolished at some date between 1947 and 1958.

At some date between 1947 and 1958, the replacement of Franklin School was constructed off site east of the Property. This was used as an elementary school by B.U.S.D. until 2002, when the site was reused as the Berkeley Adult School. The land of the old Franklin School site remained under the ownership of B.U.S.D. and was used for unpaved playing fields and later for paved surface parking.

The photograph on the following page shows how the school appeared *circa* 1901-1903. If this date is correct, the building shown in the photo is the replacement designed by Stone & Smith architects. The school building remained through October 1946 and was demolished at some time during 1947-1958.

Ocean View School, after which nearby Schoolhouse Creek is named (see Figure 4), was located at the southeastern corner of Virginia Street and Contra Costa Road (now San Pablo Avenue). At that time, Contra Costa Road was the only north-south road. The Ocean View School site later became part of the now-closed Franklin Elementary School site at the western end of today's site of the Berkeley Adult School.



San Pablo Avenue School (later, Franklin School)
Historical Photo Image *circa* 1901-1903
http://oac.cdlib.org/ark:/13030/kt6n39q9pr/?brand=oac4



Raspiller Brewery at Francisco Street/San Pablo Avenue
Historical Photo Image *circa* 1910
Berkeley Historical Society © 2010-2019
http://www.berkeleyhistoricalsociety.org/uploads/images/Photos/211-189-1558%20Raspiller%20Brewery%201890s.jpeg

Aerial Photograph Review

Aerial photographic images of the Property were viewed on-line on Google Earth and also were downloaded from U.S. Geological Survey's Earth Explorer and UC Santa Barbara's collection. Aerial photographic images from Earth Explorer, UC Santa Barbara, and Google Earth are reproduced in Appendix E for years 1931, 1938, 1946, 1959, 1965, 1974, 1980, 1993, 2002, 2007, 2012, and 2016. Additional aerial photographic images were viewed on-line on Google Earth for additional years during 2002-2018.

1931—The original Ocean View School (also known as San Pablo School and Franklin School) at 1701-1707 San Pablo Avenue is apparent. The outlying classrooms and manual "trades" training building are apparent east of the main school building. Off site, the west side of San Pablo Avenue adjoining the Property was undeveloped. South of the Property, there was no apparent trace of the former Raspiller Brewery which had been located in the southeastern corner of Francisco Street and San Pablo Avenue during the early 1900s.

There were no obvious hazardous waste storage areas, soil stockpiles, surface impoundments of liquids, or apparent industrial uses on the Property or adjoining land.

1938—The original Ocean View School (also known as San Pablo School and Franklin School) at 1701-1707 San Pablo Avenue is apparent. The outlying classrooms and manual "trades" training building are apparent east of the main school building. The manual "trades" training building was located off site. Also off site, the west side of San Pablo Avenue adjoining the Property was sparsely developed. South-southeast of the Property, a service station was apparent in the northwestern corner of Delaware Street and San Pablo Avenue.

There were no obvious hazardous waste storage areas, soil stockpiles, surface impoundment of liquids, or apparent industrial uses on the Property or adjoining land. The former service station in the northwestern corner of Delaware Street and San Pablo Avenue did not adjoin the Property.

1946—By 1946, a new classrooms out-structure along Virginia Street had been added on the Property. There were no obvious hazardous waste storage areas, soil stockpiles, surface impoundments of liquids, auto service or industrial uses on the Property.

Off site, several infill buildings had been built along the north side of Virginia Street, south side of Francisco Street, and west side of San Pablo Avenue. Along the west side of San Pablo Avenue, commercial buildings had been built at 1706, 1712, and 1716 San Pablo Avenue, and apartments had been built at 1720 San Pablo Avenue. The former service station remained in the northwestern corner of Delaware Street and San Pablo Avenue at 1740 San Pablo Avenue. Based upon the

directory listing, Excello Grinding & Chrome (1659 San Pablo Avenue) adjoined the north side of the Property.

1959—By 1959, the former Ocean View School (also known as San Pablo School and Franklin School) and most of the former out-structures on the Property had been demolished. One classrooms out-structure remained along Virginia Street.

Off site, new school buildings located east of the former Franklin School were evident in a T-arrangement. There were no obvious hazardous waste storage areas, soil stockpiles, surface impoundments of liquids, or apparent industrial uses on the Property or adjoining land.

Off site, several former houses along Francisco Street had been demolished. The manual "trades" training building remained at 1115 Francisco Street adjoining just south of the Property. The former service station remained in the northwestern corner of Delaware Street and San Pablo Avenue at 1740 San Pablo Avenue. Based upon the directory listings, Excello Grinding & Chrome (1659 San Pablo Avenue) adjoined the north side of the Property, and Imperial Rug Cleaning Co. (1714-16 San Pablo Avenue) adjoined the west side of the Property.

1965—The one classrooms out-structure remained along Virginia Street. Except for this classrooms building, most of the Property appeared to be used for school playing fields. There were no obvious hazardous waste storage areas, soil stockpiles, surface impoundments of liquids, or apparent industrial uses on the Property or adjoining land.

Off site, the manual "trades" training building remained at 1115 Francisco Street adjoining just south of the Property. The former service station in the northwestern corner of Delaware Street and San Pablo Avenue remained at 1740 San Pablo Avenue. Based upon the directory listings, Del Mar Electric Co. (1659 San Pablo Avenue) adjoined the north of the Property. Koehler Auto Body (1712 San Pablo Avenue) and Imperial Rug Cleaning Co. (1714-16 San Pablo Avenue) adjoined the west side of the Property.

1974—The one classrooms out-structure remained along Virginia Street. Except for this classrooms building, the remainder of the Property appeared to be used for school playing fields. There were no obvious hazardous waste storage areas, soil stockpiles, surface impoundments of liquids, or apparent industrial uses on the Property or adjoining land.

Off site, the manual "trades" training building along Francisco Street had been demolished. According to the directory listings, Koehler Auto Body (1712 San Pablo Avenue) and Imperial Rug Cleaning Co. (1714-16 San Pablo Avenue) adjoined the west side of the Property.

1980—By 1980, the classrooms out-structure on the Property along Virginia Street had been demolished. All of the Property was being used for school playing fields. There were no obvious hazardous waste storage areas, soil stockpiles, surface impoundments of liquids, or apparent industrial uses on the Property or adjoining land. According to the directory listings, Koehler Auto Body (1712 San Pablo Avenue) and Imperial Rug Cleaning Co. (1714-16 San Pablo Avenue) adjoined the west side of the Property.

1993—The resolution of the image was limited so that information generally was limited. Subject to this limitation, a portion of the Property appeared to be paved, except for the northwestern corner of the Property. The northwestern corner appeared to be unpaved. Other changes on the Property or on lots adjoining the Property were not discernible, noticeable or noteworthy. There were no obvious hazardous waste storage areas, soil stockpiles, surface impoundments of liquids, or apparent industrial uses on the Property or adjoining land.

Off site, adjoining the south side of the Property, two apartment buildings along Francisco Street were discernible in 1993, which had not been present in 1980. According to the directory listings, Koehler Auto Body (1712 San Pablo Avenue) and Imperial Rug Cleaning Co. (1714-16 San Pablo Avenue) adjoined the west side of the Property.

2002—A portion of the Property appeared to be paved and striped for parking, except for the northwestern corner of the Property. The northwestern corner appeared to be unpaved with grass or weed cover. There were no obvious hazardous waste storage areas, soil stockpiles, soil surface impoundment of liquids, or apparent industrial uses on the Property or adjoining land.

Off site, the two apartment buildings were apparent along Francisco Street adjoining the south side of the Property. Based upon directory listings, Enterprise Rent-A-Car (1706 San Pablo Avenue), Koehler Auto Body (1712 San Pablo Avenue) and Imperial Rug Cleaning Co. (1714-16 San Pablo Avenue) adjoined the west side of the Property.

2007—There were no obvious hazardous waste storage areas, soil stockpiles, surface impoundments of liquids, or apparent industrial uses on the Property. Conditions such as excavations, soil stockpiles, drum storage areas or other potential indications of environmental impairment also were not evident or discernible on adjoining land.

2012—There were no obvious hazardous waste storage areas, soil stockpiles, surface impoundments of liquids, or apparent industrial uses on the Property or adjoining land. There was no discernible difference or change since 2008. Conditions such as excavations, soil stockpiles, drum storage areas or other potential indications of environmental impairment of the Property were not evident or discernible.

2016—There were no obvious hazardous waste storage areas, surface impoundments of liquids, or apparent industrial uses on the Property or adjoining land. Conditions such as excavations, soil stockpiles, drum storage areas or other potential indications of environmental impairment of the Property were not evident or discernible.

Sanborn Fire Insurance Rate Maps

In view of the length of historical use of the Property and urban setting, Sanborn Fire Insurance Rate Maps dated 1903, 1911, 1929, 1950, and 1980, were reviewed. Thumbnails for years 1903,1911, 1929, 1950 and 1980 are provided in Appendix D.

There were no fuel islands or "Oil & Gas" labels on the Property in any of the Sanborn maps viewed by the assessor. There were no indications in the City Directory research that dry cleaning, automotive fuel service or auto repair, metal plating, or printing has ever been performed on the Property. Past uses of the Property included exclusively school uses.

The Sanborn Fire Insurance Rate Map for 1911 indicates that the former school building had "Heat furnace - Light: "Gas & Elec." These notes are interpreted to indicate that natural gas service was present and was used for heat since 1911. In 1903, notes on the Sanborn Fire Insurance Rate Map indicate that the school building had a "hot air heater b's't" or forced-air heat from a basement heater. The fuel source is not annotated and so could have been oil, coal, wood, or natural gas.

City Directories

ERS assembled page images of city directories for Virginia Street, Francisco Street, and the 1600-and 1700-blocks of San Pablo Avenue. Page images were assembled from city directories dated 1939, 1945, 1950, 1954, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1996, 200, 2005, and 2008.

Supplemental directories published by F.M. Husted or F.M. Husted and R.L. Polk for Oakland-Alameda-Berkeley were viewed online. The 1884-85 Husted Oakland-Alameda-Berkeley directory lists San Pablo Avenue School, G.W. Horton principal, on page 762.[7] The 1892-93 Husted Oakland-Alameda-Berkeley directory lists San Pablo Avenue School, G.W. Warnick principal, on page 742.[8] In 1892-93, Joseph Raspiller is listed as the foreman/brewer at Hofburg Brewery. The 1907 Husted Oakland-Alameda-Berkeley directory lists San Pablo Avenue Grammar School on page 1712.[9] By 1915, the Polk-Husted Oakland-Alameda-Berkeley directory lists Franklin Evening School on page 946.[10] The Polk-Husted 1922 Oakland-Alameda-Berkeley directory lists Franklin School, J.E. Cuddeback principal, on page 133.[11]

7 https://archive.org/details/hustedsoaklandal8485hust/page/762

8 https://archive.org/details/hustedsoaklandal9293hust/page/n755

9 https://archive.org/details/hustedsoaklandal1907hust/page/1712

10 https://archive.org/details/polkhusteddirect1915polk/page/n951

11 https://archive.org/details/oaklandberkeleya00polk/page/132

Review of the directory page images found that land uses adjoining the west side of the Property included the following:

- Dependable Cleaners (1716 San Pablo Avenue) during 1950
- Imperial Rug Cleaning Co. (1716 San Pablo Avenue) during 1954-2008
- Koehler Auto Body (1712 San Pablo Avenue) during 1960-2008
- Linoleum Sales Co. (1706 San Pablo Avenue) during 1945-1990
- Enterprise Rent-A-Car (1706 San Pablo Avenue) during 2000-2008

Farther southwest, not adjoining the Property, was a former service station and/or auto repair shop located in the northwestern corner of the intersection of Delaware Street and San Pablo Avenue:

- Svensson Automotive (1740 San Pablo Avenue) during 1970-1996
- Koehler Auto Body (1740 San Pablo Avenue) during 1954-1960
- U-Save service station (1740 San Pablo Avenue) during 1950
- Glen's Auto Repair (1740 San Pablo Avenue) during 1945
- Howard Appleton service station (1740 San Pablo Avenue) during 1939

In 1939, Mrs. Joseph Raspiller resided in a house located at 1745 San Pablo Avenue. The assessor believes she was likely related to the brewery owner of the former Raspiller Brewing Co., which had been located in the southeastern corner of the intersection of Francisco Street and San Pablo Avenue. Aerial photographic images dated 1931 and 1938 show the house at 1745 San Pablo Avenue; however, the brewery appears as a vacant lot by 1931 (see Appendix E). A plan sketch of the brewery is included in Appendix D, page D-3). A historical photograph of the former Raspiller Brewing Co. is shown on a previous page.

Topographic Maps

Past topographic maps prepared by the U.S. Geological Survey were viewed for years 1895, 1915, 1942, 1946, 1959, and 1968. The former Ocean View School or San Pablo Avenue School building was not drawn or labeled on any of these maps. The former Schoolhouse Creek ran east-to-west near the northern side of the Property until it was culverted. The trace of Schoolhouse Creek was drawn as an intermittent creek in a natural streambed on topographic maps dated 1895, 1915, 1942, and 1946 (see Appendix F).

Books

A small wooden building named Ocean View School was built in the southeastern corner of Virginia Street and San Pablo Avenue on land owned by Patrick Rooney. Rooney later deeded the land to the Town of Berkeley subject to the condition that the land be used for school purposes. The original building was soon replaced with a larger building, as the school attracted students not only from the settlement known as Ocean View but

also from the outlying areas. When Berkeley incorporated in 1878 the name of the school was changed to San Pablo Avenue School.[12]

In 1901, the original Ocean View school building was sold to Mrs. Baronidis, who moved it to a bayfront location and converted it to a lodging house. The replacement school building, which was designed by Stone & Smith architects, was built on the old lot measuring 208 feet x 300 feet x 209 feet (frontages along Virginia Street x San Pablo Avenue x Francisco Street). The school's name was changed from San Pablo Avenue School to Franklin School in 1903 (Waterman, 1918).

The replacement school built *circa* 1901 was expanded to 10 rooms in 1905 and 16 rooms in 1907. The Manual Training building (wood shop and other skills) was added in 1908 (Waterman, 1918).

5.0 REVIEW OF ENVIRONMENTAL AGENCY RECORDS

5.1 Environmental Records Maintained at the Property

No such records are known to be maintained. Such records generally would not be expected in view of the past school and surface parking lot uses of the Property. Records of past shipments of asbestos-containing waste under U.S. EPA Waste Generator NumberCAC001407448, CAC002220961, CAC002376815, and CAC002572518 were noted during 1998-2004. Asbestos-containing waste and other organic solids waste shipments for the adjoining buildings located off-site do not constitute an REC for the Property.

5.2 Public Agency Databases

The services of Environmental Record Search, ("ERS"), were used to conduct a search of public agency databases in general accordance with the ASTM E 1527-13 Standard for Practice, for potential facilities in the vicinity of the Property with reported releases that may have the potential to impact the Property. The following databases were searched by ERS and the following information was noted (ERS, Appendix B).

Federal NPL Superfund Site List: Distance Searched–1.0 mile

Superfund sites are sites that contain hazardous materials for which there is no responsible party for cleanup or for which Federal government oversight and management will be involved. According to ERS's search of this database, no federal Superfund site, de-listed Superfund site or proposed Superfund site is located within one mile of the Property.

Federal Liens (LIENS-US): Distance Searched–0.25 mile

This database contains sites that have had federal liens filed on them as reported by the U.S. EPA. According to ERS's search of the U.S. EPA database, there is no NPL lien on the Property.

12 S.D. Waterman, 1918. *History of the Berkeley Schools*, 181 pp.

U.S. Brownfields (BF-US): Distance Searched–0.5 mile

This database contains a listing of Brownfields sites listed under the "Cleanups in My Community" program maintained by the U.S. EPA. The Property is not identified as a U.S. Brownfields. According to ERS's search of the U.S. EPA Brownfields database, there is no BF-US site within 0.5 mile of the Property.

Federal CERCLIS and CERCLIS-Archived Lists: Distance Searched–0.5 mile

The Comprehensive Environmental Response and Compensation Liability Act Information System (CERCLIS) database is maintained by the U.S. Environmental Protection Agency (U.S. EPA) of potential hazardous waste sites that have come to the attention of the U.S. EPA. Sites on the CERCLIS-Archived list are not necessarily hazardous waste sites, but rather sites that the U.S. EPA has already investigated and determined that "No Further Action is Planned" (NFRAP). According to ERS's search of this database, there is no CERCLIS or CERC-NFRAP within 0.5 mile of the Property.

Federal RCRA Corrective Actions (RCRA-COR-US): Distance Searched–1.0 mile

The Resource Conservation and Recovery Act (RCRA) Corrective Actions (COR) database is maintained by the U.S EPA for facilities having been cited under RCRA Section 3008(h) for release of hazardous waste to the environment from a RCRA facility. According to ERS's search of this database, there are two (2) RCRA COR facilities located within approximately one mile of the Property:

- Courtaulds Aerospace (1608 4th Street), 0.52 mile west of the Property
- Alcan Ingots & Powders (1069 2nd Street), 0.94 mile northwest of the Property

In view of their distances and locations generally west of the Property, these RCRA-COR site does not pose an obvious likelihood or an apparent risk of environmental impairment for the owner of the subject Property.

Federal RCRIS-TSD Facilities: Distance Searched–0.5 mile

The Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal Facilities (TSDF) database is maintained by the U.S EPA for facilities at which treatment, storage and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA. According to ERS's search of this database, a RCRA TSDF is not located within 0.5 mile of the Property.

Federal RCRA-Hazardous Waste Generators (LQG and SQG): Distance Searched –0.25 mile

The RCRA-hazardous waste generators database is maintained by the U.S. EPA of those facilities, entities, or persons that generate hazardous waste as defined and regulated by RCRA. According to ERS's search of the database, a large quantity generator (LQG) of RCRA-hazardous waste is not located within 0.25 mile of the Property. Four (4) small quantity generators (SQG) of RCRA-hazardous waste are reported as being located within 0.25 mile of the Property: The RCRA hazardous waste generator sites identified by ERS are:

- Koehler Auto Body (1712 San Pablo Avenue), adjoining the Property
- Svensson Automotive (1740 San Pablo Avenue), 0.09 mile southwest
- Berkeley Auto Body (1829 San Pablo Avenue), 0.14 mile south of the Property
- Berkeley Auto Repair (1513 San Pablo Avenue), 0.22 mile north of the Property

In view of the distances or distances and locations relative to the Property, none of these RCRA waste generator sites poses an obvious likelihood or an apparent risk of environmental impairment for the owner of the subject Property.

Federal TRIS List: Distance Searched – Target Property

The federal Toxic Release Inventory System (TRIS) List is the U.S. EPA list generated by facilities which complete FORM R Toxic Chemical Release. The inventory is required by SARA Title III, the Community Right-to Know Act of 1986. According to ERS's search of this database (TRIS80, TRIS2000, and TRIS2010), the Property is not listed on the TRIS database.

Federal ERNS List: Distance Searched–Target Property

The historical ERNS list is the U.S. EPA Emergency Response Notification System list of reported CERCLA hazardous substance releases or spills in quantities greater than the minimum reportable quantity, as maintained at the National Response Center. According to ERS's search of the historical ERNS database, the Property is not listed.

California DTSC Response: Distances Searched–0.5 mile (NFA) and 1.0 mile (Active)

The "DTSC Response" database is from California DTSC and identifies sites having confirmed hazardous materials or waste releases for which DTSC provides oversight in a remedial response. Three (3) DTSC jurisdictional Response sites are located within one mile of the Property. The DTSC Response sites are:

- K & S Management site (1138 Delaware Street), 0.09 mile southeast of the Property
- Berkeley Auto Repair (2378 San Pablo Avenue), 0.67 mile south of the Property
- Dover Sales (707Park Way), 0.82 mile northwest of the Property

In view of their distances and locations south or northwest of the Property, the Berkeley Auto Repair and Dover Sales sites do not pose an obvious likelihood or an apparent risk of environmental impairment for the owner of the Property.

The K & S Management site (1138 Delaware Street) has No Further Action (NFA) status. The K & S Management site (1138 Delaware Street) is discussed in Section 5.3.

Cal/EPA Department of Toxic Substances Control Historical Cal-Sites (Hist-CALSITES-CA): Distance Searched–0.25 mile

According to ERS's search of the historical Cal-Sites databases, one (1) historical Cal-Site site is located within 0.25-mile of the Property. The historical Cal-Site is: K & S Management site (1138 Delaware Street), which is located 0.15 mile southeast of the Property. See Section 5.3.

California Annual Workplan Sites (Hist-AWS-CA): Distance Searched–0.25 mile

The State of California equivalent programs are administered by the California Environmental Protection Agency (Cal/EPA). According to ERS's search of the Cal/EPA AWS database, a historical Annual Workplan Site is not located within a 0.25-mile radius of the Property.

Toxic Pits (Hist-ToxicPits-CA): Distance Searched–0.25 mile

No site of a Toxic Pit was reported by ERS as being located within 0.25 mile of the Property.

Waste Landfills (SWIS-CA, Hist-WMUDS-CA, and SWLF-US): Distances Searched–0.5 mile (SWIS-CA and SWLF-US) and 0.25 mile (Hist-WMUDS-CA)

The California Department of Resources Recycling and Recovery (CalRecycle) was formerly known as the California Integrated Waste Management Board (CIWMB). CalRecycle maintains a Solid Waste Information System (SWIS) database of active and inactive landfills in California. The California Water Resources Control Board maintains the Waste Management Unit Database System (WMUDS). SWLF-US is a federal database of municipal waste disposal sites currently permitted and active.

According to ERS's search of the SWIS, Hist-WMUDS-CA and SWLF-US databases, no active or inactive landfill is located within 0.5 mile of the Property or 0.25 mile for Hist-WMUDS-CA.

Deed Restrictions (Controls-CA, Deed-CA): Distance Searched–0.5 mile

The Controls-CA database is maintained by California Department of Toxic Substances Control. A deed restricted site is a parcel where DTSC has placed limits or requirements on future use of the property due to varying levels of cleanup possible, practical, or necessary at the site. The deed restriction Deed-CA database includes sites reported by the State Water Resource Control Board as having a deed restriction/land use restriction and or covenant.

According to ERS's search of these databases, the Property does not have recorded restrictions for buried wastes or other recognized hazardous condition, and a Controls-CA listed site or Deed-CA listed site is not located within 0.5 mile of the Property.

Waste Discharge Requirements (WDR-CA): Distance Searched–0.25 mile

The database is maintained by the California Regional Water Quality Control Board for sites having waste discharge requirements (WDRs), generally for treated wastewater discharge to a sewer. ERS reported that the target Property does not have waste discharge requirements issued by the RWQCB. Also, no site located within 0.25 mile of the target Property is listed as a WDR site.

North Bay Toxics (SLIC-Open-CA, SLIC-Closed-CA) List: Distance Searched–0.5 mile

The California Water Resources Control Boards maintain databases of Spills, Leaks, and Contamination Incidents (SLIC). This North Bay Toxics database is maintained by RWQCB-San Francisco separately from the Leaking Underground Fuel Tank database. According to ERS's search of the SLIC database, six (6) open-case SLIC sites and no closed-case SLIC sites are reported by ERS as being located within 0.5 mile of the Property.

The open-case SLIC sites are:

- Svensson Automotive (1740 San Pablo Avenue), 0.09 mile south-southwest of the Property
- 1835 San Pablo Avenue, 0.12 mile south of the Property
- Walker Estate (1507 San Pablo Avenue), 0.25 mile northwest of the Property
- Tower Cleaners (1110 University Avenue), 0.29 mile south of the Property
- Former Perc-Serv, Inc. (1001 Camelia Street), 0.48 mile northwest
- Inter-Mountain Trading Corp. (1451 5th Street),0.49 mile west

The nearest listed open-case SLIC site is located 0.09 mile south-southwest of the Property. Listed open-case SLIC sites do not adjoin the Property. The site located at 1740 San Pablo Avenue is discussed in Section 5.3. In view of its location, the site located at 1740 San Pablo Avenue does not pose an obvious likelihood or an apparent risk of environmental impairment for the owner of the Property.

CORTESE and Historical Cortese List (Cortese-CA, Hist-Cort-CA, Hist-HWS-CA): Distance Searched–0.25 mile

Three (3) historical Cortese (Hist-HWS-CA) sites are reported by ERS to be located within a 0.25-mile radius of the Property. The three Cortese (Hist-HWS-CA) sites are:

- Linoleum Sales (1706 San Pablo Avenue), adjoins the Property
- Coshell Laundry (1634 San Pablo Avenue), 0.12 mile northwest
- Shell (1580 San Pablo Avenue), 0.20 mile northwest

The listed historical Hist-HWS-CA sites are closed-case sites and do not to pose an obvious likelihood or an apparent risk of environmental impairment for the owner of the Property. At 1706 San Pablo Avenue, an unauthorized petroleum release from an underground storage tank (UST) was reported in February 1989, and the case was closed in April 1989. .See Section 5.3 for additional details.

Leaking Underground Storage Tank (LUST) Database: Distance Searched–0.5 mile

The State of California Water Resources Control Board (SWRCB) maintains a database for sites that are currently involved in site assessment/mitigation resulting from reported unauthorized spills or releases from underground storage tanks (USTs). ERS reports three (3) open-case LUST sites within 0.5 mile of the Property. The open-case LUST sites are:

- Zaitlin parcel (1507 San Pablo Avenue), 0.25 mile northwest
- Shell (1250 University Avenue), 0.37 mile southeast
- Xtra Oil Company (1399 San Pablo Avenue), 0.43 mile north

Numerous closed-case LUST sites are located within 0.5 mile of the Property. The nearest closed-case LUST sites include:

- Ferreira Plumbing (1724 San Pablo Avenue), adjoining
- Linoleum Sales (1706 San Pablo Avenue), adjoining
- Former Shell (1580 San Pablo Avenue), 0.l9 mile northwest
- Former Chevron (1900 San Pablo Avenue), 0.20 mile south
- Chevron (1101 University Avenue), 0.26 mile south

None of the open-case or closed-case LUST sites poses an obvious likelihood or an apparent risk of environmental impairment for the owner of the Property. See Section 5.3 for additional details regarding 1706 and 1724 San Pablo Avenue.

State Registered Underground Storage Tanks (County-UST-CA, Hist-CalFID, HIST-UST, and SWEEPS): Distance Searched–0.25 mile

According to ERS's search of these databases, numerous sites within a 0.25-mile radius of the Property have registered USTs or have had past USTs.

The Property is not listed in the UST, FID, Hist-UST and SWEEPS databases.

UST sites include:

- Spectrum Center/B.U.S.D. (1150 Virginia Street), adjoining
- Koehler Auto Body (1712 San Pablo Avenue), adjoining
- Svensson Automotive (1740 San Pablo Avenue), 0.09 mile southwest
- HC Boerner Co. (1809 San Pablo Avenue), 0.11 mile south
- Delfin Properties/K & S Management (1138 Delaware Street), 0.11 mile southeast of the Property
- Basic Tool & Supply (1621 San Pablo Avenue), 0.12 mile northwest
- Berkeley Auto Body (1829 San Pablo Avenue), 0.13 mile south
- Midas Muffler (1835 San Pablo Avenue), 0.13 mile south
- Premier Auto Body (1911 San Pablo Avenue), 0.19 mile south
- Shell Oil/San Pablo MiniMart (1580 San Pablo Avenue), 0.19 mile northwest

The above list of ten (10) historical UST sites is incomplete. Additional Hist-CalFID-CA sites are provided in Appendix B.

Above-Ground Storage Tanks (AST-CA, City-AST, County-AST, AST-CRSP, AST-Priority, Hist-AST-CA): Distance Searched – 0.25 mile

The Property and adjoining parcels are not listed in a database searched by ERS as having above-ground storage tanks used for storing hazardous substances. An AST site is not listed as being located within 0.25 mile from the Property. Water tanks are excluded.

Dry Cleaners (DryCleaners-CA, Hist-AFS-US, Hist-AFS2-US): Distance Searched–0.25 mile

The DryCleaners-CA database is a list of dry cleaners maintained by California DTSC. Cleaners-CA is an alternative database. Hist-AFS-US and Hist-AFS2-US are databases created by U.S. EPA of air pollutant emissions from regulated sources including dry cleaners and other emitters.

According to ERS's search of these databases, there are two (2) dry cleaning (DryCleaners-CA) sites located approximately 0.12 mile northwest and 0.25 mile northwest of the Property. The former dry cleaning sites located nearest the Property are:

- Former Coshell Laundry (1634 San Pablo Avenue), 0.12 mile northwest of the Property
- Former Brick & Pullman Dry Cleaners (1507 San Pablo Avenue), 0.25 mile northwest of the Property

In view of their distances and locations northwest of the Property, these dry cleaners do not pose an obvious likelihood or an apparent risk of environmental impairment for the owner of the Property.

Historical Dry Cleaners (Hist-Cleaners): Distance Searched - 0.25 mile

The historical dry cleaners database is a proprietary database compiled by ERS. Hist-Cleaners is a created database built by ERS using historical information sources such as telephone directories or Polk's Reverse Directories, for example. Potential dry cleaning facilities listed on created databases may include some facilities which did not perform dry cleaning or did not perform dry cleaning on the premises.

According to ERS's search of the created database, historical dry cleaners were not located within 0.25 mile distance from the Property. However, based upon research of Sanborn Fire Insurance Rate Maps and city directories, the assessor notes that Imperial Rug CleaningCo and Dependable Cleaners were located at 1714-1716 San Pablo Avenue during 1950-2008. Rug cleaning is annotated on the 1980 Sanborn Fire Insurance Rate Map.

Historical Auto Dealers and Auto Repair (Hist-AutoDealers, Hist-AutoRepair): Distance Searched–0.25 mile (Repair) or Adjoining Parcels (Dealers)

The historical auto repair and auto dealers databases are proprietary databases created by ERS from sources such as Polk's Reverse Directories. Sites identified by ERS potentially include some sites that have also been used for fuel service.

Pop's Used Cars and Associated Auto Sales were listed in city directories at 1700 San Pablo Avenue during 1950-1954. Koehler's Auto Body (1712 San Pablo Avenue) and Svensson Automotive (1740 San Pablo Avenue) were listed in the Auto Repair database and city directories. The site of Svensson Automotive (1740 San Pablo Avenue) also was a former service station known as Howard Appleton service station in 1939, U-Save service station in 1950, and Art's Norwalk service station in 1960.

Border Zone or Hazardous Waste Property (BZ-HazWaste-CA): Distance Searched–0.5 mile

This database identifies parcels that went through the Border Zone Property or Hazardous Waste Property process of evaluation as reported by California Department of Toxic and Substance Control. Potential Border Zone properties are located within 2,000 feet of a significant disposal of hazardous waste; Hazardous Waste Property facilities/sites have a significant disposal of hazardous waste. According to ERS's search of the database, there is no border zone parcel located within 0.5 mile of the Property.

Hazardous Waste Sites Database: Distance Searched–0.25 mile

DTSC maintains databases of hazardous waste sites and site generating hazardous waste. The Hazardous Waste Tracking System is the name of the database for manifested waste shipments. The Property is not listed in the

HWTS database. Independent search for sites listed on HWTS found listings for 1150 Virginia Street.

Several sites in the neighborhood of the Property have shipped asbestos-containing waste from building asbestos removal actions.[13]

Proposition 65 (Hist-Prop65-CA): Distance Searched–0.25 mile

The Notify 65 database is from the State Water Resources Control Board's Proposition 65 database. The database contains information based on notices to facilities about any hazardous materials, hazardous waste, or other release that could impact drinking water. In the database search by ERS, Proposition 65 sites were not identified.

EnviroStor (VCP-Active-CA, VCP-NFA-CA, VCP-Other-CA): Distance Searched– 0.5 mile

DTSC's Site Mitigation and Brownfields Reuse Program EnviroStor database identifies sites having known hazardous materials or waste releases or reasons for further investigation. Some of the sites having known contamination have been approved for reuse with recorded deed restrictions to prevent inappropriate land uses for which DTSC provides oversight in a remedial response. In the Voluntary Clean-up Program (VCP), project proponents have requested that DTSC oversee evaluations, investigations, and/or clean-up activities and have agreed to reimburse for DTSC's staff labor costs.

According to ERS's search of the VCP database, an active VCP site is not located within 0.5 mile of the Property. One (1) VCP site with No Further Action (NFA) status is the former Berkeley Redevelopment Agency site (1631 Fifth Street), which is located 0.43 mile west of the Property. In view of its distance and location west of the Property, this VCP-NFA site does not pose an obvious likelihood or an apparent risk of environmental impairment for the owner of the Property.

EnviroStor (School-Active-CA, School-NFA-CA, School-Other-CA): Distance Searched– 0.5 mile

DTSC's School Site Evaluation database identifies proposed and existing school sites which are being evaluated or else have been evaluated by DTSC for possible contamination issues. According to ERS's search of the School Site Evaluation database, a School Evaluation site is not located within 0.5 mile of the Property.

[13] California DSTSC HWTS, http://hwts.dtsc.ca.gov/report_search.cfm?id=5

TABLE 1
Hazardous Waste Tracking System Search Results

EPA ID Number	Name	Address	Year	Waste Description
CAC000528672	Berkeley U.S.D.	1150 Virginia St		1X - No records found
CAC000612024	Berkeley U. S. D.	1150 Virginia St		1X - No records found
CAC001407448	Berkeley U.S.D.	1150 Virginia St		1998: 49 tons asbestos waste
CAC002220961	Franklin Elementary	1150 Virginia St		1999: 0.15 ton other org. solids
CAC002376815	Berkeley U.S.D.	1150 Virginia St		2001: 0.84 ton asbestos waste
CAC002572518	Berkeley U.S.D.	1150 Virginia St		2003: 29 tons asbestos waste 2004: 3.4 tons asbestos 2004: 6.6 tons other waste
CAC002963048	Berkeley Unified Schools	1701 San Pablo Av		No records found
CAL000115967	0scar's Garage	1519 San Pablo Av		No records found
CAC002938296	1500 San Pablo, LLC	1500 San Pablo Av		2017: 305 tons contam. soil
CAL000144797	Patty & Steve Auto Care	1901 San Pablo Av		1998: 1.3 tons water w/org resi 1999: 1.7 tons water w/org resi 2000: 0.9 tons water w/org resi
CAC002876352	Neil Goldstein	1217 Francisco St		2016: 0.075 ton asbestos waste
CAC002775335	Ellen Freed	1139 Delaware St		2014: 0.40 ton asbestos waste
CAC002983474	Frank Hennefer	1137 Delaware St		No records found
CAX000013300	Delfin Properties	1138 Delaware St		1X - No records found

NOTES: 1X mean one-time EPA identification number U.S.D Unified School District
SOURCE: DTSC, December 2019. https://hwts.dtsc.ca.gov/report_search.cfm?id=5

5.3 Regulatory Status

The listed Leaking Underground Storage Tank (LUST) sites are within the current local jurisdiction of the City of Berkeley Toxics Management Division (TMD) and/or Regional Water Quality Control Board, San Francisco Bay Region. California Department of Toxic Substances Control (DTSC) oversees school site evaluations and other voluntary cleanup program (VCP) sites.

1706 San Pablo Avenue
The former Linoleum Sales site (1706 San Pablo Avenue), later Enterprise Rent-A-Car, adjoins the west side of the Property (see Figure 3). An unauthorized petroleum release from an underground storage tank (UST) was reported in February 1989. The release was discovered during removal of the UST on October 21, 1988. The previous use of the UST tank was for storage of gasoline. Linoleum Sales was listed as responsible party.

Soil samples were collected at the time of tank removal. These were tested and maximum concentrations were reported to be 1,380 mg/Kg as gasoline-range petroleum hydrocarbons (TPH-g) and 20 mg/Kg as benzene.

The case was closed in April 1989.

1724 San Pablo Avenue
The former Ferreira Plumbing site (1724 San Pablo Avenue), later Café Leila, adjoins the west side of the Property (see Figure 3). This site had a former underground storage tank (UST) removed in the 1980s. The case has been closed without requirement for further action.

1740 San Pablo Avenue

This site at 1740 San Pablo Avenue was formerly a gasoline service station during approximately 1939-1960. The site does not adjoin the Property but is located a short distance south-southwest of the Property (see Figure 3).

After 1960, at sometime around 1970, the site became auto repair-only by Svensson Automotive. By 2000, the former service station site at 1740 San Pablo Avenue was being used for rental cars.

The site is developed with two buildings both vacant since 2016. The main 4,200-square foot building, which is located in the northwestern portion of the site, was used for automotive repair from the 1920s through 2016. The smaller 1,200-square foot service station building, which is located in the southeastern portion of the site, near the corner of San Pablo Avenue and Delaware Street, was used most recently used as a tax preparer's office. The smaller building was used as a gas station from *circa* 1920 to the 1970. Bridge Housing plans to demolish the two vacant structures and redeveloped the site with a mixed use.

Before Bridge's involvement, a Phase II investigation was performed in 2015 for Yeh Development in the context of prospective acquisition of the site. The 2015 Phase II investigation included a subsurface electromagnetic survey to search for the presence of any abandoned USTs, and soil and groundwater sampling to assess the potential presence of petroleum hydrocarbon residues left from former USTs.

Abandoned USTs were not indicated based upon the electromagnetic survey. Residues of TPH-g and benzene were reported in soil and groundwater a low concentrations. However, subsequent soil vapor survey encountered problem levels of PCE, TCE, and benzene, to a degree that a Corrective Action Plan was prepared and was filed with the City of Berkeley.

In summer 2019, Bridge Housing retained RMD to conduct soil vapor investigation and compare measured vapor levels to environmental screening levels (ESLs) for avoidance of vapor intrusion. Relatively low concentrations of chlorinated VOCs (PCE and TCE) appear to be present in vapor phase in shallow soil across the 1740 San Pablo Avenue site. PCE and TCE have not migrated downward to groundwater at levels that would warrant further action. Neither PCE nor TCE has been detected in groundwater or vadose zone soil, except in vapor phase. In the soil vapor, maximum PCE concentration was reported to be 431 $\mu g/m^3$ in sample SVP-6, which exceeds the screening threshold for avoidance of soil vapor intrusion (15 $\mu g/m^3$).

To mitigate the risk of soil vapor intrusion into indoor air in future living spaces, the following measures will be implemented:

- Excavate the sewer lateral around SVP-6, unless additional data is collected which indicates that PCE in soil vapor near SVP-6 is

attributed to vapor migration from the sewer main located beneath the sidewalk.

- Install an engineered vapor barrier with ongoing monitoring until such time that PCE concentrations o in the sub-slab decrease to the applicable soil vapor intrusion ESL.

1580 San Pablo Avenue
The former service station had four (4) underground gasoline storage tanks removed in April 1995. One (1) additional tank was removed in July 1989. Nine (9) groundwater monitoring wells were installed and were monitored in 1997 and during 2004-2012. The shallow groundwater surface sloped down towards the southwest on all sixteen events during 2007-2012 (GHD, 2015). The case was closed by RWQCB in 2016 (RWQCB, 2016).

1507 San Pablo Avenue
Groundwater monitoring at this site shows presences of PCE, DCE, and cis-1,2-DCE in groundwater. The shallow groundwater surface slopes down generally toward the west (Gribi, 2017).. Soil vapor investigation is planned since August 2019, but results have not been uploaded yet to GeoTracker.

1138 Delaware Street
K & S Management Company managed 32 apartment units in a 4-plex building located east of San Pablo Avenue between Delaware Street and Hearst Avenue. On June 1983, an inspection of the 32 units was conducted in response to a citizen complaint. Paint chips (lead-based) from pressure washing or sand blasting had accumulated around the bases of the building. The contractor removed the paint chips from all areas where paint chips were present on the ground and also removed the upper soil to a depth of a few inches below adjacent grade surface. The case was closed in 1984 without requirement for further excavation (DTSC, 1984).

5.4 Other

Many locations within the urbanized city limits of the City of Berkeley and City of Oakland are affected by lead in surface soil due to the age of construction and past practice of painting with lead-based paint. Lead residues result from past applications, weathering or peeling of lead-based paint on older buildings.

In view of the 1856 age of original development on the Property, the possibility of lead residues accumulated in soil, especially around the perimeter of the former school building, should not be surprising. Current reconnaissance identified limited exposed landscaped soil areas at the margins of paved parking aisles and stalls. Residues from past applications or weathering of lead-based paint could remain in soil in the landscaped areas or under pavement and concrete flatwork.

Heating oil tanks were not evident on the Property during the recent reconnaissance. Fill plates would have been removed or covered by new asphalt. However, notes on the Sanborn Fire Insurance Rate Map for 1911 indicate that the school building had "Heat furnace - Light: "Gas & Elec." These notes are interpreted to indicate that natural gas service was present and was used for heat since 1911. In 1903, notes on

the Sanborn Fire Insurance Rate Map indicate that the school building had a "hot air heater b's't" or forced-air heat from a basement heater. The fuel source is not annotated and so could have been oil, coal, wood, or natural gas.

6.0 RECOGNIZED ENVIRONMENTAL CONDITIONS

Hazardous materials or petroleum products were not noted on the Property which is improved with a surface parking lot and aisles.

6.1 Use of Hazardous Substances

Current or Recent Uses
The environmental assessor considers that current or recent uses of the Property for a school parking lot do not entail use or storage of hazardous substances which otherwise could potentially constitute an REC for the Property.

Historical Uses
Past uses of the Property for a school and school playing fields also are not commonly associated with use or storage of hazardous substances. The environmental assessor considers that past use of hazardous substances is unlikely and does not constitute an REC for the Property.

6.2 Solid and Liquid Waste Handling

Hazardous Waste Solids
The Property is not reported to be a small- or large-quantity generator of RCRA-hazardous waste (ERS, 2018). Asbestos-containing wastes or other organic solids wastes were shipped from 1150 Virginia Street in 1998, 1999, 2001, 2003 and 2004. The site with street address 1150 Virginia Street is the adjoining Berkeley Adult School.

On the Property, the non-hazardous solid wastes or recyclable materials likely to have been generated are domestic wastes including, for example, landscape clippings, paper, glass and plastic. Local solid waste collection is provided by the City of Berkeley. The above kinds of waste and disposal in waste bins or recycling do not constitute RECs for the Property.

Hazardous Waste Liquids
Hazardous waste liquids are not generated by the Property. DTSC's Hazardous Waste Tracking System (HWTS) was checked for 1500-1900 San Pablo Avenue, 1100-1200 Virginia Street, 1100-1200 Francisco Street, and 1100-1200 Delaware Street. HWTS indicates hazardous waste liquids were not shipped from the Property during the period of record-keeping.

6.3 On-Site and Off-Site Contamination

On-Site Sources
Evidence of on-site contamination on the Property was not observed during the reconnaissance performed in December 2019. Based upon the reconnaissance, review of historical information, and agency database search, potential sources of

hazardous materials and petroleum products were not found or suggested to be present on the Property. There was no evidence of on-site storage of hazardous liquids or hazardous solids, past or present, which otherwise, if determined to be have been performed on the Property, could pose a risk of release and environmental impairment which would constitute an REC for the Property.

Off-Site Sources

With the exception of Koehler Auto Body (1712 San Pablo Avenue), current land uses adjoining the Property generally do not appear to engage in use of hazardous materials and do not generate hazardous waste. Koehler Auto Body (1712 San Pablo Avenue) is not listed on DTSC's HWTS as a hazardous waste generator.

Off site, adjoining or near the Property, several past facilities were potential sources of contamination based upon the nature of the businesses conducted or else based upon factual information collected from sampling and laboratory testing of samples. Past facilities that were potential sources of contamination include:

- Former Pop's Used Cars/Associated Auto Sales (1700 San Pablo Avenue)
- Former Linoleum Sales Co. (1706 San Pablo Avenue)
- Former Dependable Cleaners/Imperial Rug Cleaning Co. (1716 San Pablo Avenue)
- Former Albert Ferreira Plumbing (1724 San Pablo Avenue)
- Former U-Save Gas/Svensson Automotive (1740 San Pablo Avenue)

In view of the general direction of groundwater movement toward the west, the above-named sites generally are located downgradient from the Property. There is no obvious likelihood or an apparent risk of migration of released petroleum product or hazardous substance to soil or groundwater beneath the Property. Hypothetical releases of volatile organic compounds such as, for example, benzene, perchloroethylene (PCE), or trichloroethylene (TCE), could potentially migrate in gas phase through sanitary sewer pipes or trenches.

6.4 Aboveground/Underground Storage Tanks (ASTs/USTs)

Evidence of past or present ASTs or USTs was not observed at the Property during the assessor's recent reconnaissance of the Property in December 2019. During the reconnaissance fill cover plates and vent pipe brackets were looked for but were not seen.

The former building *circa* 1901, before its replacement was constructed, was heated with a heater in the basement. The fuel source for the period before circa 1901 is unknown. By 1911, the replacement school building was served by natural gas. Fuel islands, underground tanks or above-ground tanks on the Property were not apparent in the Sanborn maps (Appendix D) or aerial photographs (Appendix E) viewed for this assessment.

The nearest LUST sites are located at substantial distance from the Property and generally northwest, west, or southwest of the Property. In view of their locations and direction of groundwater flow toward the west, west-southwest, or west-

northwest, the LUST sites do not pose an obvious likelihood or an apparent risk of environmental impairment for the owner of the Property.

6.5 Polychlorinated Biphenyls (PCBs)

Pole-mounted transformers were not noted on the Property or around the Property's perimeter, that is, along the Property frontages on San Pablo Avenue, Virginia Street, and Francisco Street. Pole-mounted transformers, utility power poles, and power lines were observed above the north side of Virginia Street and the south side of Francisco Street. One bank of three old pole-mounted transformers were observed over the north side of Virginia Street outside 1107 Virginia Street. Utilities along San Pablo Avenue appear to be underground.

6.6 Asbestos-Containing Materials (ACMs)

There are no remaining buildings on the Property. Naturally-occurring asbestos is not known to be present or likely to be found on the Property. Therefore, asbestos does not pose an obvious likelihood or an apparent risk of environmental impairment for the owner of the Property

6.7 Lead-Based Paint and Lead Solder

In view of the ages of former school buildings and other out-structures located on the Property 1856-1946 and years of maintenance painting, lead-based paint was likely used on the painted exterior. Lead-affected soil caused by painting drips or weathering are relatively more likely to be encountered in exposed soil areas around the drip lines of the former buildings. Lead-affected soil here means soil that has a lead level above background concentration or above 80 mg/Kg which is the RWQCB's 2019 Table S-1 Environmental Screening Level (ESL) and DTSC's California Human Health Screening Level (CHHSL). Potential lead-affected soil is an REC.

6.8 Radon

In thirty-seven (37) tests conducted in Zip Code area 94704, of which the Property is a part, none of the test results equaled or exceeded 4 pCi/L. The maximum result was 3.4 pCi/L. Based upon California EPA's radon survey of the state, therefore, the Property is not expected to be in an area having airborne or soil gas radon concentrations above the standard 4 pCi/L. Radon is not an expected or obvious REC for the Property.

7.0 CONCLUSIONS

The environmental assessor has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Standard Practice E 1527-13 of 1701 San Pablo Avenue and 1150 Virginia Street, in Berkeley, California, (the "Property"). Any exception to, or deletions from, the Standard Practice are described in Section 2.2 of this report. This assessment has revealed no evidence of a Recognized Environmental Condition (REC), that is, a past release, a current release, or an imminent threatened release of a hazardous substance, petroleum product or waste, in connection with the Property.

Based on the information obtained during this investigation by the environmental assessor, professional experience, and current regulatory guidelines, the following conclusions have been made:

- This assessment has not encountered evidence of any obvious Recognized Environmental Condition (REC), historic REC, or controlled REC in connection with the Property. However, in view of the age of developed use with previous school buildings constructed in 1856 and 1901-03, there is recognized potential for lead residues in near-surface soil. Such residues could be expected from past applications or weathering of lead-based paint.

- This assessment also has not encountered evidence of a former heating oil tank on the Property. The original building may have been heated with wood, coal or heating oil. Its 1902-03 replacement apparently was served by natural gas and electricity based upon the Sanborn map annotation. Since the original fuel source is unknown and the building has been demolished, it is probably not possible to resolve the question by further Phase I inquiry.

- Past chemical or petroleum releases are known that have occurred on some adjoining or nearby parcels located along the west side of San Pablo Avenue. Sources generally have been removed on parcels involved with removal of past underground gasoline storage tanks.

- Past release of Stoddard solvent or chlorinated cleaning solvent from 1714-16 San Pablo Avenue is unknown. This address was associated with Dependable Cleaners in 1950 and with Imperial Rug Cleaning Co. during 1954-2008. Today, the building is used by Celery Space design shop. In view of the detection of perchloroethylene and trichloroethylene in soil vapor at a nearby site (1740 San Pablo Avenue), it is anticipated that some testing of soil vapor near the San Pablo Avenue right-of-way may be warranted to rule out the possibility of vapor migration through the utility pipes or trenches.

Business Environmental Risk The contemplated use of the Property for a residential R-2 use will entail trenching and other subsurface excavation. Excess soil displaced by pipe, backfill, or foundations could be generated. This means that waste soil will need to be profiled for proper disposal, the cost of which will depend upon waste classification as hazardous or non-hazardous waste.

8.0 RECOMMENDATIONS

8.1 Corrective & Regulatory Compliance Actions

Corrective or regulatory compliance actions are not recommended as none is warranted. Pending the results recommended sampling and testing, this recommendation may be modified if either lead residue in soil or PCE or other volatile organic compound in soil vapor is indicated.

8.2 Subsequent Phase II Study

Phase I research has not identified present or imminent threatened chemical or petroleum releases either on the Property or on sites adjoining the Property. Releases that have been identified through the review of agency files and environmental databases have occurred at locations which do not pose an obvious likelihood or an apparent risk of environmental impairment to the soil or groundwater beneath of the Property.

Limited Phase II sampling and testing are recommend to check near-surface soil on the Property for potential lead and to check soil vapor for potential migration from the sanitary sewer beneath San Pablo Avenue. Electromagnetic survey and ground-penetrating radar survey of part of the Property for a potential abandoned underground heating oil storage tank is considered prudent as a precaution, to rule out the possibility of an old abandoned underground tank near the original school building.

8.3 Projected Costs of Corrective & Regulatory Compliance Actions

Corrective actions under a Coreective Action Plan are not recommended as none is known to be warranted at this time.

9.0 CERTIFICATION

This Phase I Environmental Site Assessment was performed by the undersigned, who is a qualified environmental professional, in general conformance with the scope and limitations of ASTM Practice E 1527-13 the Property located at 1701 San Pablo Avenue and 1150 Virginia Street, in Berkeley, California. The Property is a defined portion of the western end of APN 58-2129-17 having an approximate area of 1.6 acres. Any exceptions to, or deletions from, this practice are described in Section 2.2 of this report.

The undersigned assessor meets the qualifications requirements of the U.S. EPA All Appropriate Inquiries standard, Final Rule (40 CFR 312.10). All appropriate inquiries (AAI) were conducted in accordance with the requirements of the Final Rule (40 CFR 312.20 *et seq*.) except as noted in Section 2.2.

Resources for Community Development, its affiliates and lender, their successors or assigns, can rely upon the information presented herein as factual, true and accurate, and in general accordance with the ASTM E 1527-13 Standard for Practice.



Marc Papineau

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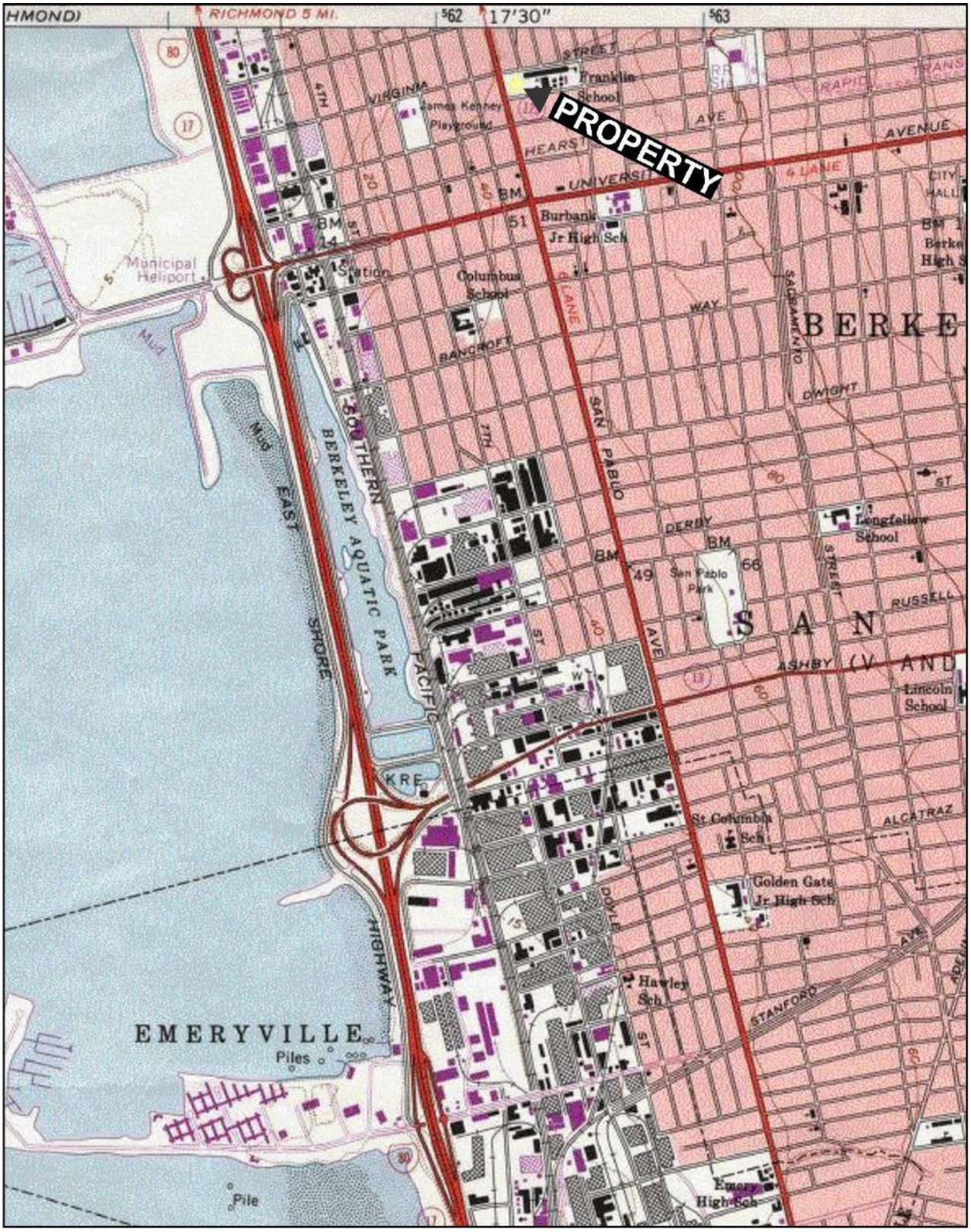


20 Years
1995-2015

environmental service
by Papineau

N
0 2000
FEET

Figure 1
Location Map
1701 San Pablo Avenue
& 1150 Virginia Street
Berkeley, California



Figure 2
Property Plot Plan

1701 San Pablo Ave.
& 1150 Virginia Street
Berkeley, California

approximate limit of original school land in 1901

N

0 100 200
FEET

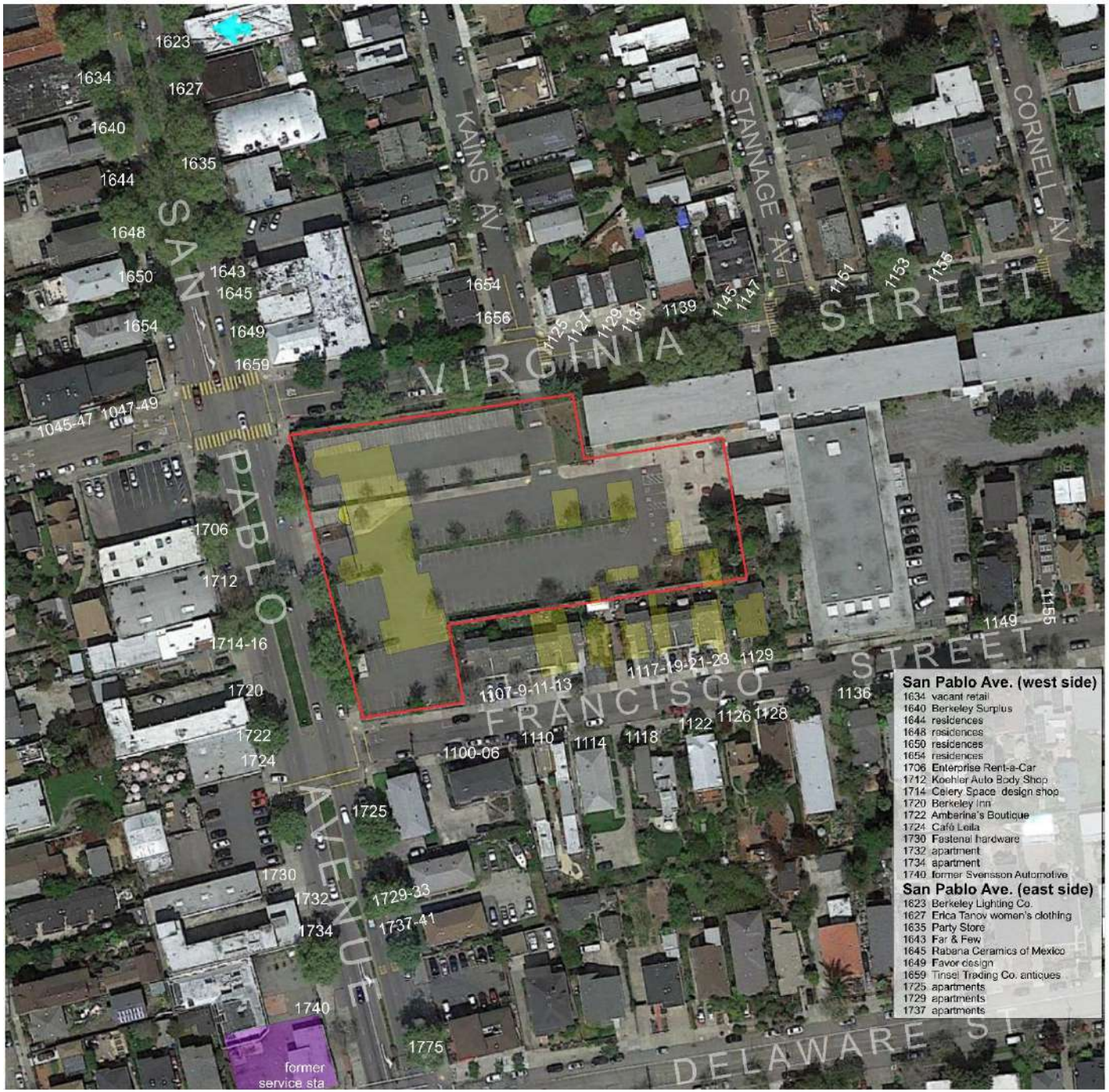


Figure 3
Neighborhood Map

1701 San Pablo Ave.
& 1150 Virginia Street
Berkeley, California

1930 structure or feature

Groundwater direction

N

0 100 200
FEET

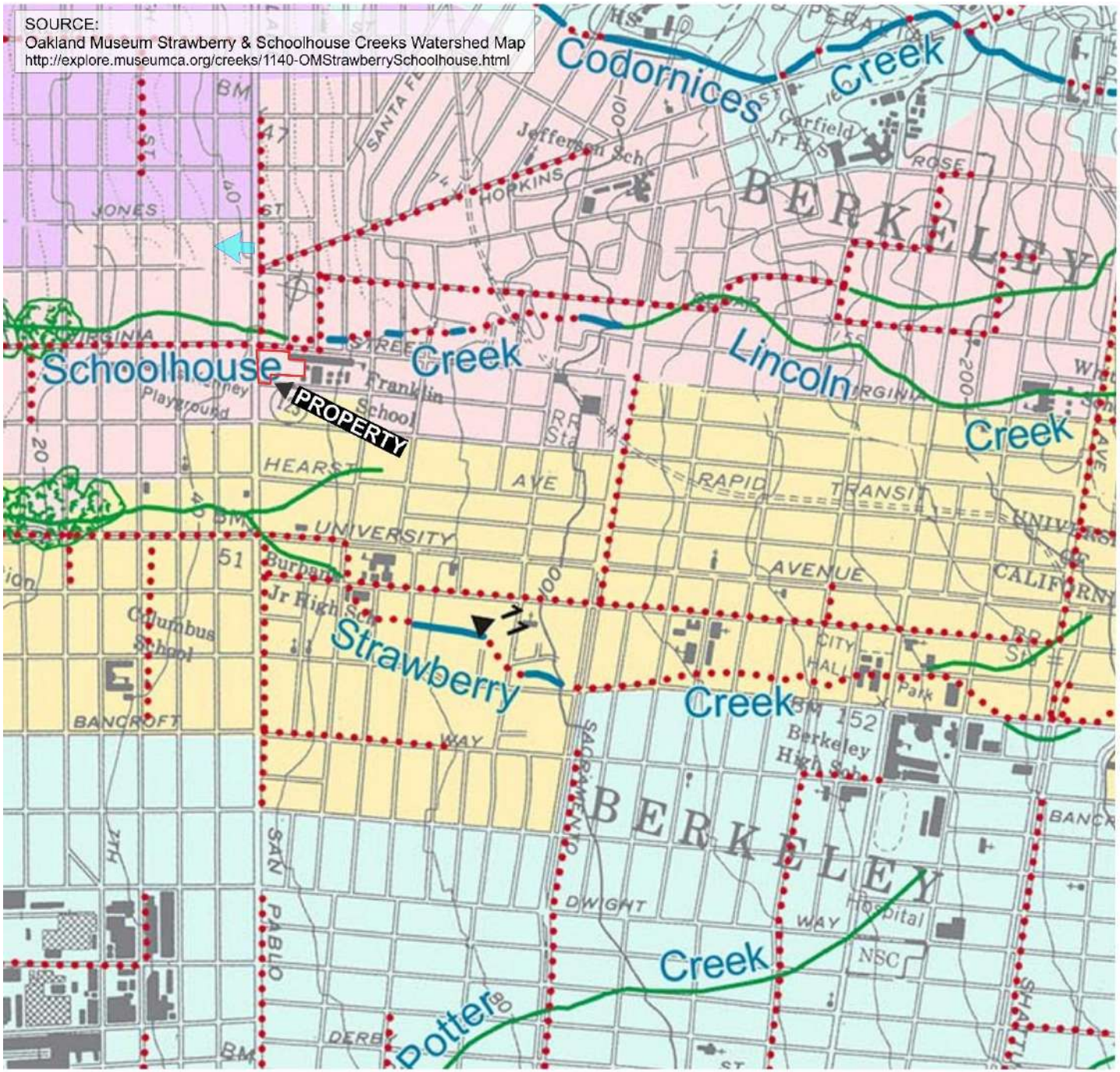
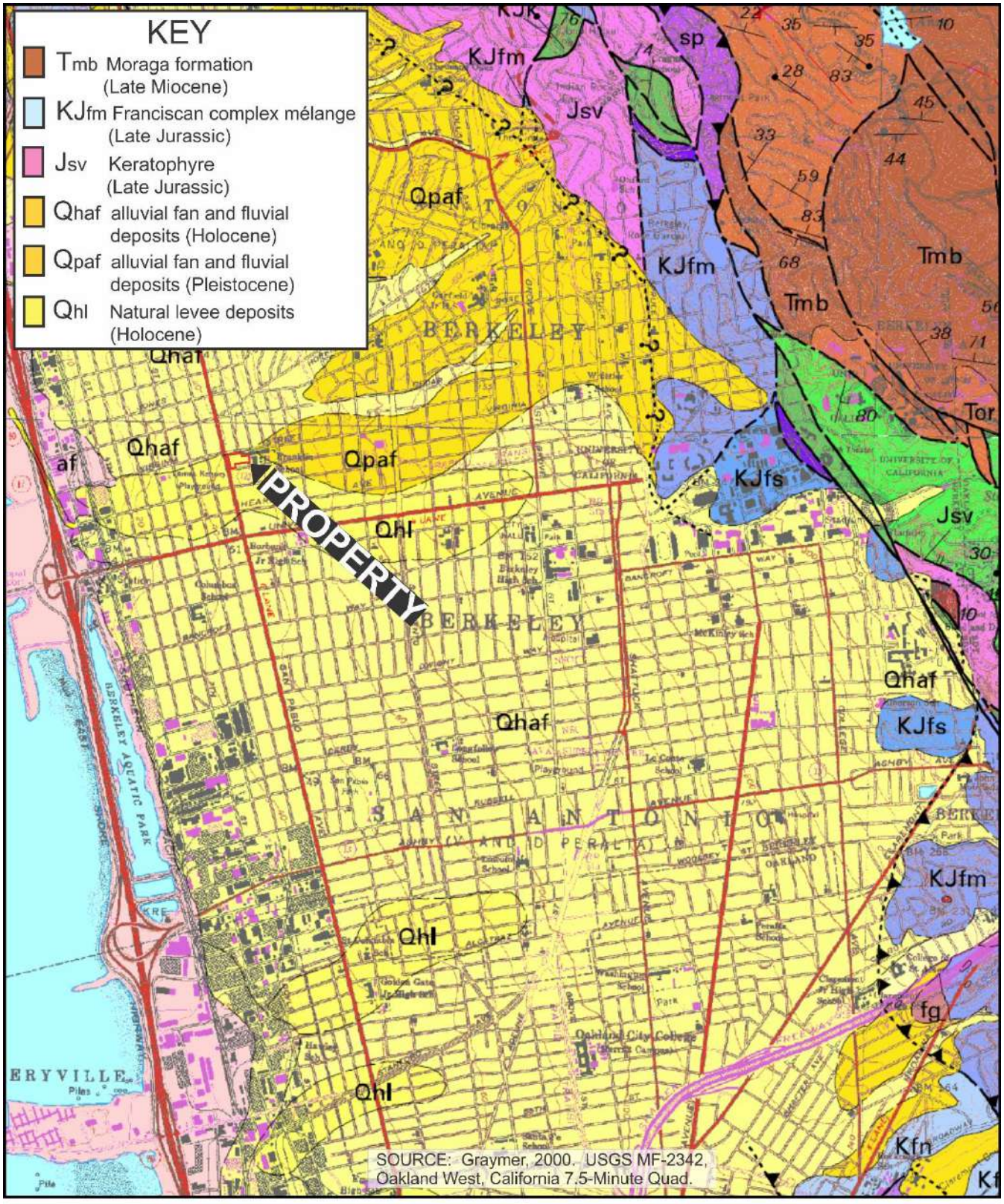


Figure 4
Past Surface Waters

1701 San Pablo Ave.
& 1150 Virginia Street
Berkeley, California



20 Years 1995-2015

N

0 1000 2000
FEET

Figure 5
Geologic Map
1150 Virginia Street
& 1701 San Pablo Avenue
Berkeley, California

APPENDIX A
PHOTOGRAPHS



Plate 1. View Looking East Across the Property, 1701 San Pablo Avenue in Berkeley, California (December 30, 2019)



Plate 2. View Looking East Across the Property and Toward Berkeley Adult School, 1701 San Pablo Avenue in Berkeley (*NOTE: Francisco Street Housing is Shown at RIGHT*.)



Plate 3. View Looking Southeast Across the Property and Toward Francisco Street Housing in Berkeley, California (December 30, 2019)



Plate 4. View Looking East along Francisco Street and the Southern End of the Property, 1701 San Pablo Avenue in Berkeley, California (December 30, 2019)



Plate 5. View from Francisco Street Looking North Across the Property, 1701 San Pablo Avenue, in Berkeley, California (December 30, 2019)



Plate 6. View from Francisco Street Looking North-Northwest Across the Property, 1701 San Pablo Avenue, in Berkeley, California (*NOTE: San Pablo Avenue is Shown at LEFT*.)

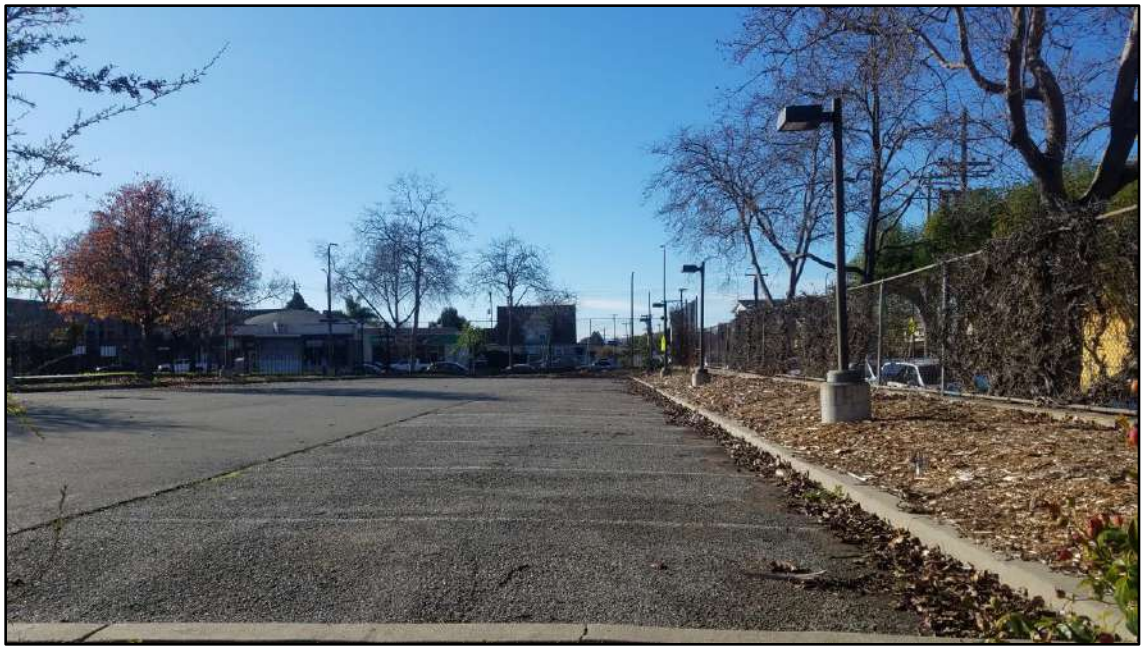


Plate 7. View Looking West Along the Northern Side of the Property, 1701 San Pablo Avenue (*NOTE: San Pablo Avenue is Shown in BACKGROUND and Virginia Street at RIGHT.*)



Plate 8. View Looking Southeast Across the Northeastern Corner of the Property, 1701 San Pablo Avenue in Berkeley, California (December 30, 2019)



Plate 9. View Looking West Along Virginia Street and the Property's Virginia Street Frontage in Berkeley, California (December 30, 2019)

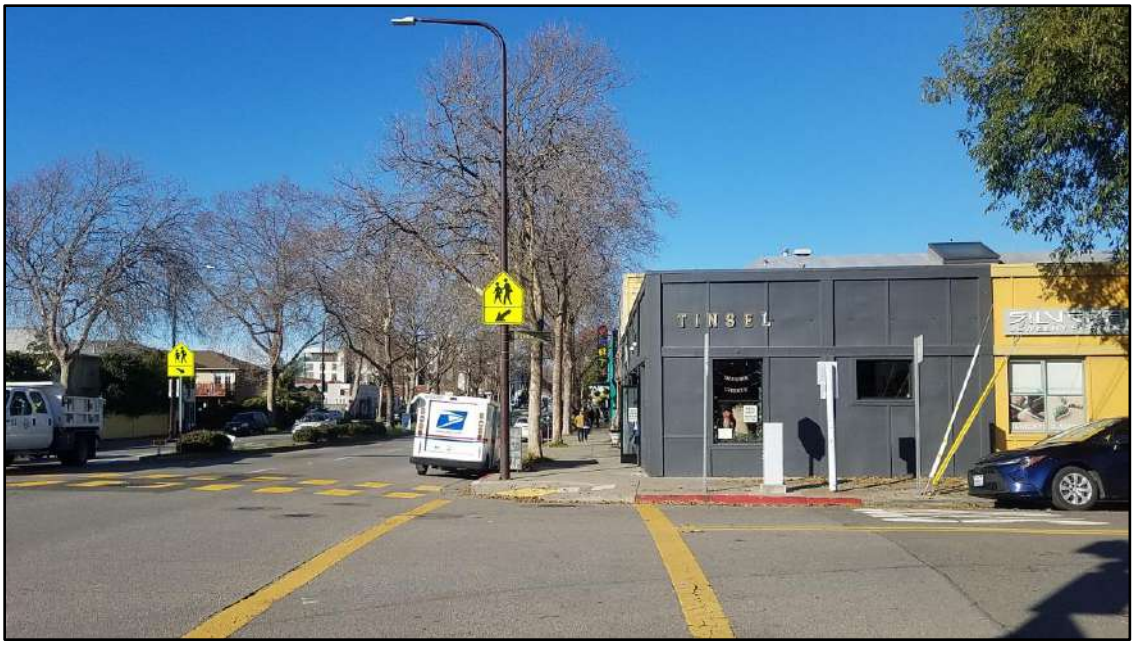


Plate 10. View Looking North Along San Pablo Avenue and Across Virginia Street in Berkeley, California (December 30, 2019)



Plate 11. View Looking Northeast Across the Northwestern Corner of the Property, 1701 San Pablo Avenue in Berkeley, California (December 30, 2019)



Plate 12. View Looking West-Northwest across San Pablo Avenue to Berkeley Inn, Amberina's Boutique, and Café Leila (1720, 1722 and 1724 San Pablo Avenue)



Plate 13. View Looking West Across San Pablo Avenue to Enterprise Rent-A-Car, 1706 San Pablo Avenue, Berkeley, California (December 30, 2019)



Plate 14. View Looking East along Virginia Street and the Virginia Street Frontage of the Property, 1701 San Pablo Avenue, Berkeley, California (December 30, 2019)

APPENDIX B
AGENCY DATABASE SEARCH REPORT

ENVIRONMENTAL RECORD SEARCH
"The Intelligent Choice"

RecCheck

Report Results

The Standard for ASTM/AAI Radius Searches
(One Mile Environmental Records Search, Exceeds ASTM 1527/1528 and EPA All Appropriate Inquiry)

REPORT RESULTS



Site Location:

1150 Virginia Street And 1701 San Pablo Avenue
Berkeley, CA 94704
(N 37-52-23, W 122-17-33) NAD83

Client:

environmental service

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EXECUTIVE SUMMARY

INFORMATION ON THE REQUESTED LOCATION

Site Address:	1150 Virginia Street And 1701 San Pablo Avenue Berkeley, CA 94704
Client Project Name/Number:	Berkeley Adult School 2019-031
Coordinates:	N 37-52-23, W 122-17-33 (NAD 83) 37.873007, -122.292514
Date of Report	December 16, 2019
ERS Project Number:	2104715682
Subject Site Listed on the following lists:	Not Listed
Subject Site Listed as Map ID#:	N/A
USGS 7.5 Minute Quad Map:	Oakland West (2015-03-11)
Subject Site Located within a Potential Area of Concern:	No
Township, Section and Range:	Township: 01S Range: 04W Section: 03 Baseline: Mt. Diablo
Site Elevation: (feet above or below (-) mean sea level)	52
Flood Zone: (FEMA Q3 Digital Data)	Panel: 06001C0056G, Effective Date: 8/3/2009 Zone X - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.
Fire Insurance Map Coverage:	Coverage Likely Exists in Volume 1-4 of Berkeley. Years: 1894, 1911, 1917, 1923, 1926, 1928, 1929, 1933, 1934, 1935, 1942, 1943, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1964, 1965, 1970, 1980, 1981. Sources: ERS; California State Univ., Northridge,UC, Berkeley photocopy ; Berkeley Public Library,California State Univ., Northridge ; ; UC, Berkeley ; California State Univ., Northridge ; California State Univ., Northridge,Oakland Public Library,UC, Berkeley ; UC, Berkeley,Library of Congress ; Formerly US Census Bureau, Jeffersonville, IN ; California State Univ., Northridge,UC, Berkeley ; Oakland Public Library ; UC, Berkeley photocopies 4 5, 7, 31

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Radon Information:	EPA Radon Zone: 2 (Predicted avg for county: 2 to 4 pCi/L)For zip code 94704: Number of tests per zip code: 13 Number of tests where radon is > 4 pCi/L: 0 Percentage of test where radon is > 4 pCi/L: 0.00% Other Information: Not Reported
Search Radius Expansion Size: (In Miles)	0
Soil Type: (USDA Soil Survey Geographic Database) (SSURGO)	Urban land-Tierra complex, 2 to 5 percent slopes Map Unit Type: Complex Hydric: No Drainage Class: Moderately well drained General Information: Fine, montmorillonitic, thermic Mollic Palexeralfs
Zip Codes Searched for "Un-Mappable" Sites:	Not Researched
Occurrence Count:	202

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SUMMARY OF OCCURRENCES

MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
7 Maps: 1, 2, 4	BAY AQMD-BA-3296 KOEHLER AUTO BODY INC	1712 SAN PABLO AVE BERKELEY	Air-CA	Listed	0.07 W	-8
21 Maps: 1, 2, 4	BAY AQMD-BA-5469 BERKELEY AUTO BODY INC	1829 SAN PABLO AVE BERKELEY	Air-CA	Listed	0.14 S	2
27 Maps: 1, 2, 4	BAY AQMD-BA-5840 PREMIER AUTO BODY	1911 SAN PABLO AVE BERKELEY	Air-CA	Listed	0.19 S	-4
28 Maps: 1, 2, 4	BAY AQMD-BA-106992 SAN PABLO MINI MART	1580 SAN PABLO AVE BERKELEY	Air-CA	Listed	0.19 NW	-12
41 Maps: 1, 2, 4	BAY AQMD-BA-11825 M & M GARAGE	1505 SAN PABLO AVE BERKELEY	Air-CA	Listed	0.24 N	-5
66 Maps: 1, 4	9060016577 Drew Resource Corp	1717 44th St Berkeley	ALLFACS-IL	Listed	0.48 W	-39
3 Maps: 1, 2, 3, 4	10196044 IMPERIAL RUG CLEANING COMPANY	1716 SAN PABLO AVE BERKELEY	CERS-CA	Listed	0.05 W	-8
7 Maps: 1, 2, 4	10602547 KOEHLER AUTO BODY, INC.	1712 SAN PABLO AVE BERKELEY	CERS-CA	Listed	0.07 W	-8
9 Maps: 1, 2, 4	10707799 POPEYES	1775 SAN PABLO AVE BERKELEY	CERS-CA	Listed	0.07 S	2
10 Maps: 1, 2, 4	10196173 SVENSSON AUTOMOTIVE	1740 SAN PABLO AVE BERKELEY	CERS-CA	Listed	0.09 SW	-1
12 Maps: 1, 2, 4	10196701 PAPER PLUS OUTLET	1629 SAN PABLO AVE BERKELEY	CERS-CA	Listed	0.09 NW	-11
18 Maps: 1, 2, 4	10602646 NATE'S GREEN GARAGE	1809 SAN PABLO AVE BERKELEY	CERS-CA	Listed	0.12 S	3

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MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
19 Maps: 1, 2, 4	10196905 MIDAS BERKELEY	1835 SAN PABLO AVE BERKELEY	CERS-CA	Listed	0.12 S	2
21 Maps: 1, 2, 4	10195882 BERKELEY AUTO BODY, INC.	1829 SAN PABLO AVE BERKELEY	CERS-CA	Listed	0.14 S	2
27 Maps: 1, 2, 4	10196164 PREMIER AUTO BODY	1911 SAN PABLO AVE BERKELEY	CERS-CA	Listed	0.19 S	-4
28 Maps: 1, 2, 4	10196167 SAN PABLO MINI-MART	1580 SAN PABLO AVE BERKELEY	CERS-CA	Listed	0.19 NW	-12
31 Maps: 1, 2, 4	10196569 SAN PABLO EUROPEAN	1519 SAN PABLO AVE BERKELEY	CERS-CA	Listed	0.2 N	-9
33 Maps: 1, 2, 4	10196971 K & K AUTO CARE	1513 SAN PABLO AVE BERKELEY	CERS-CA	Listed	0.22 N	-9
40 Maps: 1, 2, 4	10421716 99 Cents Only Stores #289	1941 San Pablo Ave Berkeley	CERS-CA	Listed	0.24 S	2
41 Maps: 1, 2, 4	10195903 M AND M GARAGE	1505 SAN PABLO AVE BERKELEY	CERS-CA	Listed	0.24 N	-5
1 Maps: 1, 2, 3, 4	971918 City of Berkeley	1150 Virginia St Berkeley	CHMIRS-CA	Listed	0.05 E	8
6 Maps: 1, 2, 3, 4	10760005-BC Joe Silvera	1105 Virginia St Berkeley	City-CUPA-CA	01 - ACTIVE, CUPA	0.06 NW	-10
7 Maps: 1, 2, 4	10602547-BC KURT KOEHLER	1712 San Pablo AVE Berkeley	City-CUPA-CA	01 - ACTIVE, CUPA	0.07 W	-8
9 Maps: 1, 2, 4	10707799-BC DEEPAK BHATNAGAR	1775 San Pablo AVE Berkeley	City-CUPA-CA	01 - ACTIVE, CUPA	0.07 S	2
12 Maps: 1, 2, 4	10196701-BC Michele Schurman	1629 San Pablo AVE Berkeley	City-CUPA-CA	01 - ACTIVE, CUPA	0.09 NW	-11

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MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
18 Maps: 1, 2, 4	10602646-BC Nate's Green Garage, Inc.	1809 San Pablo AVE Berkeley	City-CUPA-CA	01 - ACTIVE, CUPA	0.12 S	3
21 Maps: 1, 2, 4	10195882-BC Berkeley Auto Body Inc.	1829 San Pablo AVE Berkeley	City-CUPA-CA	01 - ACTIVE, CUPA	0.14 S	2
27 Maps: 1, 2, 4	10196164-BC Russ McClure	1911 San Pablo AVE Berkeley	City-CUPA-CA	01 - ACTIVE, CUPA	0.19 S	-4
28 Maps: 1, 2, 4	10196167-BC Mua Lam	1580 San Pablo AVE Berkeley	City-CUPA-CA	01 - ACTIVE, CUPA	0.19 NW	-12
31 Maps: 1, 2, 4	10196569-BC Joseph Emanuel	1519 San Pablo AVE Berkeley	City-CUPA-CA	01 - ACTIVE, CUPA	0.2 N	-9
40 Maps: 1, 2, 4	10421716-BC 99 Cents Only Stores	1941 San Pablo AVE Berkeley	City-CUPA-CA	01 - ACTIVE, CUPA	0.24 S	2
41 Maps: 1, 2, 4	10195903-BC Heratch Minassian and Akbar Misaghi	1505 San Pablo AVE Berkeley	City-CUPA-CA	01 - ACTIVE, CUPA	0.24 N	-5
28 Maps: 1, 2, 4	10196167-ALA-BK Mua Lam	1580 San Pablo AVE Berkeley	City-UST-CA	Listed	0.19 NW	-12
4 Maps: 1, 2, 3, 4	228663 FERREIRA PLUMBING	1724 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.05 SW	-6
6 Maps: 1, 2, 3, 4	436132 Silvera Jewelry School	1105 VIRGINIA ST BERKELEY	CRSP-CA	Listed	0.06 NW	-10
7 Maps: 1, 2, 4	180953 KOEHLER AUTO BODY, INC.	1712 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.07 W	-8
8 Maps: 1, 2, 4	189518 LINOLEUM SALES	1706 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.07 W	-9
9 Maps: 1, 2, 4	410095 POPEYES LOUISIANA KITCHEN	1775 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.07 S	2

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MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
12 Maps: 1, 2, 4	55337 PAPER PLUS OUTLET	1629 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.09 NW	-11
13 Maps: 1, 2, 4	338891 K & S MANAGEMENT	1138 DELAWARE ST BERKELEY	CRSP-CA	Listed	0.09 SE	8
18 Maps: 1, 2, 4	176522 NATE'S GREEN GARAGE	1809 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.12 S	3
19 Maps: 1, 2, 4	135083 MIDAS BERKELEY	1835 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.12 S	2
19 Maps: 1, 2, 4	439812 1835 SAN PABLO AVE	1835 SAN PABLO AVENUE BERKELEY	CRSP-CA	Listed	0.12 S	2
21 Maps: 1, 2, 4	454375 BERKELEY AUTO BODY INCORPORATED	1829 SAN PABLO AVENUE BERKELEY	CRSP-CA	Listed	0.14 S	2
21 Maps: 1, 2, 4	11829 BERKELEY AUTO BODY, INC.	1829 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.14 S	2
27 Maps: 1, 2, 4	487992 PREMIER AUTO BODY	1911 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.19 S	-4
27 Maps: 1, 2, 4	58603 PREMIER AUTO BODY	1911 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.19 S	-4
28 Maps: 1, 2, 4	194257 Former Shell Service Station	1580 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.19 NW	-12
28 Maps: 1, 2, 4	150692 SAN PABLO MINI-MART	1580 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.19 NW	-12
30 Maps: 1, 2, 4	248504 FORMER CHEVRON	1900 SAN PABLO AVENUE BERKELEY	CRSP-CA	Listed	0.2 S	-5
31 Maps: 1, 2, 4	64743 SAN PABLO EUROPEAN	1519 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.2 N	-9

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MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
36 Maps: 1, 2, 4	448112 1500 San Pablo LLC	1500 SAN OABLO AVE BERKELEY	CRSP-CA	Listed	0.23 NW	-10
40 Maps: 1, 2, 4	88507 99 Cents Only Stores #289	1941 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.24 S	2
41 Maps: 1, 2, 4	478587 M & M GARAGE	1505 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.24 N	-5
41 Maps: 1, 2, 4	131991 M AND M GARAGE	1505 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.24 N	-5
45 Maps: 1, 2, 4	207143 WALKER ESTATE	1507 SAN PABLO AVENUE BERKELEY	CRSP-CA	Listed	0.25 NW	-8
45 Maps: 1, 2, 4	239028 ZAITLIAN PROPERTY	1507 SAN PABLO AVE BERKELEY	CRSP-CA	Listed	0.25 NW	-8
17 Maps: 1, 2, 4	CAC000193313 1X COSHELL LAUNDRY	1634 SAN PABLO AVE. BERKELEY	DryCleaners-CA	Listed	0.12 NW	-13
45 Maps: 1, 2, 4	CAL000327307 FORMER BRICK & PULLMAN DRY CLEANERS	1507 SAN PABLO AVE BERKELEY	DryCleaners-CA	Listed	0.25 NW	-8
10 Maps: 1, 2, 4	T10000008209 Svensson Automotive	1740 SAN PABLO AVE Berkeley	ENF-CA	Listed	0.09 SW	-1
17 Maps: 1, 2, 4	T0600100417 COSHELL LAUNDRY	1634 SAN PABLO AVE BERKELEY	ENF-CA	Listed	0.12 NW	-13
19 Maps: 1, 2, 4	T10000011742 1835 SAN PABLO AVE	1835 SAN PABLO AVENUE BERKELEY	ENF-CA	Listed	0.12 S	2
26 Maps: 1, 2, 4	T10000005244 2601-2605 San Pablo Avenue	26 San Pablo Avenue BERKELEY	ENF-CA	Listed	0.19 S	-4
28 Maps: 1, 2, 4	T0600101227 Former Shell Service Station	1580 SAN PABLO AVE BERKELEY	ENF-CA	Listed	0.19 NW	-12

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MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
30 Maps: 1, 2, 4	T0600117754 FORMER CHEVRON	1900 SAN PABLO AVENUE BERKELEY	ENF-CA	Listed	0.2 S	-5
45 Maps: 1, 2, 4	T0600102064 ZAITLIAN PROPERTY	1507 SAN PABLO AVE BERKELEY	ENF-CA	Listed	0.25 NW	-8
45 Maps: 1, 2, 4	SL0600196284 WALKER ESTATE	1507 SAN PABLO AVENUE BERKELEY	ENF-CA	Listed	0.25 NW	-8
1 Maps: 1, 2, 3, 4	110011491108 SPECTRUM CENTER FOR EDUCATION	1150 VIRGINIA ST BERKELEY	FRS-US	Listed	0.05 E	8
4 Maps: 1, 2, 3, 4	110066136283 FERREIRA PLUMBING	1724 SAN PABLO AVE BERKELEY	FRS-US	Listed	0.05 SW	-6
7 Maps: 1, 2, 4	486592-PD KOEHLER AUTO BODY INC	1712 SAN PABLO AVE BERKELEY	Hist-Auto Repair	Listed	0.07 W	-8
10 Maps: 1, 2, 4	583201-PD SVENSSON AUTOMOTIVE INC	1740 SAN PABLO AVE BERKELEY	Hist-Auto Repair	Listed	0.09 SW	-1
14 Maps: 1, 2, 4	383470-PD AUTO CALIFORNIA	1800 SAN PABLO AVE BERKELEY	Hist-Auto Repair	Listed	0.1 S	0
19 Maps: 1, 2, 4	511299-PD MIDAS AUTO SYSTEMS EXPERTS	1835 SAN PABLO AVE BERKELEY	Hist-Auto Repair	Listed	0.12 S	2
20 Maps: 1, 2, 4	384120-PD AUTO DOCTOR	1830 SAN PABLO AVE BERKELEY	Hist-Auto Repair	Listed	0.12 S	1
21 Maps: 1, 2, 4	396278-PD BERKELEY AUTO BODY INC	1829 SAN PABLO AVE BERKELEY	Hist-Auto Repair	Listed	0.14 S	2
24 Maps: 1, 2, 4	572155-PD SMALL CAR REPAIR	1043 HEARST AVE BERKELEY	Hist-Auto Repair	Listed	0.17 S	-3
27 Maps: 1, 2, 4	542798-PD PREMIER AUTO BODY	1911 SAN PABLO AVE BERKELEY	Hist-Auto Repair	Listed	0.19 S	-4

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MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
31 Maps: 1, 2, 4	530036-PD OSCARS GARAGE	1519 SAN PABLO AVE BERKELEY	Hist-Auto Repair	Listed	0.2 N	-9
33 Maps: 1, 2, 4	616914-PD CLUTCH MART	1513 SAN PABLO AVE BERKELEY	Hist-Auto Repair	Listed	0.22 N	-9
41 Maps: 1, 2, 4	614922-PD CITY GARAGE	1505 SAN PABLO AVE BERKELEY	Hist-Auto Repair	Listed	0.24 N	-5
1 Maps: 1, 2, 3, 4	4520598C-CAC002572518 BUSD - FRANKLIN ELEMENTARY SCHOOL	1150 VIRGINIA ST BERKELEY	Hist-CA	No Longer Listed	0.05 E	8
6 Maps: 1, 2, 3, 4	FA0001187-BC Silvera Jewelry School	1105 Virginia St Berkeley	Hist-CA	No Longer Listed	0.06 NW	-10
1 Maps: 1, 2, 3, 4	3204542 SPECTRUM CENTER	1150 VIRGINIA ST BERKELEY	Hist-CalFID-CA	Listed	0.05 E	8
1 Maps: 1, 2, 3, 4	7730219 1X BERKELEY USD/FRANKLIN ELEM SCHOOL	1150 VIRGINIA ST BERKELEY	Hist-CalFID-CA	Listed	0.05 E	8
1 Maps: 1, 2, 3, 4	7811086 1X BERKELEY U S D/FRANKLIN SCH	1150 VIRGINIA ST BERKELEY	Hist-CalFID-CA	Listed	0.05 E	8
7 Maps: 1, 2, 4	231522 KOEHLER AUTO BODY INC	1712 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.07 W	-8
10 Maps: 1, 2, 4	414974 SVENSSON AUTOMOTIVE	1740 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.09 SW	-1
13 Maps: 1, 2, 4	7818535 1X DELFIN PROPERTIES	1138 DELAWARE ST BERKELEY	Hist-CalFID-CA	Listed	0.09 SE	8
15 Maps: 1, 2, 4	1248584 H.C. BOERNER CO.	1809 SAN PABLO BERKELEY	Hist-CalFID-CA	Listed	0.1 S	1

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MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
16 Maps: 1, 2, 4	7811077 1X BASIC TOOL & SUPPLY	1621 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.12 NW	-10
16 Maps: 1, 2, 4	7730196 1X WILDERNESS EXCHANGE	1621 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.12 NW	-10
18 Maps: 1, 2, 4	7814080 BRAKE FACTORY THE	1809 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.12 S	3
19 Maps: 1, 2, 4	7814372 MIDAS MUFFLER	1835 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.12 S	2
21 Maps: 1, 2, 4	44971 BERKELEY AUTO BODY	1829 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.14 S	2
22 Maps: 1, 2, 4	6531963 K & S MANAGEMENT	1138 DELWARE ST BERKELEY	Hist-CalFID-CA	Listed	0.15 SE	9
27 Maps: 1, 2, 4	5717927 PREMIER AUTO BODY	1911 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.19 S	-4
27 Maps: 1, 2, 4	7815189 PATRICK OTTIS COMPANY	1911 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.19 S	-4
27 Maps: 1, 2, 4	7815190 PATRICK OTTIS	1911 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.19 S	-4
28 Maps: 1, 2, 4	929785 SHELL	1580 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.19 NW	-12
28 Maps: 1, 2, 4	4042448 SAN PABLO MINI MART	1580 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.19 NW	-12
33 Maps: 1, 2, 4	44974 BERKELEY AUTO REPAIR	1513 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.22 N	-9
35 Maps: 1, 2, 4	7812398 1X MARY GRIBBIN	1006 HEARST ST BERKELEY	Hist-CalFID-CA	Listed	0.23 SW	-10

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MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
37 Maps: 1, 2, 4	7730527 1X NAKAZATO, H & ESTATE OF H ZAKAZATO	1962 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.23 S	-2
41 Maps: 1, 2, 4	5717926 BERKELEY BODY & FRAME	1505 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.24 N	-5
42 Maps: 1, 2, 4	7818987 MOUSE HOUSE, THE	1741 EIGHT ST BERKELEY	Hist-CalFID-CA	Listed	0.24 SW	-19
43 Maps: 1, 2, 4	7729157 1X RESOURCES FOR COMMUNITY DEVELOPMENT	1970 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.24 S	-2
43 Maps: 1, 2, 4	7808594 1X IT CORP	1970 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.24 S	-2
43 Maps: 1, 2, 4	7808595 1X VILLA APAARTMENTS	1970 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.24 S	-2
44 Maps: 1, 2, 4	5707160 ALL FINISHED	1507 1/2 SAN PABLO AVE BERKELEY	Hist-CalFID-CA	Listed	0.25 NW	-9
46 Maps: 1, 2, 4	7808650 CITY GARAGE	1505 SAN PABLO BERKELEY	Hist-CalFID-CA	Listed	0.25 NW	-8
46 Maps: 1, 2, 4	7808649 AUTO BODY EXPERTS	1505 SAN PABLO BERKELEY	Hist-CalFID-CA	Listed	0.25 NW	-8
46 Maps: 1, 2, 4	443321 1X UPTOWM MOTORS	1505 SAN PABLO BERKELEY	Hist-CalFID-CA	Listed	0.25 NW	-8
22 Maps: 1, 2, 4	6531963 K & S MANAGEMENT	1138 DELWARE STREET BERKELEY	Hist-CALSITES-CA	Listed	0.15 SE	9
28 Maps: 1, 2, 4	4042448 SAN PABLO MINI-MART	1580 SAN PABLO AVE BERKELEY	Hist-City-UST-CA	Listed	0.19 NW	-12
1 Maps: 1, 2, 3, 4	3204542 SPECTRUM CENTER	1150 VIRGINIA ST BERKELEY	Hist-FINDS-US	Listed	0.05 E	8

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MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
5 Maps: 1, 2, 3, 4	1176381 LINOLEUM SALES	1706 SAN PABLO BERKELEY	Hist-HWS-CA	Listed	0.06 W	-10
17 Maps: 1, 2, 4	1588290 COSHELL LAUNDRY	1634 SAN PABLO BERKELEY	Hist-HWS-CA	Listed	0.12 NW	-13
29 Maps: 1, 2, 4	929785 SHELL	1580 SAN PABLO BERKELEY	Hist-HWS-CA	Listed	0.2 NW	-11
4 Maps: 1, 2, 3, 4	929794 FERREIRA PLUMBING	1724 SAN PABLO AVE BERKELEY	Hist-LUSTIS-CA	Listed	0.05 SW	-6
8 Maps: 1, 2, 4	1176381 LINOLEUM SALES	1706 SAN PABLO AVE BERKELEY	Hist-LUSTIS-CA	Listed	0.07 W	-9
17 Maps: 1, 2, 4	1588290 COSHELL LAUNDRY	1634 SAN PABLO AVE BERKELEY	Hist-LUSTIS-CA	Listed	0.12 NW	-13
28 Maps: 1, 2, 4	929785 SHELL	1580 SAN PABLO AVE BERKELEY	Hist-LUSTIS-CA	Listed	0.19 NW	-12
45 Maps: 1, 2, 4	7253038 ZAITLIAN PROPERTY	1507 SAN PABLO AVE BERKELEY	Hist-LUSTIS-CA	Listed	0.25 NW	-8
28 Maps: 1, 2, 4	8587-R2 SHELL	1580 SAN PABLO AVE BERKELEY	HIST-MTBE-CA	Listed	0.19 NW	-12
4 Maps: 1, 2, 3, 4	929794 FERREIRA PLUMBING	1724 SAN PABLO AVE BERKELEY	Hist-Regional-SLIC-CA	Listed	0.05 SW	-6
8 Maps: 1, 2, 4	1176381 LINOLEUM SALES	1706 SAN PABLO AVE BERKELEY	Hist-Regional-SLIC-CA	Listed	0.07 W	-9
17 Maps: 1, 2, 4	1588290 COSHELL LAUNDRY	1634 SAN PABLO AVE BERKELEY	Hist-Regional-SLIC-CA	Listed	0.12 NW	-13

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MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
28 Maps: 1, 2, 4	377207 SHELL	1580 SAN PABLO AVE BERKELEY	Hist-Regional-SLIC-CA	Listed	0.19 NW	-12
45 Maps: 1, 2, 4	7253038 ZAITLIAN PROPERTY	1507 SAN PABLO AVE BERKELEY	Hist-Regional-SLIC-CA	Listed	0.25 NW	-8
28 Maps: 1, 2, 4	200546 SAN PABLO MINI-MART	1580 SAN PABLO AVENUE BERKELEY	Hist-Service Stations	Listed	0.19 NW	-12
28 Maps: 1, 2, 4	49122-PD SAN PABLO MINI MART	1580 SAN PABLO AVE BERKELEY	Hist-Service Stations	Listed	0.19 NW	-12
28 Maps: 1, 2, 4	100390 SAN PABLO MINI MART	1580 SAN PABLO AVE Berkeley	Hist-Service Stations	Listed	0.19 NW	-12
38 Maps: 1, 2, 4	200542 MCNEVIN CADILLAC-VOLKS	1500 SAN PABLO AVENUE BERKELEY	Hist-Service Stations	Listed	0.23 NW	-11
15 Maps: 1, 2, 4	237084 HC BOERNER CO	1809 SAN PABLO BERKELEY	Hist-UST-CA	Listed	0.1 S	1
28 Maps: 1, 2, 4	265321 SHELL OIL CO	1580 SAN PABLO AVE BERKELEY	Hist-UST-CA	Listed	0.19 NW	-12
15 Maps: 1, 2, 4	1248584 H.C. BOERNER CO.	1809 SAN PABLO BERKELEY	Hist-USTReg-CA	Listed	0.1 S	1
1 Maps: 1, 2, 3, 4	CAC002220561 THOUSAND OAKS PRIMARY SCHOOL	1150 VIRGINA ST BERKELEY	HWIS-CA	Listed	0.05 E	8
1 Maps: 1, 2, 3, 4	CAC002220961 CITY OF FRANKLIN ELEMANTARY SCHOOL	1150 VIRGINIA ST BERKELEY	HWIS-CA	Listed	0.05 E	8
1 Maps: 1, 2, 3, 4	CAC002572518 BUSD - FRANKLIN ELEMENTARY SCHOOL	1150 VIRGINIA ST BERKELEY	HWIS-CA	Listed	0.05 E	8

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MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
1 Maps: 1, 2, 3, 4	CAC001407448 BERKELEY USD/FRANKLIN ELEM SCHOOL	1150 VIRGINIA ST BERKELEY	HWIS-CA	Listed	0.05 E	8
1 Maps: 1, 2, 3, 4	CAC002376815 BERKELEY USD	1150 VIRGINIA ST BERKELEY	HWIS-CA	Listed	0.05 E	8
2 Maps: 1, 2, 3, 4	CAL000112779 STAR TYPE	1718 SAN PABLO AVE BERKELEY	HWIS-CA	Listed	0.05 W	-7
4 Maps: 1, 2, 3, 4	T0600100570 FERREIRA PLUMBING	1724 SAN PABLO AVE BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.05 SW	-6
8 Maps: 1, 2, 4	T0600100840 LINOLEUM SALES	1706 SAN PABLO AVE BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.07 W	-9
28 Maps: 1, 2, 4	T0600101227 Former Shell Service Station	1580 SAN PABLO AVE BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.19 NW	-12
30 Maps: 1, 2, 4	T0600117754 FORMER CHEVRON	1900 SAN PABLO AVENUE BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.2 S	-5
47 Maps: 1, 4	T0600100289 CHEVRON	1101 UNIVERSITY AVE BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.26 S	0
49 Maps: 1, 4	T0600100611 FRANK AUTO	1245 UNIVERSITY AVE BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.33 SE	18
50 Maps: 1, 4	T0600102296 JIFFY LUBE #889	960 UNIVERSITY AVE BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.34 SW	-17
51 Maps: 1, 4	T0600101334 SUPER 7	950 UNIVERSITY AVE BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.34 SW	-17
53 Maps: 1, 4	T0600100525 ERNIE VAN AND STORAGE	1650 6TH ST BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.38 W	-35

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MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
54 Maps: 1, 4	T0600135713 U-HAUL #710-52	2100 SAN PABLO AVENUE BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.39 S	2
55 Maps: 1, 4	T0600100015 AAQA MEATS ALLSTAR STEAKS	1411 SAN PABLO AVE BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.39 N	-3
56 Maps: 1, 4	T0600101298 SOUTHERN PACIFIC	UNKNOWN DELAWARE & VIRGINIA BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.41 E	41
57 Maps: 1, 4	T0600100028 ADMIRAL MOVING SYSTEMS	830 CEDAR ST BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.42 W	-36
59 Maps: 1, 4	T0600101490 TOSCO - FACILITY #3185	849 UNIVERSITY AVE BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.43 SW	-27
61 Maps: 1, 4	T0600101352 TEXACO	833 UNIVERSITY AVE BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.44 SW	-27
62 Maps: 1, 4	T0600102174 CASE ENGINEERS	801 CEDAR ST BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.45 W	-38
63 Maps: 1, 4	T0600101427 CLEAR COMM	945 CAMELIA BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.46 NW	-14
64 Maps: 1, 4	T0600192720 CALDWELL ROLAND ROOFING	1635 4TH ST BERKELEY	LUST-Closed-CA	Completed - Case Closed	0.47 W	-38
45 Maps: 1, 2, 4	T0600102064 ZAITLIAN PROPERTY	1507 SAN PABLO AVE BERKELEY	LUST-Open-CA	Open - Remediation	0.25 NW	-8
52 Maps: 1, 4	T10000005818 Shell Station	1250 University Avenue Berkeley	LUST-Open-CA	Open - Site Assessment	0.37 SE	23
58 Maps: 1, 4	T0600101557 XTRA OIL COMPANY	1399 SAN PABLO AVE BERKELEY	LUST-Open-CA	Open - Site Assessment	0.43 N	-3
10 Maps: 1, 2, 4	T10000008209 Svensson Automotive	1740 SAN PABLO AVE Berkeley	NCI-CA	Informational Item	0.09 SW	-1

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MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
17 Maps: 1, 2, 4	T0600100417 COSHELL LAUNDRY	1634 SAN PABLO AVE BERKELEY	NCI-CA	Informational Item	0.12 NW	-13
26 Maps: 1, 2, 4	T10000005244 2601-2605 San Pablo Avenue	26 San Pablo Avenue BERKELEY	NCI-CA	Informational Item	0.19 S	-4
68 Maps: 1, 4	CAD009110867 COURTAULDS AEROSPACE	1608 4TH ST BERKELEY	RCRA-COR-US	Listed	0.52 W	-40
71 Maps: 1, 4	CAD027909886 ALCAN INGOT & POWDERS	1069 SECOND ST BERKELEY	RCRA-COR-US	Listed	0.94 NW	-42
6 Maps: 1, 2, 3, 4	CAL000435005 JOE OR ANAT SILVERA DBA SILVERA JEWELRY	1105 VIRGINA ST BERKELEY	RCRA-NON-US	Listed	0.06 NW	-10
11 Maps: 1, 2, 4	CAC002983474 FRANK HENNEFER	1137 DELAWARE ST. BERKELEY	RCRA-NON-US	Listed	0.09 SE	14
18 Maps: 1, 2, 4	CAL000385398 NATES GREEN GARAGE INC	1809 SAN PABLO AVE BERKELEY	RCRA-NON-US	Listed	0.12 S	3
19 Maps: 1, 2, 4	CAL000368869 JAB ENTERPRISES LLC DBA MIDAS BERKELEY	1835 SAN PABLO AVE BERKELEY	RCRA-NON-US	Listed	0.12 S	2
23 Maps: 1, 2, 4	CAC002975915 JOHANNA HERNANDEZ	1626 10TH ST. BERKELEY	RCRA-NON-US	Listed	0.17 NW	-22
31 Maps: 1, 2, 4	CAL000290576 SAN PABLO EUROPEAN	1519 SAN PABLO AVE BERKELEY	RCRA-NON-US	Listed	0.2 N	-9
32 Maps: 1, 2, 4	CAC002992164 BEN NELSON	1160 HOPKINS ST. BERKELEY	RCRA-NON-US	Listed	0.21 N	3
34 Maps: 1, 2, 4	CAC002994479 CECILY VIX	1510 STANNAGE AVE BERKELEY	RCRA-NON-US	Listed	0.23 N	-2
39 Maps: 1, 2, 4	CAC002982543 SHIRLEY THOMPSON	1155 HOPKINS ST BERKELEY	RCRA-NON-US	Listed	0.24 N	2

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39 Maps: 1, 2, 4	CAC002978424 SHIRLEY THOMPSON	1155 HOPKINS ST BERKELEY	RCRA-NON-US	Listed	0.24 N	2
40 Maps: 1, 2, 4	CAL000369913 99 CENTS ONLY STORES	1941 SAN PABLO AVE BERKELEY	RCRA-NON-US	Listed	0.24 S	2
41 Maps: 1, 2, 4	CAL000189614 M & M GARAGE	1505 SAN PABLO AVE BERKELEY	RCRA-NON-US	Listed	0.24 N	-5
41 Maps: 1, 2, 4	CAD982416331 UPTOWN MOTORS	1505 SAN PABLO AVE BERKELEY	RCRA-NON-US	Listed	0.24 N	-5
7 Maps: 1, 2, 4	CAD981431273 KOEHLER AUTO BODY	1712 SAN PABLO AVE BERKELEY	RCRA-SQG-US	Listed	0.07 W	-8
10 Maps: 1, 2, 4	CAD027919836 SVENSSON AUTOMOTIVE	1740 SAN PABLO AVENUE BERKELEY	RCRA-SQG-US	Listed	0.09 SW	-1
21 Maps: 1, 2, 4	CAD073246134 BERKELEY AUTO BODY	1829 SAN PABLO AVE BERKELEY	RCRA-SQG-US	Listed	0.14 S	2
33 Maps: 1, 2, 4	CAD980891444 BERKELEY AUTO REPAIR	1513 SAN PABLO AVE BERKELEY	RCRA-SQG-US	Listed	0.22 N	-9
13 Maps: 1, 2, 4	1990018 K & S MANAGEMENT	1138 DELAWARE ST BERKELEY	Response-CA	CERTIFIED	0.09 SE	8
69 Maps: 1, 4	1750013 BERKELEY AUTO REPAIR	2378/2366 SAN PABLO AVENUE BERKELEY	Response-CA	CERTIFIED	0.67 S	7
70 Maps: 1, 4	1990017 DOVER SALES	707 PARK WAY BERKELEY	Response-CA	CERTIFIED	0.82 NW	-39
10 Maps: 1, 2, 4	T10000008209 Svensson Automotive	1740 SAN PABLO AVE Berkeley	SLIC-Open-CA	Open - Site Assessment	0.09 SW	-1
19 Maps: 1, 2, 4	T10000011742 1835 SAN PABLO AVE	1835 SAN PABLO AVENUE BERKELEY	SLIC-Open-CA	Open - Active	0.12 S	2

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MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
45 Maps: 1, 2, 4	SL0600196284 WALKER ESTATE	1507 SAN PABLO AVENUE BERKELEY	SLIC-Open-CA	Open - Verification Monitoring	0.25 NW	-8
48 Maps: 1, 4	T10000002262 Tower Cleaners	1110 University Avenue Berkeley	SLIC-Open-CA	Open - Assessment & Interim Remedial Action	0.29 S	4
65 Maps: 1, 4	SL600192746 Camelia Street Properties (fmr Perc-Serv, Inc)	1001 Camelia Street Berkeley	SLIC-Open-CA	Open - Remediation	0.48 NW	-10
67 Maps: 1, 4	SLT2O01927 INTER MOUNTAIN TRADING CORP	1451 5TH ST BERKELEY	SLIC-Open-CA	Open - Inactive	0.49 W	-33
1 Maps: 1, 2, 3, 4	766340 Virginia st	1150 Virginia Street Berkeley	Spills-SSO-CA	Listed	0.05 E	8
22 Maps: 1, 2, 4	742890 BERKELEY	1133 HEARST Avenue BERKELEY	Spills-SSO-CA	Listed	0.15 SE	9
25 Maps: 1, 2, 4	726468 BERKELEY	1722 9 TH Street BERKELEY	Spills-SSO-CA	Listed	0.18 W	-19
13 Maps: 1, 2, 4	01990018 K & S MANAGEMENT	1138 DELAWARE ST BERKELEY	State-Response-NFA-CA	Certified	0.09 SE	8
28 Maps: 1, 2, 4	156134 SAN PABLO MINI-MART	1580 SAN PABLO AVE BERKELEY	UST-CA	Listed	0.19 NW	-12
28 Maps: 1, 2, 4	150692 SAN PABLO MINI-MART	1580 SAN PABLO AVE BERKELEY	UST-CRSP-CA	Listed	0.19 NW	-12
29 Maps: 1, 2, 4	T0600101227 SHELL #204-0642-1105	1580 SAN PABLO BERKELEY	UST-Priority-CA	Listed	0.2 NW	-11
60 Maps: 1, 4	01990025 BERKELEY REDEVELOPMENT AGENCY SITE	1631 FIFTH STREET BERKELEY	VCP-NFA-CA	Certified	0.43 W	-39

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POTENTIAL AREAS OF CONCERN/CONTAMINATION SUMMARY

DATABASE SEARCHED	SUBJECT SITE WITHIN POTENTIAL AREA OF CONCERN	AREAS FOUND WITHIN 1-MILE RADIUS
NPL-R9-US	No	0
MethaneLF-CA	No	0
LA-LF-CA	No	0
Military-Bases-US	No	0
SGV-Deep-Plumes-CA	No	0
SGV-Shallow-Plumes-Puente-Valley-CA	No	0
SGV-Shallow-Plumes-CA	No	0

DATABASE OCCURRENCE SUMMARY

HIGH RISK* OCCURRENCES IDENTIFIED IN REQUESTED SEARCH RADIUS		
DATABASE SEARCHED	DISTANCE SEARCHED (MILES)	HIGH RISK OCCURRENCES FOUND
CERCLIS-US	0.5	0
CorAct-Open-CA	0.5	0
County-LUST-Open-CA	0.5	0
County-SLIC-Open-CA	0.5	0
Eval-Hist-Active-CA	0.5	0
Hist-UST-Cleanup-CA	0.5	0
LUST-Open-CA	0.5	3
Military-Active-CA	1	0
NPL-US	1	0
Proposed-NPL-US	1	0
Response-CA	1	3
SAA-Agreements-US	1	0
School-Active-CA	0.5	0
SLIC-Open-CA	0.5	6
State-Response-Active-CA	1	0
Superfund-Active-CA	1	0
Tribal-LUST-Open-Reg9	0.5	0
VCP-Active-CA	0.5	0

* For the purposes of this report, “high risk” occurrences are those that have known contamination and have not received a “case closed” or “no further action” status from the agency that maintains the records.

ASTM/AAI STANDARD RECORD SOURCES SUMMARY				
STANDARD ENVIRONMENTAL RECORD SOURCES	ASTM MIN. SEARCH DIST. / ERS SEARCH DIST. (MILES)	ERS DATABASE NAME	TOTAL LISTINGS	MAP ID #’S
Federal NPL site list	1.0 / 1.0	NPL-US	0	None Listed
		Proposed-NPL-US	0	None Listed

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Federal Delisted NPL site list	0.5 / 1.0	Delisted-NPL-US	0	None Listed
Federal CERCLIS list	0.5 / 0.5	CERCLIS-US	0	None Listed
Federal CERCLIS NFRAP site list	0.5 / 0.5	CERCLIS-Archived-US	0	None Listed
Federal RCRA CORRACTS facilities list	1.0 / 1.0	RCRA-COR-US	2	68, 71
Federal RCRA non-CORRACTS TSD facilities list	0.5 / 0.5	RCRA-TSDF-US	0	None Listed
Federal RCRA generators list	Property and adjoining properties / 0.25	RCRA-CESQG-US	0	None Listed
		RCRA-LQG-US	0	None Listed
		RCRA-NON-US	13	6, 11, 18, 19, 23, 31, 32, 34, 39, 39, 40, 41, 41
		RCRA-SQG-US	4	7, 10, 21, 33
Federal Inst/Eng control registries	Property Only / 0.25	Controls-RCRA-US	0	None Listed
		Controls-US	0	None Listed
		Hist-US-EC	0	None Listed
		Hist-US-IC	0	None Listed
		LIENS-US	0	None Listed
Federal ERNS list	Property Only / 0.0625	ERNS-US	0	None Listed
State and Tribal-Equivalent NPL	1.0 / 1.0	Response-CA	3	13, 69, 70
		State-Response-Active-CA	0	None Listed
		State-Response-NFA-CA	1	13
		State-Response-Other-CA	0	None Listed
State and Tribal-Equivalent CERCLIS	0.5 / 0.5	Superfund-Active-CA	0	None Listed
		Superfund-NFA-CA	0	None Listed
		Superfund-Other-CA	0	None Listed
State and Tribal landfill and/or solid waste disposal sites	0.5 / 0.5	County-SWF-CA	0	None Listed
		Debris-US	0	None Listed
		Hist-Dumps-US	0	None Listed
		Land-Disposal-CA	0	None Listed
		SWIS-CA	0	None Listed
		SWLF-US	0	None Listed
		Tribal-ODI-US	0	None Listed
State and Tribal Leaking Storage Tank Lists	0.5 / 0.5	County-LUST-CA	0	None Listed
		County-LUST-Closed-CA	0	None Listed
		County-LUST-Open-CA	0	None Listed
		Hist-UST-Cleanup-CA	0	None Listed

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		LUST-Closed-CA	18	4, 8, 28, 30, 47, 49, 50, 51, 53, 54, 55, 56, 57, 59, 61, 62, 63, 64
		LUST-Open-CA	3	45, 52, 58
		Tribal-LUST-Closed-Reg9	0	None Listed
		Tribal-LUST-Open-Reg9	0	None Listed
State and Tribal Registered Storage Tank Lists	Property and adjoining properties / 0.25	AST-CA	0	None Listed
		AST-CRSP-CA	0	None Listed
		City-AST-CA	0	None Listed
		City-UST-CA	1	28
		County-AST-CA	0	None Listed
		County-UST-CA	0	None Listed
		FEMA-UST-US	0	None Listed
		Hist-UST-CA	2	15, 28
		Tribal-UST-Reg9	0	None Listed
		UST-Abandoned-CA	0	None Listed
		UST-CA	1	28
		UST-Closed-CA	0	None Listed
		USTComp-CA	0	None Listed
		UST-CRSP-CA	1	28
		UST-Priority-CA	1	29
		UST-Proposed-CA	0	None Listed
State and Tribal Inst/Eng Control Registries	Property Only / 0.5	Controls-CA	0	None Listed
		Deed-CA	0	None Listed
		Hist-Controls-CA	0	None Listed
		HWMP-Controls-CA	0	None Listed
		Liens-CA	0	None Listed
State and Tribal Voluntary Cleanup Sites	0.5 / 0.5	Military-Active-CA	0	None Listed
		Military-NFA-CA	0	None Listed
		Military-Other-CA	0	None Listed
		School-Active-CA	0	None Listed
		School-NFA-CA	0	None Listed
		School-Other-CA	0	None Listed
		Tribal-VCP-US	0	None Listed
		VCP-Active-CA	0	None Listed
		VCP-NFA-CA	1	60
		VCP-Other-CA	0	None Listed
State and Tribal Brownfield Sites	0.5 / 0.5	BF-MOA-CA	0	None Listed
		BF-Tribal-US	0	None Listed

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FEDERAL ASTM/AAI DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
BF-Tribal-US	0.5	0	0	0	0	-	0
BF-US	0.5	0	0	0	0	-	0
CERCLIS-Archived-US	0.5	0	0	0	0	-	0
CERCLIS-US	0.5	0	0	0	0	-	0
Controls-RCRA-US	0.5	0	0	0	0	-	0
Controls-US	0.5	0	0	0	0	-	0
Debris-US	0.5	0	0	0	0	-	0
Delisted-NPL-US	1	0	0	0	0	0	0
ERNS-US	0.0625	0	0	-	-	-	0
FEMA-UST-US	0.25	0	0	0	-	-	0
FTTS-ENF-US	0.25	0	0	0	-	-	0
Hist-Dumps-US	0.5	0	0	0	0	-	0
Hist-US-EC	0.5	0	0	0	0	-	0
Hist-US-IC	0.5	0	0	0	0	-	0
HMIS-US	0.0625	0	0	-	-	-	0
LIENS-US	0.0625	0	0	-	-	-	0
NPL-US	1	0	0	0	0	0	0
PADS-US	0.0625	0	0	-	-	-	0
PCB-US	0.25	0	0	0	-	-	0
Proposed-NPL-US	1	0	0	0	0	0	0
RCRA-CESQG-US	0.25	0	0	0	-	-	0
RCRA-COR-US	1	0	0	0	1	1	2
RCRA-LQG-US	0.25	0	0	0	-	-	0
RCRA-NON-US	0.25	0	4	9	-	-	13
RCRA-SQG-US	0.25	0	3	1	-	-	4
RCRA-TSDF-US	0.5	0	0	0	0	-	0
SAA-Agreements-US	1	0	0	0	0	0	0
SWLF-US	0.5	0	0	0	0	-	0
Tribal-LUST-Closed-Reg9	0.5	0	0	0	0	-	0
Tribal-LUST-Open-Reg9	0.5	0	0	0	0	-	0
Tribal-ODI-US	0.5	0	0	0	0	-	0
Tribal-UST-Reg9	0.25	0	0	0	-	-	0
Tribal-VCP-US	0.5	0	0	0	0	-	0

STATE ASTM/AAI DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
AST-CA	0.25	0	0	0	-	-	0
AST-CRSP-CA	0.25	0	0	0	-	-	0
BF-MOA-CA	0.5	0	0	0	0	-	0
BZ-HazWaste-CA	0.5	0	0	0	0	-	0
CERS-CA	0.25	0	8	6	-	-	14
CHMIRS-CA	0.0625	0	1	-	-	-	1
City-AST-CA	0.25	0	0	0	-	-	0
City-CUPA-CA	0.25	0	6	5	-	-	11
City-Others-CA	0.25	0	0	0	-	-	0
City-UST-CA	0.25	0	0	1	-	-	1
Controls-CA	0.5	0	0	0	0	-	0
CorAct-Closed-CA	0.5	0	0	0	0	-	0
CorAct-Open-CA	0.5	0	0	0	0	-	0
CorAct-Other-CA	0.5	0	0	0	0	-	0
CORTESE-CA	0.25	0	0	0	-	-	0
County-AST-CA	0.25	0	0	0	-	-	0

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STATE ASTM/AAI DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
County-Hist-CA	0.25	0	0	0	-	-	0
County-LUST-CA	0.5	0	0	0	0	-	0
County-LUST-Closed-CA	0.5	0	0	0	0	-	0
County-LUST-Open-CA	0.5	0	0	0	0	-	0
County-Others-CA	0.25	0	0	0	-	-	0
County-SLIC-Closed-CA	0.25	0	0	0	-	-	0
County-SLIC-Open-CA	0.5	0	0	0	0	-	0
County-SML-CA	0.5	0	0	0	0	-	0
County-SWF-CA	0.5	0	0	0	0	-	0
County-UST-CA	0.25	0	0	0	-	-	0
CRSP-CA	0.25	0	12	12	-	-	24
CUPA-CA	0.25	0	0	0	-	-	0
Deed-CA	0.5	0	0	0	0	-	0
ENF-CA	0.25	0	3	5	-	-	8
ENF-SMARTS-CA	0.25	0	0	0	-	-	0
ENF-Wastewater-CA	0.25	0	0	0	-	-	0
Eval-Hist-Active-CA	0.5	0	0	0	0	-	0
Eval-Hist-NFA-CA	0.5	0	0	0	0	-	0
Eval-Hist-Other-CA	0.5	0	0	0	0	-	0
HazWaste-CA	0.25	0	0	0	-	-	0
Hist-Controls-CA	0.5	0	0	0	0	-	0
Hist-Cort-CA	0.25	0	0	0	-	-	0
HIST-R4-CA	0.25	0	0	0	-	-	0
HIST-SLIC-CV-CLOSED-CA	0.5	0	0	0	0	-	0
HIST-SLIC-CV-OPEN-CA	0.5	0	0	0	0	-	0
Hist-UST-CA	0.25	0	1	1	-	-	2
Hist-UST-Cleanup-CA	0.5	0	0	0	0	-	0
Hist-WIP-Active-CA	0.5	0	0	0	0	-	0
Hist-WIP-Backlog-CA	0.5	0	0	0	0	-	0
Hist-WIP-Historical-CA	0.5	0	0	0	0	-	0
HWIS-CA	0.0625	0	6	-	-	-	6
HWMP-Controls-CA	0.5	0	0	0	0	-	0
ICE-CA	0.25	0	0	0	-	-	0
Land-Disposal-CA	0.5	0	0	0	0	-	0
Liens-CA	0.0625	0	0	-	-	-	0
LUST-Closed-CA	0.5	0	2	3	13	-	18
LUST-Open-CA	0.5	0	0	1	2	-	3
Manifest2-RI	0.0625	0	0	-	-	-	0
Military-Active-CA	1	0	0	0	0	0	0
Military-NFA-CA	0.5	0	0	0	0	-	0
Military-Other-CA	1	0	0	0	0	0	0
PR-MOA-CA	0.25	0	0	0	-	-	0
Response-CA	1	0	1	0	0	2	3
School-Active-CA	0.5	0	0	0	0	-	0
School-NFA-CA	0.5	0	0	0	0	-	0
School-Other-CA	0.5	0	0	0	0	-	0
SLIC-Closed-CA	0.5	0	0	0	0	-	0
SLIC-Open-CA	0.5	0	2	1	3	-	6
SML-CA	0.5	0	0	0	0	-	0
State-Response-Active-CA	1	0	0	0	0	0	0
State-Response-NFA-CA	0.5	0	1	0	0	-	1
State-Response-Other-CA	0.5	0	0	0	0	-	0
Superfund-Active-CA	1	0	0	0	0	0	0
Superfund-NFA-CA	1	0	0	0	0	0	0
Superfund-Other-CA	1	0	0	0	0	0	0

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STATE ASTM/AAI DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
SWIS-CA	0.5	0	0	0	0	-	0
SWRCY-CA	0.5	0	0	0	0	-	0
UST-Abandoned-CA	0.25	0	0	0	-	-	0
UST-CA	0.25	0	0	1	-	-	1
UST-Closed-CA	0.25	0	0	0	-	-	0
USTComp-CA	0.25	0	0	0	-	-	0
UST-CRSP-CA	0.25	0	0	1	-	-	1
UST-Priority-CA	0.5	0	0	1	0	-	1
UST-Proposed-CA	0.25	0	0	0	-	-	0
VCP-Active-CA	0.5	0	0	0	0	-	0
VCP-NFA-CA	0.5	0	0	0	1	-	1
VCP-Other-CA	0.5	0	0	0	0	-	0

SUPPLEMENTAL DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Air-CA	0.25	0	2	3	-	-	5
AIR-DIST-CA	0.25	0	0	0	-	-	0
ALLFACS-IL	0.5	0	0	0	1	-	1
BioFuel-US	0.25	0	0	0	-	-	0
CAF-CA	0.25	0	0	0	-	-	0
CDL-CA	0.0625	0	0	-	-	-	0
CDL-US	0.0625	0	0	-	-	-	0
CHWF-CA	0.5	0	0	0	0	-	0
Cleaners-CA	0.25	0	0	0	-	-	0
Coal-Ash-Dams-US	0.5	0	0	0	0	-	0
County-BI-CA	0.25	0	0	0	-	-	0
Dams-CA	0.25	0	0	0	-	-	0
DPR-CA	0.25	0	0	0	-	-	0
DryCleaners-CA	0.25	0	1	1	-	-	2
EGRID-US	0.5	0	0	0	0	-	0
EPA-Watch-List-US	0.25	0	0	0	-	-	0
FA-HW-CA	0.0625	0	0	-	-	-	0
FA-HW-US	0.0625	0	0	-	-	-	0
FA-SWF-CA	0.0625	0	0	-	-	-	0
FRS-US	0.0625	0	2	-	-	-	2
FTTS-INSP-US	0.0625	0	0	-	-	-	0
FUDS-US	1	0	0	0	0	0	0
FUSRAP-US	0.25	0	0	0	-	-	0
Haulers-CA	0.0625	0	0	-	-	-	0
Hist-AFS2-US	0.25	0	0	0	-	-	0
Hist-AFS-US	0.25	0	0	0	-	-	0
Hist-AST-CA	0.25	0	0	0	-	-	0
Hist-AWS-CA	0.25	0	0	0	-	-	0
Hist-CA	0.0625	0	2	-	-	-	2
Hist-CalFID-CA	0.25	0	13	17	-	-	30
Hist-CALSITES-CA	0.25	0	1	0	-	-	1
Hist-CERCLIS-NFRAP-US	0.25	0	0	0	-	-	0
Hist-CERCLIS-US	0.25	0	0	0	-	-	0
Hist-City-UST-CA	0.25	0	0	1	-	-	1
Hist-Deed-CA	0.25	0	0	0	-	-	0
Hist-DTG-CA	0.25	0	0	0	-	-	0
Hist-ERNS-US	0.0625	0	0	-	-	-	0

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SUPPLEMENTAL DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Hist-FIFRA-US	0.25	0	0	0	-	-	0
Hist-FINDS-US	0.0625	0	1	-	-	-	1
Hist-HWS-CA	0.25	0	2	1	-	-	3
Hist-LUSTIS-CA	0.25	0	3	2	-	-	5
HIST-MLTS-US	0.25	0	0	0	-	-	0
HIST-MTBE-CA	0.25	0	0	1	-	-	1
Hist-NPL-US	0.25	0	0	0	-	-	0
Hist-Orange-County-LF-CA	0.25	0	0	0	-	-	0
Historical-CA	0.5	0	0	0	0	-	0
Hist-Prop65-CA	0.25	0	0	0	-	-	0
Hist-RCRIS-US	0.25	0	0	0	-	-	0
Hist-Regional-LUST-CA	0.25	0	0	0	-	-	0
Hist-Regional-Other-CA	0.25	0	0	0	-	-	0
Hist-Regional-SLIC-CA	0.25	0	3	2	-	-	5
Hist-Regional-Spills-CA	0.25	0	0	0	-	-	0
Hist-Regional-SWLF-CA	0.25	0	0	0	-	-	0
Hist-Regional-UST-CA	0.25	0	0	0	-	-	0
Hist-SCL-CA	0.25	0	0	0	-	-	0
Hist-SWIS-CA	0.25	0	0	0	-	-	0
Hist-ToxicPits-CA	0.25	0	0	0	-	-	0
Hist-TRIS-US	0.25	0	0	0	-	-	0
Hist-US	0.0625	0	0	-	-	-	0
Hist-USGS-WaterWells-CA	0.0625	0	0	-	-	-	0
Hist-USTReg-CA	0.25	0	1	0	-	-	1
Hist-WaterWells-US	0.0625	0	0	-	-	-	0
Hist-WMUDS-CA	0.25	0	0	0	-	-	0
HWT-CA	0.25	0	0	0	-	-	0
ICIS-Air-US	0.0625	0	0	-	-	-	0
ICIS-FEC-US	0.0625	0	0	-	-	-	0
ICIS-NPDES-US	0.0625	0	0	-	-	-	0
LA-Waste-Haulers-CA	0.0625	0	0	-	-	-	0
Lead-Smelter-2-US	0.25	0	0	0	-	-	0
Lead-US	0.25	0	0	0	-	-	0
LMOP-US	0.5	0	0	0	0	-	0
Mines2-CA	0.0625	0	0	-	-	-	0
Mines-CA	0.0625	0	0	-	-	-	0
Mines-CDMG-CA	0.0625	0	0	-	-	-	0
MINES-US	0.0625	0	0	-	-	-	0
MLTS-US	0.0625	0	0	-	-	-	0
Mortgage-CA	0.25	0	0	0	-	-	0
MRDS-US	0.25	0	0	0	-	-	0
MWMP-CA	0.25	0	0	0	-	-	0
NCI-CA	0.25	0	2	1	-	-	3
NEI-LF-CA	0.25	0	0	0	-	-	0
NPDES-CA	0.0625	0	0	-	-	-	0
NPDES-SW-CA	0.0625	0	0	-	-	-	0
OGM-CA	0.0625	0	0	-	-	-	0
OGW-CA	0.0625	0	0	-	-	-	0
OSCF-CA	0.5	0	0	0	0	-	0
PCS-US	0.25	0	0	0	-	-	0
Perch1-CA	0.25	0	0	0	-	-	0
Perch2-CA	0.25	0	0	0	-	-	0
Project-CA	0.25	0	0	0	-	-	0
RADINFO-US	0.0625	0	0	-	-	-	0
RFG-Lab-US	0.25	0	0	0	-	-	0

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SUPPLEMENTAL DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
RMP-US	0.0625	0	0	-	-	-	0
ROD-US	0.5	0	0	0	0	-	0
SDWIS-US	0.25	0	0	0	-	-	0
SP-CA	0.25	0	0	0	-	-	0
Spills-SSO-CA	0.25	0	2	1	-	-	3
SSTS-US	0.0625	0	0	-	-	-	0
TierPer-CA	0.25	0	0	0	-	-	0
TOMS-CA	0.0625	0	0	-	-	-	0
Tribal-Air-US	0.25	0	0	0	-	-	0
TRIS2000-US	0.0625	0	0	-	-	-	0
TRIS2010-US	0.0625	0	0	-	-	-	0
TRIS80-US	0.0625	0	0	-	-	-	0
TRIS90-US	0.0625	0	0	-	-	-	0
TSCA-US	0.0625	0	0	-	-	-	0
UIC2-CA	0.0625	0	0	-	-	-	0
UIC-CA	0.0625	0	0	-	-	-	0
UMTRA-US	0.0625	0	0	-	-	-	0
USGS-Waterwells-US	0.0625	0	0	-	-	-	0
Vapor-Intrusions-US	0.5	0	0	0	0	-	0
WDR-CA	0.25	0	0	0	-	-	0

PROPRIETARY HISTORIC DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Hist-Agriculture	0.0625	0	0	-	-	-	0
Hist-Auto Dealers	0.0625	0	0	-	-	-	0
Hist-Auto Repair	0.25	0	6	5	-	-	11
Hist-Chemical Manufacturing	0.0625	0	0	-	-	-	0
Hist-Chemical-Storage	0.0625	0	0	-	-	-	0
Hist-Cleaners	0.25	0	0	0	-	-	0
Hist-Convenience	0.0625	0	0	-	-	-	0
Hist-Disposal-Recycle	0.0625	0	0	-	-	-	0
Hist-Food-Processors	0.0625	0	0	-	-	-	0
Hist-Gun-Ranges	0.0625	0	0	-	-	-	0
Hist-Machine Shop	0.0625	0	0	-	-	-	0
Hist-Manufacturing	0.0625	0	0	-	-	-	0
Hist-Metal Plating	0.0625	0	0	-	-	-	0
Hist-Mining	0.0625	0	0	-	-	-	0
Hist-Mortuaries	0.0625	0	0	-	-	-	0
Hist-Oil-Gas	0.0625	0	0	-	-	-	0
Hist-OilGas-Refiners	0.0625	0	0	-	-	-	0
Hist-Other	0.0625	0	0	-	-	-	0
Hist-Paint-Stores	0.0625	0	0	-	-	-	0
Hist-Petroleum	0.0625	0	0	-	-	-	0
Hist-Post-Offices	0.0625	0	0	-	-	-	0
Hist-Printers	0.0625	0	0	-	-	-	0
Hist-Rental	0.0625	0	0	-	-	-	0
Hist-RV-Dealers	0.0625	0	0	-	-	-	0
Hist-Salvage	0.0625	0	0	-	-	-	0
Hist-Service Stations	0.25	0	0	4	-	-	4
Hist-Steel-Metals	0.0625	0	0	-	-	-	0
Hist-Textile	0.0625	0	0	-	-	-	0
Hist-Transportation	0.0625	0	0	-	-	-	0

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PROPRIETARY HISTORIC DATABASES							
DATABASE SEARCHED	**DISTANCE SEARCHED**	**SUBJECT SITE**	**0.125 MILES**	**0.25 MILES**	**0.5 MILES**	**1.0 MILES**	**TOTAL**
Hist-Trucking	0.0625	0	0	-	-	-	0
Hist-Vehicle-Parts	0.0625	0	0	-	-	-	0
Hist-Vehicle-Washing	0.0625	0	0	-	-	-	0

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SITE LOCATION TOPOGRAPHIC MAP

U.S. Geological Survey. Oakland West (2015-03-11) Quadrangle, 7.5 Minute Series

environmental service	1150 Virginia Street And 1701 San Pablo Avenue Berkeley, CA 94704	FIGURE: 1 JOB: 2019-031 DATE: 12/16/2019

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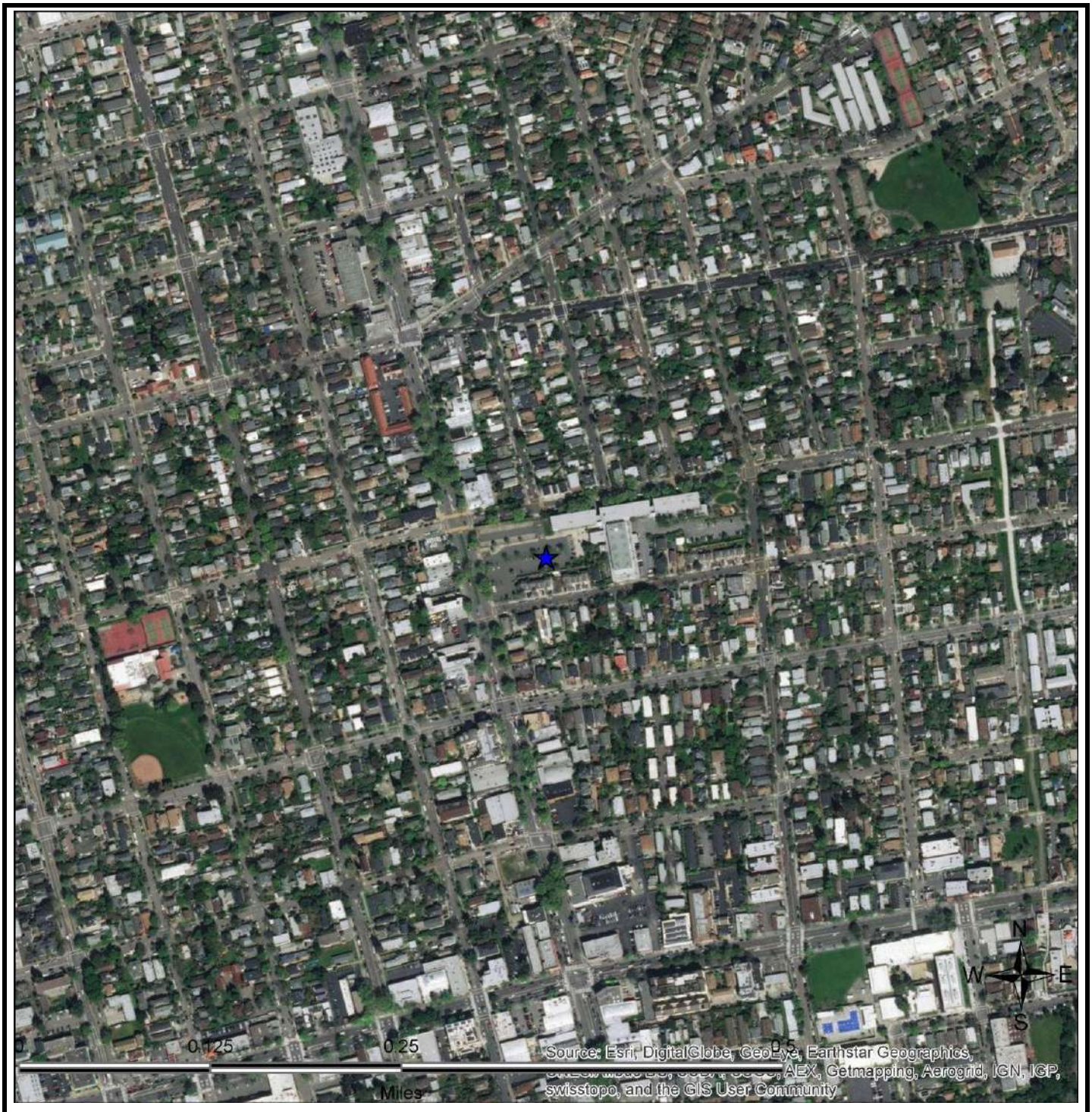

SITE LOCATION MAP

environmental service	1150 Virginia Street And 1701 San Pablo Avenue Berkeley, CA 94704	FIGURE: 2 JOB: 2019-031 DATE: 12/16/2019

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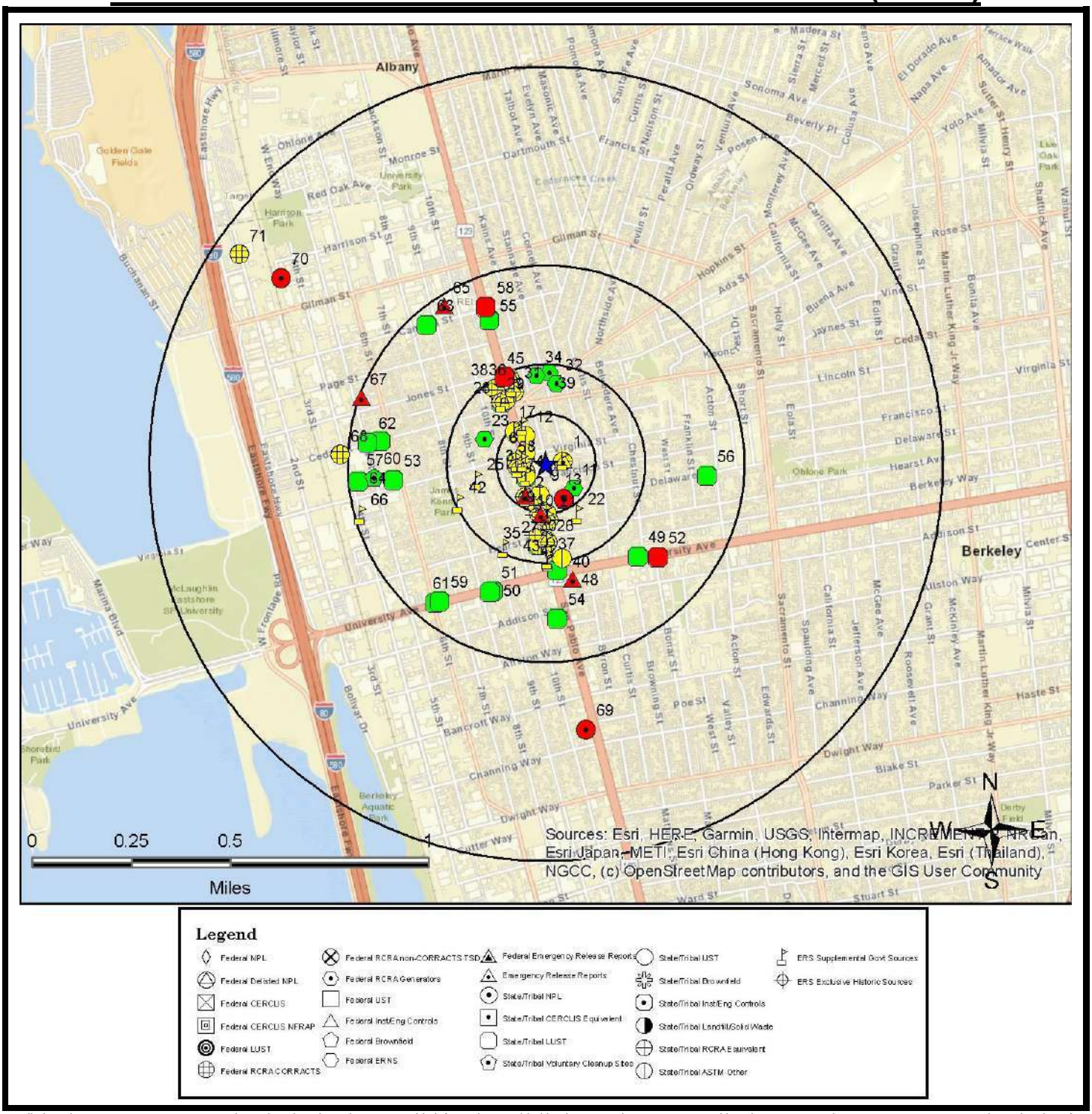
1-MILE RADIUS STREET MAP W/OCCURRENCES (MAP1)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

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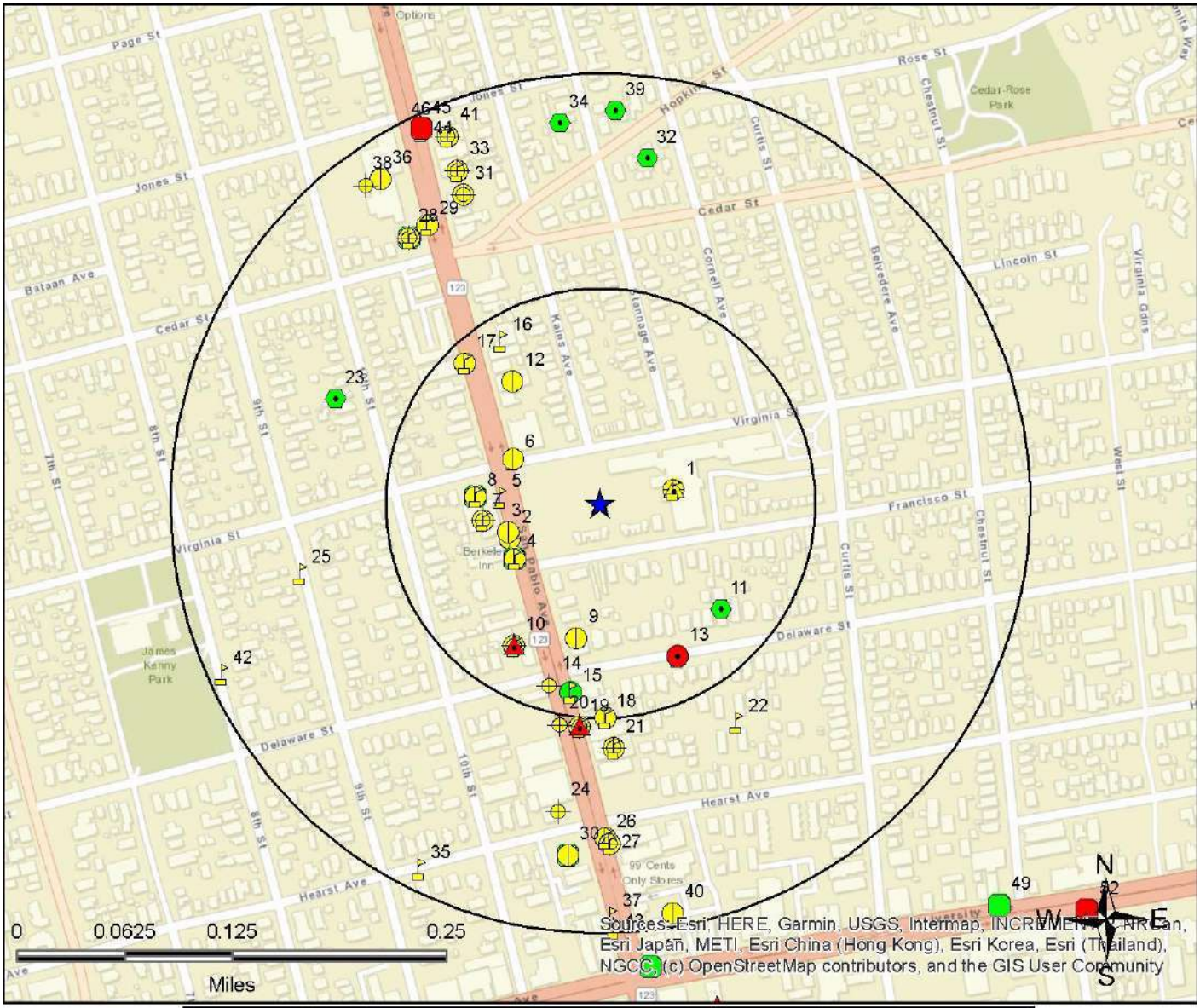
0.25-MILE RADIUS STREET MAP W/OCCURRENCES (MAP2)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

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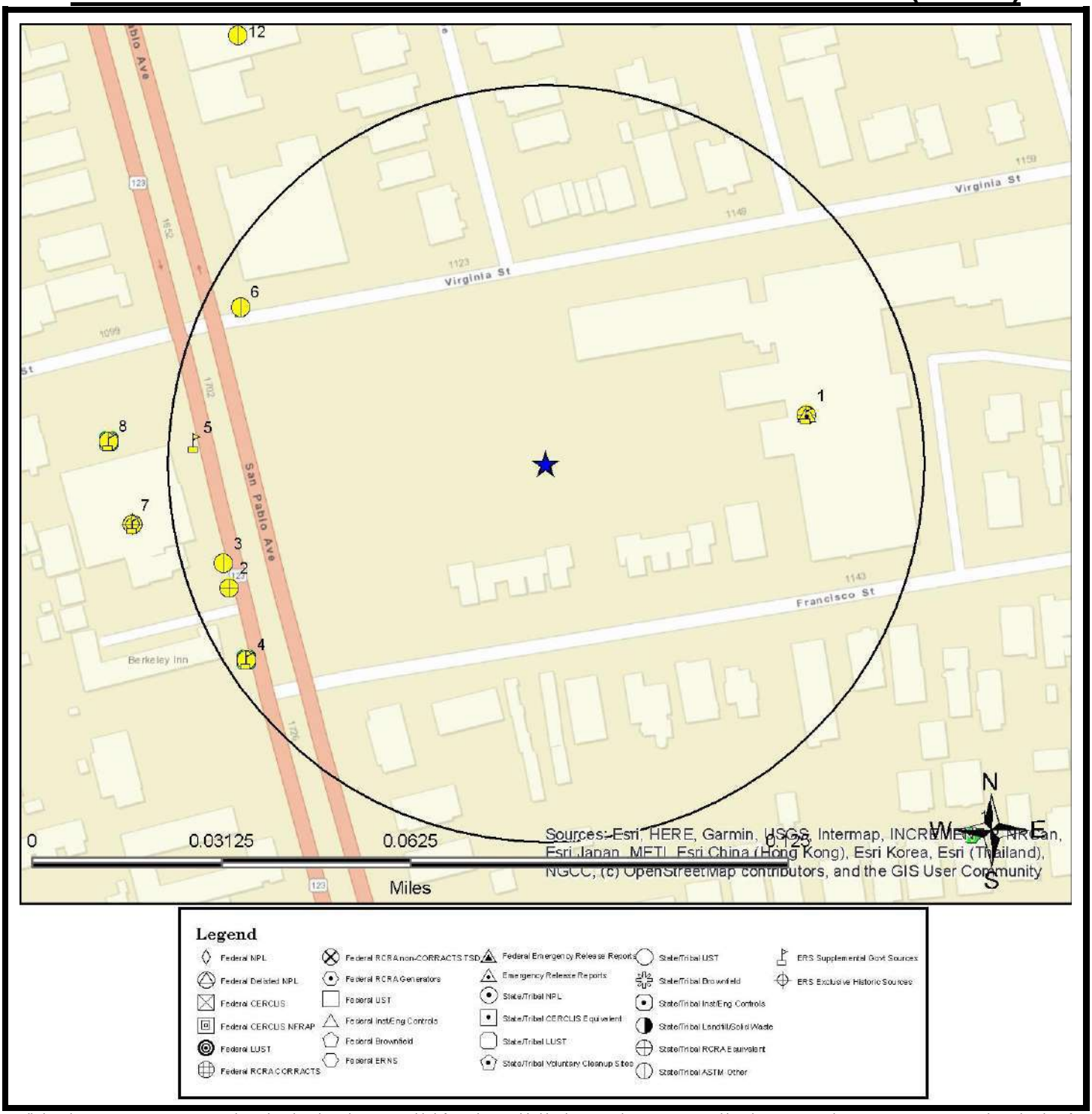
0.0625-MILE RADIUS STREET MAP W/ OCCURRENCES (MAP3)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

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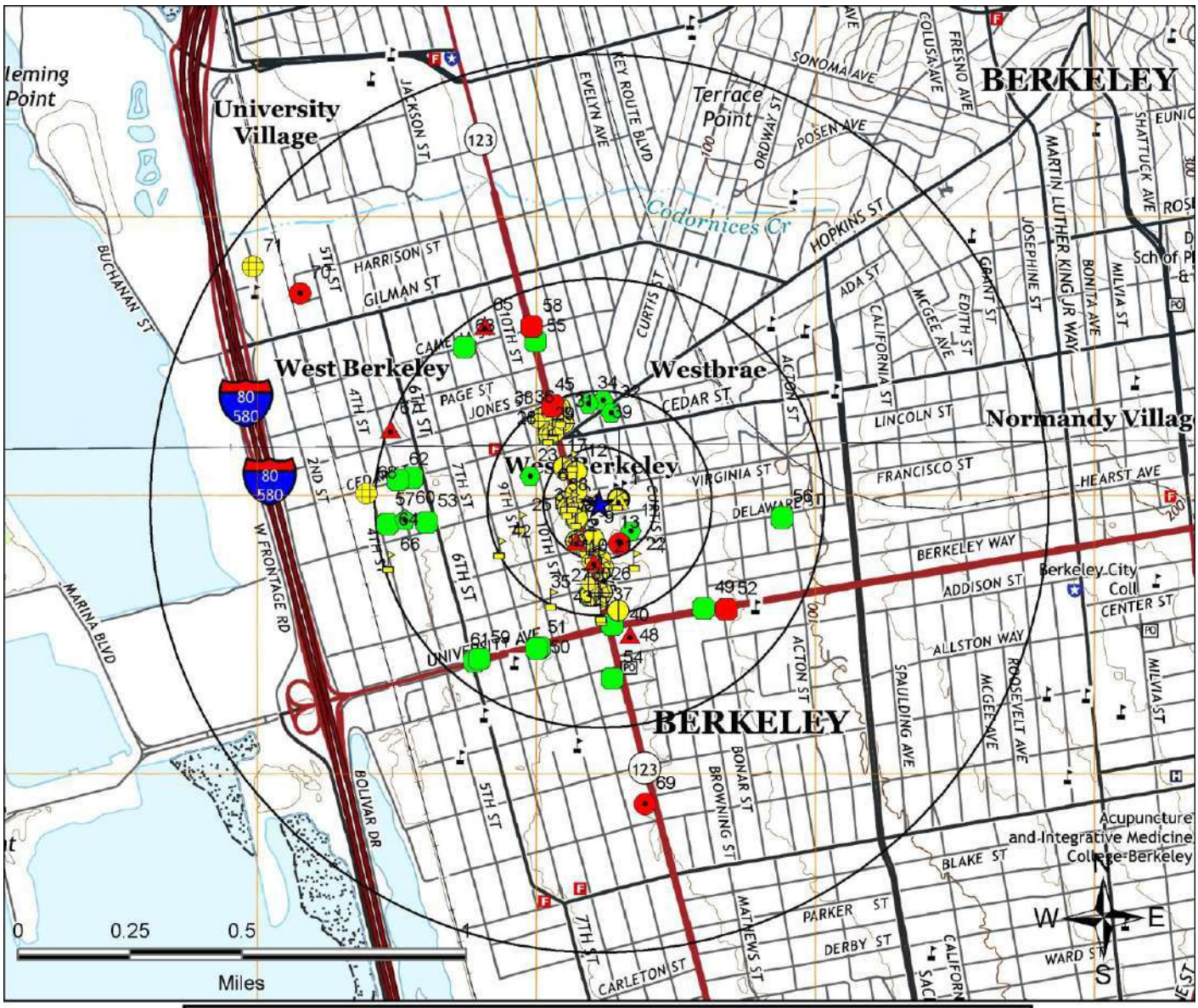
1-MILE TOPOGRAPHIC MAP W/OCCURRENCES (MAP4)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

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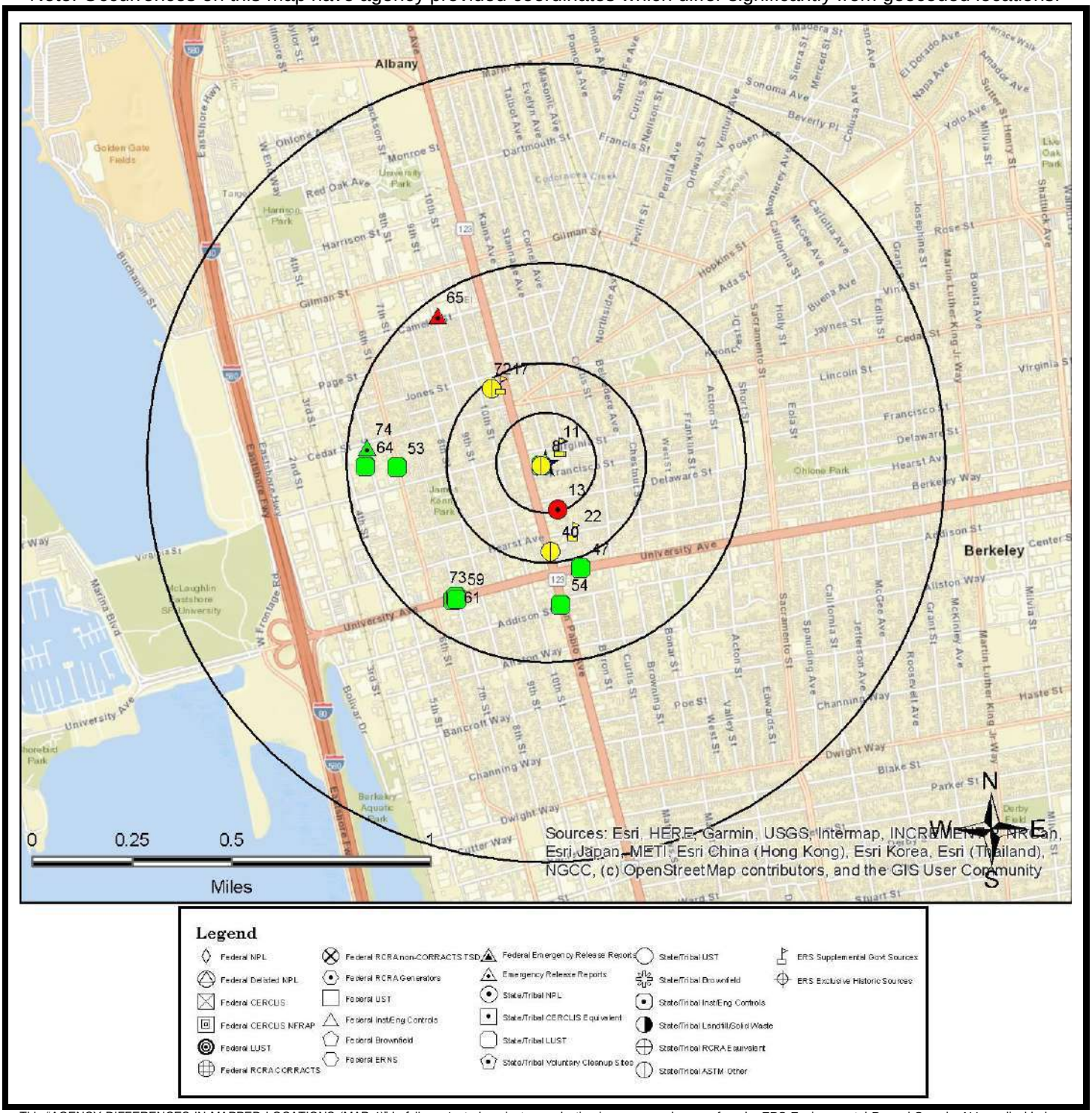
AGENCY DIFFERENCES IN MAPPED LOCATIONS (MAP5)

Note: Occurrences on this map have agency provided coordinates which differ significantly from geocoded locations.



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SUMMARY OF AGENCY DIFFERENCES

MAP ID	ID / SITE NAME	ADDRESS / DATABASE	AGENCY COORDINATES	DISTANCE (MILES)	DIRECTION
72	428750 Berkeley Honda	1500 SAN PABLO AVE AST-CRSP-CA	-122.29495, 37.87581	0.23	NW
40	10421716 99 Cents Only Stores #289	1941 San Pablo Ave CERS-CA	-122.29227, 37.86989	0.22	S
72	10602430 Berkeley Honda	1500 San Pablo Ave CERS-CA	-122.29495, 37.87581	0.23	NW
8	189518 LINOLEUM SALES	1706 SAN PABLO AVE CRSP-CA	-122.29269, 37.87301	0.01	W
13	338891 K & S MANAGEMENT	1138 DELAWARE ST CRSP-CA	-122.29194, 37.87139	0.12	S
40	88507 99 Cents Only Stores #289	1941 SAN PABLO AVE CRSP-CA	-122.29227, 37.86989	0.22	S
72	428750 Berkeley Honda	1500 SAN PABLO AVE CRSP-CA	-122.29495, 37.87581	0.23	NW
17	CAC000193313 1X COSHELL LAUNDRY	1634 SAN PABLO AVE. DryCleaners-CA	-122.29448, 37.87595	0.23	NW
1	110011491108 SPECTRUM CENTER FOR EDUCATION	1150 VIRGINIA ST FRS-US	-122.29182, 37.87368	0.06	NE
8	T0600100840 LINOLEUM SALES	1706 SAN PABLO AVE LUST-Closed-CA	-122.29269, 37.87301	0.01	W
47	T0600100289 CHEVRON	1101 UNIVERSITY AVE LUST-Closed-CA	-122.29089, 37.86926	0.27	S
53	T0600100525 ERNIE VAN AND STORAGE	1650 6TH ST LUST-Closed-CA	-122.29929, 37.87298	0.37	W
54	T0600135713 U-HAUL #710-52	2100 SAN PABLO AVENUE LUST-Closed-CA	-122.29184, 37.86795	0.35	S
59	T0600101490 TOSCO - FACILITY #3185	849 UNIVERSITY AVE LUST-Closed-CA	-122.2966, 37.86819	0.4	SW
61	T0600101352 TEXACO	833 UNIVERSITY AVE LUST-Closed-CA	-122.29676, 37.86815	0.41	SW
64	T0600192720 CALDWELL ROLAND ROOFING	1635 4TH ST LUST-Closed-CA	-122.30073, 37.87303	0.45	W
73	T0600101425 UNIVERSITY ASSOCIATES	901 21 UNIVERSITY AVE LUST-Closed-CA	-122.29663, 37.86827	0.4	SW

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MAP ID	ID / SITE NAME	ADDRESS / DATABASE	AGENCY COORDINATES	DISTANCE (MILES)	DIRECTION
13	1990018 K & S MANAGEMENT	1138 DELAWARE ST Response-CA	-122.29194, 37.87139	0.12	S
74	SL18280701 PRC-DESOTO INTERNATIONAL	1608 4TH ST SLIC-Closed-CA	-122.30069, 37.87367	0.45	W
65	SL600192746 Camelia Street Properties (fmr Perc-Serv, Inc)	1001 Camelia Street SLIC-Open-CA	-122.2974, 37.87846	0.46	NW
1	766340 Virginia st	1150 Virginia Street Spills-SSO-CA	-122.29173, 37.87369	0.06	NE
22	742890 BERKELEY	1133 HEARST Avenue Spills-SSO-CA	-122.29121, 37.87062	0.18	SE
13	01990018 K & S MANAGEMENT	1138 DELAWARE ST State-Response-NFA-CA	-122.29194, 37.87139	0.12	S

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LISTED OCCURRENCE DETAILS

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Air-CA	Listed	0.07 miles W	44 ft (8 ft lower than site)	7
SITE NAME			**MAPS**	**ID**
KOEHLER AUTO BODY INC			1, 2, 4	BAY AQMD-BA-3296
ADDRESS			**CITY**	**ZIP**
1712 SAN PABLO AVE			BERKELEY	94702

DETAILS

Toxic Facility Information
Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID
Facility ID: 3296
Database Year: 2015
Air Basin: SF
County Code: 1
District Code: BA
District: BAY AREA AQMD
Facility SIC Code: 7532
COID: ALA
Prioritization Thresholds: Not Reported
Health Risk Assessment (HRA): Not Reported
Non-Cancer Chronic Hazard Index: Not Reported
Non-Cancer Acute Hazard Index: Not Reported
CHAPIS: Not Reported
CERR Code: Not Reported

Pollutant Information
TOG - Total Organic Gases (Tons/Yr): 0.611962906
ROG - Reactive Organic Gases (Tons/Yr): 0.570842845
CO - Carbon Monoxide (Tons/Yr): Not Reported
NOx - Oxides of Nitrogen (Tons/Yr): Not Reported
SOx - Oxides of Sulfur (Tons/Yr): Not Reported
PM - Particulate Matter (Tons/Yr): Not Reported
PM - Particulate Matter - 10 Micrometers or Smaller (Tons/Yr): Not Reported

More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Air-CA	Listed	0.14 miles S	54 ft (2 ft higher than site)	21

SITE NAME	MAPS	ID
BERKELEY AUTO BODY INC	1, 2, 4	BAY AQMD-BA-5469

ADDRESS	CITY	ZIP
1829 SAN PABLO AVE	BERKELEY	94702

DETAILS

Toxic Facility Information
Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID
Facility ID: 5469
Database Year: 2015
Air Basin: SF
County Code: 1
District Code: BA
District: BAY AREA AQMD
Facility SIC Code: 7532
COID: ALA
Prioritization Thresholds: Not Reported
Health Risk Assessment (HRA): Not Reported
Non-Cancer Chronic Hazard Index: Not Reported
Non-Cancer Acute Hazard Index: Not Reported
CHAPIS: Not Reported
CERR Code: Not Reported

Pollutant Information
TOG - Total Organic Gases (Tons/Yr): 0.080207063
ROG - Reactive Organic Gases (Tons/Yr): 0.063620781
CO - Carbon Monoxide (Tons/Yr): Not Reported
NOx - Oxides of Nitrogen (Tons/Yr): Not Reported
SOx - Oxides of Sulfur (Tons/Yr): Not Reported
PM - Particulate Matter (Tons/Yr): Not Reported
PM - Particulate Matter - 10 Micrometers or Smaller (Tons/Yr): Not Reported

More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Air-CA	Listed	0.19 miles S	48 ft (4 ft lower than site)	27

SITE NAME	MAPS	ID
PREMIER AUTO BODY	1, 2, 4	BAY AQMD-BA-5840

ADDRESS	CITY	ZIP
1911 SAN PABLO AVE	BERKELEY	94702

DETAILS

Toxic Facility Information
Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID
Facility ID: 5840
Database Year: 2015
Air Basin: SF
County Code: 1
District Code: BA
District: BAY AREA AQMD
Facility SIC Code: 7532
COID: ALA
Prioritization Thresholds: Not Reported
Health Risk Assessment (HRA): Not Reported
Non-Cancer Chronic Hazard Index: Not Reported
Non-Cancer Acute Hazard Index: Not Reported
CHAPIS: Not Reported
CERR Code: Not Reported

Pollutant Information
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Air-CA	Listed	0.19 miles NW	40 ft (12 ft lower than site)	28

SITE NAME	MAPS	ID
SAN PABLO MINI MART	1, 2, 4	BAY AQMD-BA-106992

ADDRESS	CITY	ZIP
1580 SAN PABLO AVE	BERKELEY	94702

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DETAILS
Toxic Facility Information Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID Facility ID: 106992 Database Year: 2015 Air Basin: SF County Code: 1 District Code: BA District: BAY AREA AQMD Facility SIC Code: 5411 COID: ALA Prioritization Thresholds: Not Reported Health Risk Assessment (HRA): Not Reported Non-Cancer Chronic Hazard Index: Not Reported Non-Cancer Acute Hazard Index: Not Reported CHAPIS: Not Reported CERR Code: Not Reported Pollutant Information TOG - Total Organic Gases (Tons/Yr): 0.2398563 ROG - Reactive Organic Gases (Tons/Yr): 0.2398563 CO - Carbon Monoxide (Tons/Yr): Not Reported NOx - Oxides of Nitrogen (Tons/Yr): Not Reported SOx - Oxides of Sulfur (Tons/Yr): Not Reported PM - Particulate Matter (Tons/Yr): Not Reported PM - Particulate Matter - 10 Micrometers or Smaller (Tons/Yr): Not Reported More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Air-CA	Listed	0.24 miles N	47 ft (5 ft lower than site)	41
SITE NAME			**MAPS**	**ID**
M & M GARAGE			1, 2, 4	BAY AQMD-BA-11825
ADDRESS			**CITY**	**ZIP**
1505 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Toxic Facility Information Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID Facility ID: 11825 Database Year: 2015 Air Basin: SF County Code: 1 District Code: BA District: BAY AREA AQMD Facility SIC Code: 7532 COID: ALA Prioritization Thresholds: Not Reported Health Risk Assessment (HRA): Not Reported Non-Cancer Chronic Hazard Index: Not Reported Non-Cancer Acute Hazard Index: Not Reported CHAPIS: Not Reported CERR Code: Not Reported Pollutant Information : Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
ALLFACS-IL	Listed	0.48 miles W	13 ft (39 ft lower than site)	66
SITE NAME			**MAPS**	**ID**
Drew Resource Corp			1, 4	9060016577
ADDRESS			**CITY**	**ZIP**
1717 44th St			Berkeley	94710-1783

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DETAILS
URL: http://epadata.epa.state.il.us/land/inventory/deepSeids.asp?B1=9060016577&strInvNo=9060016577 Inventory ID Number: 9060016577 Site ID: 170000850256 LatDD: Not Reported LonDD: Not Reported Interest Name: Drew Resource Corp Loc PO Box: Not Reported Loc Phone: 6182563365 Loc Contact: WILLIAM CALHOUN Loc Mail: Not Reported Owner Name: DREW RESOURCE CORP Owner Street: 1717 44TH ST Owner PO Box: Not Reported Owner City: BERKELEY Owner State: CA Own Zip: 947101783 Owner Phone: 6182563365 Owner Contact: Not Reported Owner Mail: Not Reported Operator Name: DREW RESOURCE CORP Operator Street: 1717 44TH ST Operator PO Box: Not Reported Operator City: BERKELEY Operator State: CA Operator Zip: 947101783 Operator Phone: 6182563365 More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERS-CA	Listed	0.05 miles W	44 ft (8 ft lower than site)	3
SITE NAME			**MAPS**	**ID**
IMPERIAL RUG CLEANING COMPANY			1, 2, 3, 4	10196044
ADDRESS			**CITY**	**ZIP**
1716 SAN PABLO AVE			BERKELEY	94702

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DETAILS
General Program & Facility Information CERS ID: 10196044 Facility ID: Not Reported Facility Regulator Key ID: FA0000125 Organization Code: 90166678 Business/Organization Name: IMPERIAL RUG CLEANING COMPANY Multiple Jurisdictional Business? (Y/N): No Business Origin: Seeding Count of Business' CERS User Accounts: 0 Facility Count for Business: 1 Last Submittal Date (any element): Not Reported Count of Submitted Elements: 0 Remote Facility? (Y/N): No Small Quantity Generator Facility? (Y/N): No Local Facility Grouping: Not Reported Facility Specific Information Assessor Parcel Number (APN): Not Reported Number of Employees: Not Reported Property Owner Name: Not Reported Property Owner Phone Number: Not Reported Property Owner Mailing Address: Not Reported Property Owner Mailing City: Not Reported Property Owner Mailing State: Not Reported Property Owner Mailing Zip Code: Not Reported Property Owner Mailing Country: Not Reported More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERS-CA	Listed	0.07 miles W	44 ft (8 ft lower than site)	7
SITE NAME			**MAPS**	**ID**
KOEHLER AUTO BODY, INC.			1, 2, 4	10602547
ADDRESS			**CITY**	**ZIP**
1712 SAN PABLO AVE			BERKELEY	94702

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DETAILS
General Program & Facility Information CERS ID: 10602547 Facility ID: FA0000902 Facility Regulator Key ID: FA0000902 Organization Code: 90564922 Business/Organization Name: KOEHLER AUTO BODY, INC. Multiple Jurisdictional Business? (Y/N): No Business Origin: EDT Count of Business' CERS User Accounts: 1 Facility Count for Business: 1 Last Submittal Date (any element): 1/5/2017 10:04:09 AM Count of Submitted Elements: 21 Remote Facility? (Y/N): No Small Quantity Generator Facility? (Y/N): No Local Facility Grouping: VIVIANA GARCIA Facility Specific Information Assessor Parcel Number (APN): Not Reported Number of Employees: 0 Property Owner Name: PATRICIA FERRIERA Property Owner Phone Number: 5105261262 Property Owner Mailing Address: 1768 MANZANITA DR. Property Owner Mailing City: OAKLAND Property Owner Mailing State: CA Property Owner Mailing Zip Code: 94611 Property Owner Mailing Country: United States More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERS-CA	Listed	0.07 miles S	54 ft (2 ft higher than site)	9
SITE NAME			**MAPS**	**ID**
POPEYES			1, 2, 4	10707799
ADDRESS			**CITY**	**ZIP**
1775 SAN PABLO AVE			BERKELEY	94702

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DETAILS

General Program & Facility Information
CERS ID: 10707799
Facility ID: FA0001058
Facility Regulator Key ID: FA0001058
Organization Code: 90667549
Business/Organization Name: POPEYES
Multiple Jurisdictional Business? (Y/N): No
Business Origin: EDT
Count of Business' CERS User Accounts: 1
Facility Count for Business: 1
Last Submittal Date (any element): 3/18/2017 6:52:29 PM
Count of Submitted Elements: 26
Remote Facility? (Y/N): No
Small Quantity Generator Facility? (Y/N): No
Local Facility Grouping: VIVIANA GARCIA

Facility Specific Information
Assessor Parcel Number (APN): 58-2130-37
Number of Employees: 20
Property Owner Name: Jian Yue Pan and Qing Lun Kong
Property Owner Phone Number: 415-752-6435
Property Owner Mailing Address: 7301 Geary Blvd #2
Property Owner Mailing City: San Francisco
Property Owner Mailing State: CA
Property Owner Mailing Zip Code: 94121
Property Owner Mailing Country: United States

More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERS-CA	Listed	0.09 miles SW	51 ft (1 ft lower than site)	10

SITE NAME	MAPS	ID
SVENSSON AUTOMOTIVE	1, 2, 4	10196173

ADDRESS	CITY	ZIP
1740 SAN PABLO AVE	BERKELEY	94702

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DETAILS

General Program & Facility Information
CERS ID: 10196173
Facility ID: Not Reported
Facility Regulator Key ID: FA0000207
Organization Code: 90166807
Business/Organization Name: SVENSSON AUTOMOTIVE
Multiple Jurisdictional Business? (Y/N): No
Business Origin: Seeding
Count of Business' CERS User Accounts: 0
Facility Count for Business: 1
Last Submittal Date (any element): 8/25/2015 11:27:21 AM
Count of Submitted Elements: 3
Remote Facility? (Y/N): No
Small Quantity Generator Facility? (Y/N): No
Local Facility Grouping: CARRIE ESTADT

Facility Specific Information
Assessor Parcel Number (APN): Not Reported
Number of Employees: 0
Property Owner Name: I.B. YUDIN, DDS
Property Owner Phone Number: 5105256820
Property Owner Mailing Address: 2320 WOOLSEY ST
Property Owner Mailing City: BERKELEY
Property Owner Mailing State: CA
Property Owner Mailing Zip Code: 94705
Property Owner Mailing Country: United States

More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERS-CA	Listed	0.09 miles NW	41 ft (11 ft lower than site)	12
SITE NAME			**MAPS**	**ID**
PAPER PLUS OUTLET			1, 2, 4	10196701
ADDRESS			**CITY**	**ZIP**
1629 SAN PABLO AVE			BERKELEY	94702

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DETAILS

General Program & Facility Information
CERS ID: 10196701
Facility ID: Not Reported
Facility Regulator Key ID: FA0000622
Organization Code: 90167335
Business/Organization Name: PAPER PLUS OUTLET
Multiple Jurisdictional Business? (Y/N): No
Business Origin: Seeding
Count of Business' CERS User Accounts: 1
Facility Count for Business: 1
Last Submittal Date (any element): 1/30/2017 2:41:51 PM
Count of Submitted Elements: 10
Remote Facility? (Y/N): No
Small Quantity Generator Facility? (Y/N): No
Local Facility Grouping: KARL BUSCHE

Facility Specific Information
Assessor Parcel Number (APN): Not Reported
Number of Employees: 8
Property Owner Name: Nabukaz Iwasaki
Property Owner Phone Number: 510-234-3003
Property Owner Mailing Address: 645 Yuba St
Property Owner Mailing City: Richmond
Property Owner Mailing State: CA
Property Owner Mailing Zip Code: 94805
Property Owner Mailing Country: United States
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERS-CA	Listed	0.12 miles S	55 ft (3 ft higher than site)	**18**
SITE NAME			**MAPS**	**ID**
NATE'S GREEN GARAGE			1, 2, 4	10602646
ADDRESS			**CITY**	**ZIP**
1809 SAN PABLO AVE			BERKELEY	94702

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DETAILS
General Program & Facility Information CERS ID: 10602646 Facility ID: FA0000942 Facility Regulator Key ID: FA0000942 Organization Code: 90565066 Business/Organization Name: NATE'S GREEN GARAGE Multiple Jurisdictional Business? (Y/N): No Business Origin: EDT Count of Business' CERS User Accounts: 1 Facility Count for Business: 1 Last Submittal Date (any element): 2/23/2017 5:39:08 PM Count of Submitted Elements: 9 Remote Facility? (Y/N): No Small Quantity Generator Facility? (Y/N): No Local Facility Grouping: KARL BUSCHE Facility Specific Information Assessor Parcel Number (APN): 57-2086-29-3 Number of Employees: 2 Property Owner Name: Burns Goodman, LLC Property Owner Phone Number: 5107345753 Property Owner Mailing Address: 1819 San Pablo Avenue Property Owner Mailing City: Berkeley Property Owner Mailing State: CA Property Owner Mailing Zip Code: 94702 Property Owner Mailing Country: United States More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERS-CA	Listed	0.12 miles S	54 ft (2 ft higher than site)	19
SITE NAME			**MAPS**	**ID**
MIDAS BERKELEY			1, 2, 4	10196905
ADDRESS			**CITY**	**ZIP**
1835 SAN PABLO AVE			BERKELEY	94702

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DETAILS

General Program & Facility Information
CERS ID: 10196905
Facility ID: Not Reported
Facility Regulator Key ID: FA0000833
Organization Code: 90167539
Business/Organization Name: MIDAS BERKELEY
Multiple Jurisdictional Business? (Y/N): No
Business Origin: Seeding
Count of Business' CERS User Accounts: 1
Facility Count for Business: 1
Last Submittal Date (any element): 2/23/2017 2:08:55 PM
Count of Submitted Elements: 9
Remote Facility? (Y/N): No
Small Quantity Generator Facility? (Y/N): No
Local Facility Grouping: KARL BUSCHE

Facility Specific Information
Assessor Parcel Number (APN): Not Reported
Number of Employees: Not Reported
Property Owner Name: Not Reported
Property Owner Phone Number: Not Reported
Property Owner Mailing Address: Not Reported
Property Owner Mailing City: Not Reported
Property Owner Mailing State: Not Reported
Property Owner Mailing Zip Code: Not Reported
Property Owner Mailing Country: Not Reported
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERS-CA	Listed	0.14 miles S	54 ft (2 ft higher than site)	21
SITE NAME			**MAPS**	**ID**
BERKELEY AUTO BODY, INC.			1, 2, 4	10195882
ADDRESS			**CITY**	**ZIP**
1829 SAN PABLO AVE			BERKELEY	94702

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DETAILS
General Program & Facility Information CERS ID: 10195882 Facility ID: 10195882 Facility Regulator Key ID: FA0000032 Organization Code: 90166516 Business/Organization Name: BERKELEY AUTO BODY, INC. Multiple Jurisdictional Business? (Y/N): No Business Origin: Seeding Count of Business' CERS User Accounts: 1 Facility Count for Business: 1 Last Submittal Date (any element): 12/21/2016 2:42:57 PM Count of Submitted Elements: 11 Remote Facility? (Y/N): No Small Quantity Generator Facility? (Y/N): No Local Facility Grouping: KARL BUSCHE Facility Specific Information Assessor Parcel Number (APN): 170 Number of Employees: 7 Property Owner Name: John Sconza Property Owner Phone Number: 707-486-6575 Property Owner Mailing Address: 4160 Suisun Valley Rd. E711 Property Owner Mailing City: Fairfield Property Owner Mailing State: CA Property Owner Mailing Zip Code: 94534 Property Owner Mailing Country: United States More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERS-CA	Listed	0.19 miles S	48 ft (4 ft lower than site)	27
SITE NAME			**MAPS**	**ID**
PREMIER AUTO BODY			1, 2, 4	10196164
ADDRESS			**CITY**	**ZIP**
1911 SAN PABLO AVE			BERKELEY	94702

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DETAILS

General Program & Facility Information
CERS ID: 10196164
Facility ID: Not Reported
Facility Regulator Key ID: FA0000194
Organization Code: 90166798
Business/Organization Name: PREMIER AUTO BODY
Multiple Jurisdictional Business? (Y/N): No
Business Origin: Seeding
Count of Business' CERS User Accounts: 1
Facility Count for Business: 1
Last Submittal Date (any element): 2/23/2017 11:34:34 AM
Count of Submitted Elements: 10
Remote Facility? (Y/N): No
Small Quantity Generator Facility? (Y/N): No
Local Facility Grouping: KARL BUSCHE

Facility Specific Information
Assessor Parcel Number (APN): Not Reported
Number of Employees: 3
Property Owner Name: Not Reported
Property Owner Phone Number: Not Reported
Property Owner Mailing Address: 1911 SAN PABLO AVE
Property Owner Mailing City: BERKELEY
Property Owner Mailing State: CA
Property Owner Mailing Zip Code: 94702
Property Owner Mailing Country: United States
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERS-CA	Listed	0.19 miles NW	40 ft (12 ft lower than site)	28

SITE NAME	MAPS	ID
SAN PABLO MINI-MART	1, 2, 4	10196167

ADDRESS	CITY	ZIP
1580 SAN PABLO AVE	BERKELEY	94702

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DETAILS

General Program & Facility Information
CERS ID: 10196167
Facility ID: 01-010-50289
Facility Regulator Key ID: FA0000203
Organization Code: 90166801
Business/Organization Name: SAN PABLO MINI-MART
Multiple Jurisdictional Business? (Y/N): No
Business Origin: Seeding
Count of Business' CERS User Accounts: 1
Facility Count for Business: 1
Last Submittal Date (any element): 4/5/2017 10:48:45 AM
Count of Submitted Elements: 83
Remote Facility? (Y/N): No
Small Quantity Generator Facility? (Y/N): No
Local Facility Grouping: CARRIE ESTADT

Facility Specific Information
Assessor Parcel Number (APN): 59-2310-3-2
Number of Employees: 1
Property Owner Name: Mua Lam
Property Owner Phone Number: (510) 526-2679
Property Owner Mailing Address: 1580 SAN PABLO AVE
Property Owner Mailing City: BERKELEY
Property Owner Mailing State: CA
Property Owner Mailing Zip Code: 94702
Property Owner Mailing Country: United States

More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERS-CA	Listed	0.2 miles N	43 ft (9 ft lower than site)	**31**
SITE NAME			**MAPS**	**ID**
SAN PABLO EUROPEAN			1, 2, 4	10196569
ADDRESS			**CITY**	**ZIP**
1519 SAN PABLO AVE			BERKELEY	94702

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DETAILS

General Program & Facility Information
CERS ID: 10196569
Facility ID: 103509
Facility Regulator Key ID: FA0000508
Organization Code: 90167203
Business/Organization Name: SAN PABLO EUROPEAN
Multiple Jurisdictional Business? (Y/N): No
Business Origin: Seeding
Count of Business' CERS User Accounts: 1
Facility Count for Business: 1
Last Submittal Date (any element): 1/22/2017 4:17:26 PM
Count of Submitted Elements: 9
Remote Facility? (Y/N): No
Small Quantity Generator Facility? (Y/N): No
Local Facility Grouping: KARL BUSCHE

Facility Specific Information
Assessor Parcel Number (APN): 60-2395-29
Number of Employees: 0
Property Owner Name: Joseph Emanuel
Property Owner Phone Number: 415-244-7772
Property Owner Mailing Address: 1651 20th Ave.
Property Owner Mailing City: San Francisco
Property Owner Mailing State: CA
Property Owner Mailing Zip Code: 94122
Property Owner Mailing Country: United States

More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERS-CA	Listed	0.22 miles N	43 ft (9 ft lower than site)	**33**
SITE NAME			**MAPS**	**ID**
K & K AUTO CARE			1, 2, 4	10196971
ADDRESS			**CITY**	**ZIP**
1513 SAN PABLO AVE			BERKELEY	94702

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DETAILS

General Program & Facility Information
CERS ID: 10196971
Facility ID: Not Reported
Facility Regulator Key ID: FA0000869
Organization Code: 90167605
Business/Organization Name: K & K AUTO CARE
Multiple Jurisdictional Business? (Y/N): No
Business Origin: Seeding
Count of Business' CERS User Accounts: 1
Facility Count for Business: 1
Last Submittal Date (any element): 2/21/2017 10:14:34 AM
Count of Submitted Elements: 9
Remote Facility? (Y/N): No
Small Quantity Generator Facility? (Y/N): No
Local Facility Grouping: CARRIE ESTADT

Facility Specific Information
Assessor Parcel Number (APN): Not Reported
Number of Employees: 2
Property Owner Name: Ray Marchetti
Property Owner Phone Number: (925)457-1911
Property Owner Mailing Address: Not Reported
Property Owner Mailing City: Not Reported
Property Owner Mailing State: Not Reported
Property Owner Mailing Zip Code: Not Reported
Property Owner Mailing Country: United States
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERS-CA	Listed	0.24 miles S	54 ft (2 ft higher than site)	40
SITE NAME			**MAPS**	**ID**
99 Cents Only Stores #289			1, 2, 4	10421716
ADDRESS			**CITY**	**ZIP**
1941 San Pablo Ave			Berkeley	94702

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DETAILS
General Program & Facility Information CERS ID: 10421716 Facility ID: Not Reported Facility Regulator Key ID: Not Reported Organization Code: 90167992 Business/Organization Name: 99 Cents Only Stores LLC Multiple Jurisdictional Business? (Y/N): Yes Business Origin: Business Count of Business' CERS User Accounts: 8 Facility Count for Business: 295 Last Submittal Date (any element): 2/23/2017 9:24:38 AM Count of Submitted Elements: 35 Remote Facility? (Y/N): No Small Quantity Generator Facility? (Y/N): No Local Facility Grouping: KARL BUSCHE Facility Specific Information Assessor Parcel Number (APN): Not Reported Number of Employees: 22 Property Owner Name: 1931 San Pablo Partner LLC Property Owner Phone Number: 510) 420-6900 Property Owner Mailing Address: 1931 San Pablo Ave., Unit #107 Property Owner Mailing City: Berkeley Property Owner Mailing State: CA Property Owner Mailing Zip Code: 94702 Property Owner Mailing Country: United States More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERS-CA	Listed	0.24 miles N	47 ft (5 ft lower than site)	41
SITE NAME			**MAPS**	**ID**
M AND M GARAGE			1, 2, 4	10195903
ADDRESS			**CITY**	**ZIP**
1505 SAN PABLO AVE			BERKELEY	94702

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DETAILS

General Program & Facility Information
CERS ID: 10195903
Facility ID: Not Reported
Facility Regulator Key ID: FA0000041
Organization Code: 90166537
Business/Organization Name: M AND M GARAGE
Multiple Jurisdictional Business? (Y/N): No
Business Origin: Seeding
Count of Business' CERS User Accounts: 1
Facility Count for Business: 1
Last Submittal Date (any element): 1/31/2017 4:13:32 PM
Count of Submitted Elements: 11
Remote Facility? (Y/N): No
Small Quantity Generator Facility? (Y/N): No
Local Facility Grouping: VIVIANA GARCIA

Facility Specific Information
Assessor Parcel Number (APN): Not Reported
Number of Employees: Not Reported
Property Owner Name: Not Reported
Property Owner Phone Number: Not Reported
Property Owner Mailing Address: Not Reported
Property Owner Mailing City: Not Reported
Property Owner Mailing State: Not Reported
Property Owner Mailing Zip Code: Not Reported
Property Owner Mailing Country: Not Reported
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CHMIRS-CA	Listed	0.05 miles E	60 ft (8 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
City of Berkeley			1, 2, 3, 4	971918
ADDRESS			**CITY**	**ZIP**
1150 Virginia St			Berkeley	94702

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DETAILS
Control#: '11-2875 Notified Date: 5/10/2011 2:41:00 AM Agency: City of Berkeley 1# Substance: Sewage - Raw 1# Quantity: 9000 1# Measure: Gal(s) 1# Type: SEWAGE 1# Other: Not Reported 1# Pipeline: Not Reported 1# Vessel >= 300 Tons: No 2# Substance: Not Reported 2# Quantity: Not Reported 2# Measure: Not Reported 2# Type: Not Reported 2# Other: Not Reported 2# Pipeline: Not Reported 2# Vessel >= 300 Tons: No 3# Substance: Not Reported 3# Quantity: Not Reported 3# Measure: Not Reported 3# Type: Not Reported 3# Other: Not Reported 3# Pipeline: Not Reported 3# Vessel >= 300 Tons: No Description: Blockage in main caused release, material flowed out of a manhole then into a storm drain, RP is handling containment and clean up. Contained: Yes Water?: Yes More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
City-CUPA-CA	01 - ACTIVE, CUPA	0.06 miles NW	42 ft (10 ft lower than site)	6
SITE NAME			MAPS	ID
Joe Silvera			1, 2, 3, 4	10760005-BC
ADDRESS			CITY	ZIP
1105 Virginia St			Berkeley	

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DETAILS
Responsible Agency: City of Berkeley Facility ID: 10760005 Owner Name: Silvera Jewelry School Owner Address: 1105 Virginia St Owner City: BERKELEY Owner State: CA Owner Zip: 94702 Mailing Address: 1105 Virginia Street Mailing City/State/Zip: Berkeley, CA 94702 Program/Element: 4400 - HAZ WASTE GENERATOR Billing Status: 01 - ACTIVE, CUPA

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
City-CUPA-CA	01 - ACTIVE, CUPA	0.07 miles W	44 ft (8 ft lower than site)	7
SITE NAME			**MAPS**	**ID**
KURT KOEHLER			1, 2, 4	10602547-BC
ADDRESS			**CITY**	**ZIP**
1712 San Pablo AVE			Berkeley	

DETAILS
Responsible Agency: City of Berkeley Facility ID: 10602547 Owner Name: KOEHLER AUTO BODY, INC. Owner Address: 2425 HANCOCK DR Owner City: PINOLE Owner State: CA Owner Zip: 94533 Mailing Address: 1712 SAN PABLO AVENUE Mailing City/State/Zip: BERKELEY, CA 94702 Program/Element: 4400 - HAZ WASTE GENERATOR Billing Status: 01 - ACTIVE, CUPA Program/Element: SW02 - STORMWATER Billing Status: 01 - ACTIVE, CUPA

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
City-CUPA-CA	01 - ACTIVE, CUPA	0.07 miles S	54 ft (2 ft higher than site)	9
SITE NAME			**MAPS**	**ID**
DEEPAK BHATNAGAR			1, 2, 4	10707799-BC
ADDRESS			**CITY**	**ZIP**
1775 San Pablo AVE			Berkeley	

DETAILS

Responsible Agency: City of Berkeley
Facility ID: 10707799
Owner Name: POPEYES LOUISIANA KITCHEN
Owner Address: 3475 INVESTMENT BLVD. # 6
Owner City: BERKELEY
Owner State: CA
Owner Zip: 94545
Mailing Address: 1775 SAN PABLO AVE.
Mailing City/State/Zip: BERKELEY, CA 94702
Program/Element: 4200 - HMBP
Billing Status: 01 - ACTIVE, CUPA

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
City-CUPA-CA	01 - ACTIVE, CUPA	0.09 miles NW	41 ft (11 ft lower than site)	12
SITE NAME			**MAPS**	**ID**
Michele Schurman			1, 2, 4	10196701-BC
ADDRESS			**CITY**	**ZIP**
1629 San Pablo AVE			Berkeley	

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DETAILS
Responsible Agency: City of Berkeley Facility ID: 10196701 Owner Name: PAPER PLUS OUTLET Owner Address: 752 Euclid Ave Owner City: BERKELEY Owner State: CA Owner Zip: 94708 Mailing Address: 1629 San Pablo Ave Mailing City/State/Zip: Berkeley , CA 94702 Program/Element: 4200 - HMBP Billing Status: 01 - ACTIVE, CUPA

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
City-CUPA-CA	01 - ACTIVE, CUPA	0.12 miles S	55 ft (3 ft higher than site)	**18**
SITE NAME			**MAPS**	**ID**
Nate's Green Garage, Inc.			1, 2, 4	10602646-BC
ADDRESS			**CITY**	**ZIP**
1809 San Pablo AVE			Berkeley	

DETAILS
Responsible Agency: City of Berkeley Facility ID: 10602646 Owner Name: NATE'S GREEN GARAGE Owner Address: 1809 SAN PABLO AVE Owner City: Richmond Owner State: CA Owner Zip: 94702 Mailing Address: 1809 San Pablo Ave Mailing City/State/Zip: BERKELEY, CA 94702 Program/Element: 4200 - HMBP Billing Status: 01 - ACTIVE, CUPA Program/Element: 4400 - HAZ WASTE GENERATOR Billing Status: 01 - ACTIVE, CUPA Program/Element: SW02 - STORMWATER Billing Status: 01 - ACTIVE, CUPA

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
City-CUPA-CA	01 - ACTIVE, CUPA	0.14 miles S	54 ft (2 ft higher than site)	21

SITE NAME	MAPS	ID
Berkeley Auto Body Inc.	1, 2, 4	10195882-BC

ADDRESS	CITY	ZIP
1829 San Pablo AVE	Berkeley	

DETAILS

Responsible Agency: City of Berkeley
Facility ID: 10195882
Owner Name: BERKELEY AUTO BODY, INC.
Owner Address: 1829 San Pablo Ave.
Owner City: Berkeley
Owner State: CA
Owner Zip: 94702
Mailing Address: same as above
Mailing City/State/Zip: Berkeley, CA 94702
Program/Element: 4200 - HMBP
Billing Status: 01 - ACTIVE, CUPA

Program/Element: 4400 - HAZ WASTE GENERATOR
Billing Status: 01 - ACTIVE, CUPA

Program/Element: SW02 - STORMWATER
Billing Status: 01 - ACTIVE, CUPA

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
City-CUPA-CA	01 - ACTIVE, CUPA	0.19 miles S	48 ft (4 ft lower than site)	27

SITE NAME	MAPS	ID
Russ McClure	1, 2, 4	10196164-BC

ADDRESS	CITY	ZIP
1911 San Pablo AVE	Berkeley	

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DETAILS
Responsible Agency: City of Berkeley Facility ID: 10196164 Owner Name: PREMIER AUTO BODY Owner Address: 1911 SAN PABLO AVE Owner City: BERKELEY Owner State: CA Owner Zip: 94702 Mailing Address: 1911 San Pablo Ave. Mailing City/State/Zip: Berkeley, CA 04702 Program/Element: 4200 - HMBP Billing Status: 01 - ACTIVE, CUPA Program/Element: 4400 - HAZ WASTE GENERATOR Billing Status: 01 - ACTIVE, CUPA Program/Element: SW02 - STORMWATER Billing Status: 01 - ACTIVE, CUPA

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
City-CUPA-CA	01 - ACTIVE, CUPA	0.19 miles NW	40 ft (12 ft lower than site)	**28**
SITE NAME			**MAPS**	**ID**
Mua Lam			1, 2, 4	10196167-BC
ADDRESS			**CITY**	**ZIP**
1580 San Pablo AVE			Berkeley	

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DETAILS
Responsible Agency: City of Berkeley Facility ID: 10196167 Owner Name: SAN PABLO MINI-MART Owner Address: 1580 SAN PABLO AVE Owner City: BERKELEY Owner State: CA Owner Zip: 94702 Mailing Address: 1580 SAN PABLO AVE Mailing City/State/Zip: BERKELEY, CA 94702 Program/Element: 4100 - UST FACILITY Billing Status: 01 - ACTIVE, CUPA Program/Element: 4200 - HMBP Billing Status: 01 - ACTIVE, CUPA Program/Element: SW02 - STORMWATER Billing Status: 01 - ACTIVE, CUPA

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
City-CUPA-CA	01 - ACTIVE, CUPA	0.2 miles N	43 ft (9 ft lower than site)	**31**
SITE NAME			**MAPS**	**ID**
Joseph Emanuel			1, 2, 4	10196569-BC
ADDRESS			**CITY**	**ZIP**
1519 San Pablo AVE			Berkeley	

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DETAILS
Responsible Agency: City of Berkeley Facility ID: 10196569 Owner Name: SAN PABLO EUROPEAN Owner Address: 1651 20th Ave. Owner City: BERKELEY Owner State: CA Owner Zip: 94122 Mailing Address: 1519 San Pablo Ave. Mailing City/State/Zip: Berkeley, CA 94702 Program/Element: 4200 - HMBP Billing Status: 01 - ACTIVE, CUPA Program/Element: 4400 - HAZ WASTE GENERATOR Billing Status: 01 - ACTIVE, CUPA Program/Element: SW02 - STORMWATER Billing Status: 01 - ACTIVE, CUPA

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
City-CUPA-CA	01 - ACTIVE, CUPA	0.24 miles S	54 ft (2 ft higher than site)	**40**
SITE NAME			**MAPS**	**ID**
99 Cents Only Stores			1, 2, 4	10421716-BC
ADDRESS			**CITY**	**ZIP**
1941 San Pablo AVE			Berkeley	

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DETAILS
Responsible Agency: City of Berkeley Facility ID: 10421716 Owner Name: 99 Cents Only Stores #289 Owner Address: 4000 Union Pacific Avenue Owner City: BERKELEY Owner State: CA Owner Zip: 90023 Mailing Address: 4000 Union Pacific Avenue Mailing City/State/Zip: Commerce, CA 90023 Program/Element: 4200 - HMBP Billing Status: 01 - ACTIVE, CUPA Program/Element: 4400 - HAZ WASTE GENERATOR Billing Status: 01 - ACTIVE, CUPA Program/Element: SW02 - STORMWATER Billing Status: 01 - ACTIVE, CUPA

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
City-CUPA-CA	01 - ACTIVE, CUPA	0.24 miles N	47 ft (5 ft lower than site)	41
SITE NAME			**MAPS**	**ID**
Heratch Minassian and Akbar Misaghi			1, 2, 4	10195903-BC
ADDRESS			**CITY**	**ZIP**
1505 San Pablo AVE			Berkeley	

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DETAILS
Responsible Agency: City of Berkeley Facility ID: 10195903 Owner Name: M AND M GARAGE Owner Address: 1505 SAN PABLO AVE Owner City: BERKELEY Owner State: CA Owner Zip: 94702 Mailing Address: 1505 SAN PABLO AVE Mailing City/State/Zip: BERKELEY, CA 94702 Program/Element: 4200 - HMBP Billing Status: 01 - ACTIVE, CUPA Program/Element: 4400 - HAZ WASTE GENERATOR Billing Status: 01 - ACTIVE, CUPA Program/Element: SW02 - STORMWATER Billing Status: 01 - ACTIVE, CUPA

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
City-UST-CA	Listed	0.19 miles NW	40 ft (12 ft lower than site)	**28**
SITE NAME			**MAPS**	**ID**
Mua Lam			1, 2, 4	10196167-ALA-BK
ADDRESS			**CITY**	**ZIP**
1580 San Pablo AVE			Berkeley	

DETAILS
County: Alameda Source of List: Berkeley City Responsible Agency: City of Berkeley, Toxics Management Division Facility ID: 10196167 Owner Name: SAN PABLO MINI-MART Owner Address: 1580 SAN PABLO AVE Owner City: BERKELEY Owner State: CA Owner Zip: 94702 Mailing Address: 1580 SAN PABLO AVE Mailing City/State/Zip: BERKELEY, CA 94702 Program/Element: 4100 - UST FACILITY Billing Status: 01 - ACTIVE, CUPA

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.05 miles SW	46 ft (6 ft lower than site)	4
SITE NAME			**MAPS**	**ID**
FERREIRA PLUMBING			1, 2, 3, 4	228663
ADDRESS			**CITY**	**ZIP**
1724 SAN PABLO AVE			BERKELEY	94702

DETAILS

Site Regulated Program Information
Site ID: 228663
Site EI ID: T0600100570
Agency Provided Latitude: 37.872508
Agency Provided Longitude: -122.293646

Program Description: Leaking Underground Storage Tank Cleanup Site

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.06 miles NW	42 ft (10 ft lower than site)	6
SITE NAME			**MAPS**	**ID**
Silvera Jewelry School			1, 2, 3, 4	436132
ADDRESS			**CITY**	**ZIP**
1105 VIRGINIA ST			BERKELEY	94702

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DETAILS
Site Regulated Program Information Site ID: 436132 Site EI ID: 10760005 Agency Provided Latitude: 37.873504 Agency Provided Longitude: -122.293403 Program Description: Hazardous Waste Generator Evaluation Information Evaluation Date: 6/7/2018 Violations Found? (Y/N): No Evaluation General Type: Compliance Evaluation Inspection Evaluation Type: Routine done by local agency Evaluation Note(s): All HW containers are labeled. Facility just received their EPA ID#. Put EPA ID # on all HW containers - completed at site. No shipments sent/manifested yet. Inspection satisfactory. DA Evaluation Division: Berkeley City Toxics Management Division Evaluation Program: HW Evaluation Source: CERS Evaluation Date: 3/13/2018 Violations Found? (Y/N): Yes Evaluation General Type: Other/Unknown Evaluation Type: Other, not routine, done by local agency Evaluation Note(s): On site today unannounced for registration screening. Evaluation Division: Berkeley City Toxics Management Division Evaluation Program: HMRRP Evaluation Source: CERS More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.07 miles W	44 ft (8 ft lower than site)	7
SITE NAME			**MAPS**	**ID**
KOEHLER AUTO BODY, INC.			1, 2, 4	180953
ADDRESS			**CITY**	**ZIP**
1712 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Site Regulated Program Information Site ID: 180953 Site EI ID: 10602547 Agency Provided Latitude: 37.87301 Agency Provided Longitude: -122.29346 Program Description: Chemical Storage Facilities Program Description: Hazardous Waste Generator Program Description: US EPA Air Emission Inventory System (EIS) Evaluation Information Evaluation Date: 6/30/2016 Violations Found? (Y/N): Yes Evaluation General Type: Compliance Evaluation Inspection Evaluation Type: Routine done by local agency Evaluation Note(s): unannounced inspection. owner operator, no employees, small shop. Evaluation Division: Berkeley City Toxics Management Division Evaluation Program: HW Evaluation Source: CERS Evaluation Date: 6/30/2016 Violations Found? (Y/N): No Evaluation General Type: Compliance Evaluation Inspection Evaluation Type: Routine done by local agency More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.07 miles W	43 ft (9 ft lower than site)	8
SITE NAME			MAPS	ID
LINOLEUM SALES			1, 2, 4	189518
ADDRESS			CITY	ZIP
1706 SAN PABLO AVE			BERKELEY	94710

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DETAILS
Site Regulated Program Information Site ID: 189518 Site EI ID: T0600100840 Agency Provided Latitude: 37.873013 Agency Provided Longitude: -122.292695 Program Description: Leaking Underground Storage Tank Cleanup Site Evaluation Information : Not Reported :Violation Information : Not Reported :Enforcement Information : Not Reported :Chemical Information : Not Reported :Coordinate Information : Not Reported :

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.07 miles S	54 ft (2 ft higher than site)	9
SITE NAME			**MAPS**	**ID**
POPEYES LOUISIANA KITCHEN			1, 2, 4	410095
ADDRESS			**CITY**	**ZIP**
1775 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Site Regulated Program Information Site ID: 410095 Site EI ID: 10707799 Agency Provided Latitude: 37.871971 Agency Provided Longitude: -122.292747 Program Description: Chemical Storage Facilities Evaluation Information Evaluation Date: 2/2/2017 Violations Found? (Y/N): Yes Evaluation General Type: Compliance Evaluation Inspection Evaluation Type: Routine done by local agency Evaluation Note(s): -Toxics Management Division arrived on site to conduct initial routine inspection for Hazardous Materials Business Plan (HMBP) program. -No changes in Business Activities, Business Owner Operator and Hazardous Materials Inventory. -Facility's site map and emergency response plan needs to be updated. -The facility has implemented training plans. -Fire extinguishers are up to date. Evaluation Division: Berkeley City Toxics Management Division Evaluation Program: HMRRP Evaluation Source: CERS Evaluation Date: 7/14/2016 Violations Found? (Y/N): Yes Evaluation General Type: Other/Unknown Evaluation Type: Other, not routine, done by local agency Evaluation Note(s): THE FOLLOWING HAZARDOUS MATERIALS WERE OBSERVED DURING THIS INSPECTION: BACK OF THE BUILDING: 1,472 CUBIC FEET LIQUID CO2 AND 40 CUBIC FT CARBON DIOXIDE COMPRESSED GAS CLEANING MATERIALS/PRODUCTS: 2 GAL KAY PRODUCTS SANITIZER, 2 GAL SINK DETERGENT, 3 GAL FLOORCARE, 2 GAL CLEANSER AND DEGREASER, 1.5 GAL RESTROOM CLEANER, 6 GAL COOKING OIL/SHORTENING, Called 08/24/2016 - check with claudia regarding their HMBP submission in CERS. She stated that she will get it done by the end of this week. Evaluation Division: Berkeley City Toxics Management Division Evaluation Program: HMRRP Evaluation Source: CERS More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.09 miles NW	41 ft (11 ft lower than site)	12
SITE NAME			**MAPS**	**ID**
PAPER PLUS OUTLET			1, 2, 4	55337
ADDRESS			**CITY**	**ZIP**
1629 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Site Regulated Program Information Site ID: 55337 Site EI ID: 10196701 Agency Provided Latitude: 37.874146 Agency Provided Longitude: -122.293411 Program Description: Chemical Storage Facilities Evaluation Information Evaluation Date: 9/12/2018 Violations Found? (Y/N): No Evaluation General Type: Compliance Evaluation Inspection Evaluation Type: Routine done by local agency Evaluation Note(s): Confirmed the information in the 1/23/2018 submitttal. Evaluation Division: Berkeley City Toxics Management Division Evaluation Program: HMRRP Evaluation Source: CERS Evaluation Date: 10/7/2015 Violations Found? (Y/N): No Evaluation General Type: Compliance Evaluation Inspection Evaluation Type: Routine done by local agency Evaluation Note(s): No violations noted, mentioned to label the closest that contains compressed gas cylinders. Evaluation Division: Berkeley City Toxics Management Division Evaluation Program: HMRRP Evaluation Source: CERS More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.09 miles SE	60 ft (8 ft higher than site)	13

SITE NAME	MAPS	ID
K & S MANAGEMENT	1, 2, 4	338891

ADDRESS	CITY	ZIP
1138 DELAWARE ST	BERKELEY	94702

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DETAILS
Site Regulated Program Information Site ID: 338891 Site EI ID: 01990018 Agency Provided Latitude: 37.871389 Agency Provided Longitude: -122.291944 Program Description: State Response Evaluation Information : Not Reported :Violation Information : Not Reported :Enforcement Information : Not Reported :Chemical Information : Not Reported :Coordinate Information : Not Reported :

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.12 miles S	55 ft (3 ft higher than site)	18
SITE NAME			**MAPS**	**ID**
NATE'S GREEN GARAGE			1, 2, 4	176522
ADDRESS			**CITY**	**ZIP**
1809 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Site Regulated Program Information Site ID: 176522 Site EI ID: 10602646 Agency Provided Latitude: 37.871477 Agency Provided Longitude: -122.292777 Program Description: Chemical Storage Facilities Program Description: Hazardous Waste Generator Evaluation Information Evaluation Date: 2/2/2017 Violations Found? (Y/N): Yes Evaluation General Type: Compliance Evaluation Inspection Evaluation Type: Routine done by local agency Evaluation Note(s): Routine unannounced Hazardous Materials Business Plan, Hazardous Waste and Storm Water facility Compliance inspection. The 2016 CERS submittal was completed on 4/20/2016. EPA ID # CAL00385398. Please note the 2017 CERS submittal is due by March 1, 2017. Hazardous waste disposal records were available for review during the inspection. Business owner is not the property owner, in violation of 25505. Several violations noted, Storm water issue regarding storing old car parts, brake rotors and other miscellaneous old auto parts outside, uncovered. Slight oil sheen noted and told to remove, cover or put inside under cover. Evaluation Division: Berkeley City Toxics Management Division Evaluation Program: HW Evaluation Source: CERS Evaluation Date: 2/2/2017 Violations Found? (Y/N): Yes Evaluation General Type: Compliance Evaluation Inspection Evaluation Type: Routine done by local agency Evaluation Note(s): Routine unannounced Hazardous Materials Business Plan, Hazardous Waste and Storm Water facility Compliance inspection. The 2016 CERS submittal was completed on 4/20/2016. EPA ID # CAL00385398. Please note the 2017 CERS submittal is due by March 1, 2017. Hazardous waste disposal records were available for review during the inspection. Business owner is not the property owner, in violation of 25505. Several violations noted, Storm water issue regarding storing old car parts, brake rotors and other miscellaneous old auto parts outside, uncovered. Slight oil sheen noted and told to remove, cover or put inside under cover. Evaluation Division: Berkeley City Toxics Management Division More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.12 miles S	54 ft (2 ft higher than site)	**19**
SITE NAME			**MAPS**	**ID**
MIDAS BERKELEY			1, 2, 4	135083
ADDRESS			**CITY**	**ZIP**
1835 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Site Regulated Program Information Site ID: 135083 Site EI ID: 10196905 Agency Provided Latitude: 37.870743 Agency Provided Longitude: -122.292252 Program Description: Chemical Storage Facilities Program Description: Hazardous Waste Generator Evaluation Information : Not Reported :Violation Information : Not Reported :Enforcement Information : Not Reported :Chemical Information : Not Reported :Coordinate Information Program ID: 10196905 ENV INT Type Code: HMBP Coordinate Name: Not Reported Reference Point Type Description: Center of a facility or station. Agency Provided Latitude: 37.870740 Agency Provided Longitude: -122.292250 More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.12 miles S	54 ft (2 ft higher than site)	19
SITE NAME			**MAPS**	**ID**
1835 SAN PABLO AVE			1, 2, 4	439812
ADDRESS			**CITY**	**ZIP**
1835 SAN PABLO AVENUE			BERKELEY	94702

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DETAILS
Site Regulated Program Information Site ID: 439812 Site EI ID: T10000011742 Agency Provided Latitude: 37.870908 Agency Provided Longitude: -122.292239 Program Description: Cleanup Program Site Evaluation Information : Not Reported :Violation Information : Not Reported :Enforcement Information : Not Reported :Chemical Information : Not Reported :Coordinate Information : Not Reported :

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.14 miles S	54 ft (2 ft higher than site)	21
SITE NAME			**MAPS**	**ID**
BERKELEY AUTO BODY INCORPORATED			1, 2, 4	454375
ADDRESS			**CITY**	**ZIP**
1829 SAN PABLO AVENUE			BERKELEY	94702-1623

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DETAILS
Site Regulated Program Information Site ID: 454375 Site EI ID: 110002062017 Agency Provided Latitude: 37.87098 Agency Provided Longitude: -122.29268 Program Description: US EPA Air Emission Inventory System (EIS) Evaluation Information : Not Reported :Violation Information : Not Reported :Enforcement Information : Not Reported :Chemical Information : Not Reported :Coordinate Information : Not Reported :

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.14 miles S	54 ft (2 ft higher than site)	21
SITE NAME			**MAPS**	**ID**
BERKELEY AUTO BODY, INC.			1, 2, 4	11829
ADDRESS			**CITY**	**ZIP**
1829 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Site Regulated Program Information Site ID: 11829 Site EI ID: 10195882 Agency Provided Latitude: 37.871274 Agency Provided Longitude: -122.292712 Program Description: Chemical Storage Facilities Program Description: Hazardous Waste Generator Evaluation Information Evaluation Date: 4/14/2016 Violations Found? (Y/N): Yes Evaluation General Type: Other/Unknown Evaluation Type: Other, not routine, done by local agency Evaluation Note(s): Non-Inspection related violation: Failed to submit annual Hazardous Materials Business Plan for FY17 (PM) Evaluation Division: Berkeley City Toxics Management Division Evaluation Program: HMRRP Evaluation Source: CERS Evaluation Date: 1/12/2016 Violations Found? (Y/N): Yes Evaluation General Type: Compliance Evaluation Inspection Evaluation Type: Routine done by local agency Evaluation Note(s): Chemical inventory amounts and locations are consistent with 2015 reporting. HMBP on site. ER equipment located per ER plan. Evaluation Division: Berkeley City Toxics Management Division More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.19 miles S	48 ft (4 ft lower than site)	27
SITE NAME			**MAPS**	**ID**
PREMIER AUTO BODY			1, 2, 4	487992
ADDRESS			**CITY**	**ZIP**
1911 SAN PABLO AVE			BERKELEY	94702-1611

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DETAILS
Site Regulated Program Information Site ID: 487992 Site EI ID: 110001152298 Agency Provided Latitude: 37.87007 Agency Provided Longitude: -122.29239 Program Description: US EPA Air Emission Inventory System (EIS) Evaluation Information : Not Reported :Violation Information : Not Reported :Enforcement Information : Not Reported :Chemical Information : Not Reported :Coordinate Information : Not Reported :

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.19 miles S	48 ft (4 ft lower than site)	27
SITE NAME			**MAPS**	**ID**
PREMIER AUTO BODY			1, 2, 4	58603
ADDRESS			**CITY**	**ZIP**
1911 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Site Regulated Program Information Site ID: 58603 Site EI ID: 10196164 Agency Provided Latitude: 37.870167 Agency Provided Longitude: -122.292061 Program Description: Chemical Storage Facilities Program Description: Hazardous Waste Generator Evaluation Information Evaluation Date: 2/23/2017 Violations Found? (Y/N): No Evaluation General Type: Compliance Evaluation Inspection Evaluation Type: Routine done by local agency Evaluation Note(s): Routine Hazardous Materials Business Plan, Haz Waste, and storm water facility compliance inspection. The 2017 Cers submittal was completed the day of the inspection. Haz waste drum not accurately labeled. Evaluation Division: Berkeley City Toxics Management Division Evaluation Program: HMRRP Evaluation Source: CERS Evaluation Date: 2/23/2017 Violations Found? (Y/N): Yes Evaluation General Type: Compliance Evaluation Inspection Evaluation Type: Routine done by local agency Evaluation Note(s): Routine Hazardous Materials Business Plan, Haz Waste, and storm water facility compliance inspection. The 2017 Cers submittal was completed the day of the inspection. Haz waste drum not accurately labeled. Evaluation Division: Berkeley City Toxics Management Division More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.19 miles NW	40 ft (12 ft lower than site)	**28**
SITE NAME			**MAPS**	**ID**
Former Shell Service Station			1, 2, 4	194257
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO AVE			BERKELEY	94706

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DETAILS
Site Regulated Program Information Site ID: 194257 Site EI ID: T0600101227 Agency Provided Latitude: 37.875263 Agency Provided Longitude: -122.29442 Program Description: Leaking Underground Storage Tank Cleanup Site Evaluation Information : Not Reported :Violation Information : Not Reported :Enforcement Information : Not Reported :Chemical Information : Not Reported :Coordinate Information : Not Reported :

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.19 miles NW	40 ft (12 ft lower than site)	**28**
SITE NAME			**MAPS**	**ID**
SAN PABLO MINI-MART			1, 2, 4	150692
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Site Regulated Program Information Site ID: 150692 Site EI ID: 10196167 Agency Provided Latitude: 37.87536 Agency Provided Longitude: -122.29449 Program Description: Chemical Storage Facilities Program Description: Underground Storage Tank Evaluation Information Evaluation Date: 10/16/2017 Violations Found? (Y/N): Yes Evaluation General Type: Compliance Evaluation Inspection Evaluation Type: Routine done by local agency Evaluation Note(s): Facility is currently under a Consent Order, TMD17-011, which requires the facility to obtain the services of a person/consultant/contractor to provide regular audits of the facility to confirm and assist with compliance for all environmental regulations, to comply with all hazardous materials, hazardous waste and underground storage tank laws and regulations for 24 months, and to pay penalty and administrative costs as noted in the Order, which was finaled March 31, 2017. Failure to comply with any requirements of the Order, the facility is subject to the full original penalty. The facility is currently operating without a UST Operating Permit as the facility is out of compliance. The annual fees have been paid, but the enforcement penalty and administrative costs are still outstanding. Following the Order, on April 7 2017, TMD issued a Notice of Violation for 87 West Piping, violation number 2030040, and required a corrective action plan by June 6, 2017, for [Truncated] Evaluation Division: Berkeley City Toxics Management Division Evaluation Program: UST Evaluation Source: CERS Evaluation Date: 4/7/2017 Violations Found? (Y/N): Yes Evaluation General Type: Other/Unknown Evaluation Type: Other, not routine, done by local agency Evaluation Note(s): This is a non-inspection related violation. Evaluation Division: Berkeley City Toxics Management Division More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.2 miles S	47 ft (5 ft lower than site)	30
SITE NAME			**MAPS**	**ID**
FORMER CHEVRON			1, 2, 4	248504
ADDRESS			**CITY**	**ZIP**
1900 SAN PABLO AVENUE			BERKELEY	94710

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DETAILS
Site Regulated Program Information Site ID: 248504 Site EI ID: T0600117754 Agency Provided Latitude: 37.870412 Agency Provided Longitude: -122.292637 Program Description: Leaking Underground Storage Tank Cleanup Site Evaluation Information : Not Reported :Violation Information : Not Reported :Enforcement Information : Not Reported :Chemical Information : Not Reported :Coordinate Information : Not Reported :

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.2 miles N	43 ft (9 ft lower than site)	**31**
SITE NAME			**MAPS**	**ID**
SAN PABLO EUROPEAN			1, 2, 4	64743
ADDRESS			**CITY**	**ZIP**
1519 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Site Regulated Program Information Site ID: 64743 Site EI ID: 10196569 Agency Provided Latitude: 37.875721 Agency Provided Longitude: -122.293915 Program Description: Chemical Storage Facilities Program Description: Hazardous Waste Generator Evaluation Information Evaluation Date: 4/4/2018 Violations Found? (Y/N): Yes Evaluation General Type: Compliance Evaluation Inspection Evaluation Type: Routine done by local agency Evaluation Note(s): Onsite to confirm the information in the CERS submittal dated 2/12/2018 and confirm hazardous waste management. Observed proper storage of materials and complete and accurate site plan and emergency response plan. Evaluation Division: Berkeley City Toxics Management Division Evaluation Program: HMRRP Evaluation Source: CERS Evaluation Date: 4/4/2018 Violations Found? (Y/N): No Evaluation General Type: Compliance Evaluation Inspection Evaluation Type: Routine done by local agency Evaluation Note(s): Facility is an auto repair shop and has an active EPA ID number. Hazardous waste containers are labeled and closed. Confirmed copies of waste disposal receipts. Emergency equipment maintained as necessary. Evaluation Division: Berkeley City Toxics Management Division More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.23 miles NW	42 ft (10 ft lower than site)	**36**
SITE NAME			**MAPS**	**ID**
1500 San Pablo LLC			1, 2, 4	448112
ADDRESS			**CITY**	**ZIP**
1500 SAN OABLO AVE			BERKELEY	94702

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DETAILS
Site Regulated Program Information Site ID: 448112 Site EI ID: 858793 Agency Provided Latitude: 37.875856 Agency Provided Longitude: -122.294786 Program Description: Construction Storm Water Evaluation Information : Not Reported :Violation Information : Not Reported :Enforcement Information : Not Reported :Chemical Information : Not Reported :Coordinate Information : Not Reported :

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.24 miles S	54 ft (2 ft higher than site)	40
SITE NAME			**MAPS**	**ID**
99 Cents Only Stores #289			1, 2, 4	88507
ADDRESS			**CITY**	**ZIP**
1941 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Site Regulated Program Information Site ID: 88507 Site EI ID: 10421716 Agency Provided Latitude: 37.869888 Agency Provided Longitude: -122.29227 Program Description: Chemical Storage Facilities Program Description: Hazardous Waste Generator Evaluation Information Evaluation Date: 2/9/2016 Violations Found? (Y/N): No Evaluation General Type: Compliance Evaluation Inspection Evaluation Type: Routine done by local agency Evaluation Note(s): INventory is consistent with reported in 2015 - helium only. Training appropriate to facility operations. Evaluation Division: Berkeley City Toxics Management Division Evaluation Program: HMRRP Evaluation Source: CERS Evaluation Date: 2/9/2016 Violations Found? (Y/N): No Evaluation General Type: Compliance Evaluation Inspection Evaluation Type: Routine done by local agency Evaluation Note(s): Hazardous wastes properly stored and labeled. Cleansers, bleach, etc. are reused when possible. Other damaged materials are returned to vendors, when possible. Disposal documentation, manifest, available on site. Training provided by corporate and documented. No hazardous materials or waste violations observed. Evaluation Division: Berkeley City Toxics Management Division More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.24 miles N	47 ft (5 ft lower than site)	41
SITE NAME			**MAPS**	**ID**
M & M GARAGE			1, 2, 4	478587
ADDRESS			**CITY**	**ZIP**
1505 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Site Regulated Program Information Site ID: 478587 Site EI ID: 110021329739 Agency Provided Latitude: 37.87614 Agency Provided Longitude: -122.29435 Program Description: US EPA Air Emission Inventory System (EIS) Evaluation Information : Not Reported :Violation Information : Not Reported :Enforcement Information : Not Reported :Chemical Information : Not Reported :Coordinate Information : Not Reported :

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.24 miles N	47 ft (5 ft lower than site)	41
SITE NAME			**MAPS**	**ID**
M AND M GARAGE			1, 2, 4	131991
ADDRESS			**CITY**	**ZIP**
1505 SAN PABLO AVE			BERKELEY	94702

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DETAILS

Site Regulated Program Information
Site ID: 131991
Site EI ID: 10195903
Agency Provided Latitude: 37.876209
Agency Provided Longitude: -122.294083

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Evaluation Information
Evaluation Date: 10/17/2017
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Onsite for routine inspection. Walkthrough: wall w/ paint containers all less than a liter used for auto repair. Rags with paint are picked up by aramark weekly. Mops also picked up. Eye wash station and fire extinguishers are compliant. Emergency info posted. Inventory is consistent with CERS submittal. Training records reviewed and compliant. EPA ID CAL 000 189 614, currently active. Property owners are aware of hazardous materials onsite. No universal waste onsite during inspection.
Evaluation Division: Berkeley City Toxics Management Division
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 10/17/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Berkeley City Toxics Management Division
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.25 miles NW	44 ft (8 ft lower than site)	45
SITE NAME			**MAPS**	**ID**
WALKER ESTATE			1, 2, 4	207143
ADDRESS			**CITY**	**ZIP**
1507 SAN PABLO AVENUE			BERKELEY	94702

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DETAILS
Site Regulated Program Information Site ID: 207143 Site EI ID: SL0600196284 Agency Provided Latitude: 37.876031 Agency Provided Longitude: -122.294134 Program Description: Cleanup Program Site Evaluation Information : Not Reported :Violation Information : Not Reported :Enforcement Information : Not Reported :Chemical Information : Not Reported :Coordinate Information : Not Reported :

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	0.25 miles NW	44 ft (8 ft lower than site)	45
SITE NAME			**MAPS**	**ID**
ZAITLIAN PROPERTY			1, 2, 4	239028
ADDRESS			**CITY**	**ZIP**
1507 SAN PABLO AVE			BERKELEY	94704

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DETAILS
Site Regulated Program Information Site ID: 239028 Site EI ID: T0600102064 Agency Provided Latitude: 37.876106 Agency Provided Longitude: -122.294045 Program Description: Leaking Underground Storage Tank Cleanup Site Evaluation Information : Not Reported :Violation Information : Not Reported :Enforcement Information : Not Reported :Chemical Information : Not Reported :Coordinate Information : Not Reported :

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
DryCleaners-CA	Listed	0.12 miles NW	39 ft (13 ft lower than site)	17
SITE NAME			**MAPS**	**ID**
1X COSHELL LAUNDRY			1, 2, 4	CAC000193313
ADDRESS			**CITY**	**ZIP**
1634 SAN PABLO AVE.			BERKELEY	947020000

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DETAILS

EPA ID: CAC000193313
Create Date: 7/18/1989
Facility Act Ind: N
Inact Date: 10/25/2000
Facility Street2: Not Reported
County: Alameda
Latitude: 37.875954
Longitude: -122.294479
Mailing Name: Not Reported
Facility Mailing Address: 1634 SAN PABLO AVE.
Facility Mailing Address 2: Not Reported
Facility Mailing City: BERKELEY
Facility Mailing State: CA
Facility Mailing Zip Code: 947020000
Region Code: 2
Owner Name: RICHARD GEE, SAM S. WONG
Owner Address: --
Owner Address2: Not Reported
Owner City: --
Owner State: 99
Owner Zip Code: --
Owner Phone Number: 0000000000
Owner Fax Number: Not Reported
Contact Name: RICHARD GEE, OWNER
Contact Address: --
Contact Address2: Not Reported
Contact City: --
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
DryCleaners-CA	Listed	0.25 miles NW	44 ft (8 ft lower than site)	45
SITE NAME			**MAPS**	**ID**
FORMER BRICK & PULLMAN DRY CLEANERS			1, 2, 4	CAL000327307
ADDRESS			**CITY**	**ZIP**
1507 SAN PABLO AVE			BERKELEY	947021315

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DETAILS

EPA ID: CAL000327307
Create Date: 11/30/2007 1:51:12 PM
Facility Act Ind: n
Inact Date: 6/30/2009
Facility Street2: Not Reported
County: Alameda
Latitude: 37.876321
Longitude: -122.294416
Mailing Name: Not Reported
Facility Mailing Address: 2004 GRANGER RD
Facility Mailing Address 2: Not Reported
Facility Mailing City: INDIAN VALLEY
Facility Mailing State: ID
Facility Mailing Zip Code: 836325101
Region Code: 2
Owner Name: MICKEY MEYER C/OWALKER STATE TRUST
Owner Address: 2004 GRANGER RD
Owner Address2: Not Reported
Owner City: INDIAN VALLEY
Owner State: ID
Owner Zip Code: 836325101
Owner Phone Number: 2083552400
Owner Fax Number: Not Reported
Contact Name: BRENT WHEELER
Contact Address: 3730 MISSION ST
Contact Address2: Not Reported
Contact City: SAN FRANCISCO
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
ENF-CA	Listed	0.09 miles SW	51 ft (1 ft lower than site)	10
SITE NAME			**MAPS**	**ID**
Svensson Automotive			1, 2, 4	T10000008209
ADDRESS			**CITY**	**ZIP**
1740 SAN PABLO AVE			Berkeley	94710

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DETAILS

Global ID: T10000008209
County: Alameda
Site History: Prior gas station and prior and current auto repair facility.
Case Type: Non-Case Information
Status: Informational Item
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: Not Reported
Local Agency: Not Reported
RB Case Number: Not Reported
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Benzene, Diesel, Ethylbenzene, Gasoline, Waste Oil / Motor / Hydraulic / Lubricating
Potential Media Affected: Soil
How Discovered: Not Reported
How Discovered Description: Phase II investigation for prospective purchase
Stop Method: Not Reported
Stop Method Description: Not Reported
Action Date: 2016-01-11
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
ENF-CA	Listed	0.12 miles NW	39 ft (13 ft lower than site)	17
SITE NAME			**MAPS**	**ID**
COSHELL LAUNDRY			1, 2, 4	T0600100417
ADDRESS			**CITY**	**ZIP**
1634 SAN PABLO AVE			BERKELEY	94704

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DETAILS
Global ID: T0600100417 County: Alameda Site History: The commercial property is located on the western side of San Pablo Ave in Berkeley, California. Surrounding the Site are other, similar commercial and some residential properties.. The parcel is nearly completely covered by the single, rectangular-shaped single-floored structure. In July of 1989, an illegal discharge (release) was reported when a 1,000-gal underground diesel tank (UST) was removed and contaminated soil discovered. Analyses of soil samples collected on Site indicated total petroleum hydrocarbon as diesel (TPH-d) as high as 630 mg/kg. Groundwater monitoring wells were planned to be advanced in 1991 under the direction of Aqua Terra Technologies, Consulting Engineers & Scientists. Case Type: Non-Case Information Status: Informational Item Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2) Case Worker: UUU Local Agency: Not Reported RB Case Number: 01-0459 Loc Case Number: TT01-0459 File Location: Local Agency Potential Contaminants of Concern: Diesel Potential Media Affected: Soil How Discovered: Tank Closure How Discovered Description: Not Reported Stop Method: Close and Remove Tank Stop Method Description: Not Reported Action Date: 2016-02-01 Action Type: ENFORCEMENT Action: 13267 Requirement Action Date: 2013-06-12 Action Type: ENFORCEMENT Action: Letter - Notice Action Date: 2009-04-13 Action Type: ENFORCEMENT More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
ENF-CA	Listed	0.12 miles S	54 ft (2 ft higher than site)	19
SITE NAME			**MAPS**	**ID**
1835 SAN PABLO AVE			1, 2, 4	T10000011742
ADDRESS			**CITY**	**ZIP**
1835 SAN PABLO AVENUE			BERKELEY	94702

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DETAILS
Global ID: T10000011742 County: Alameda Site History: Not Reported Case Type: Cleanup Program Site Status: Open - Active Lead Agency: ALAMEDA COUNTY LOP Case Worker: PK Local Agency: ALAMEDA COUNTY LOP RB Case Number: Not Reported Loc Case Number: RO0003313 File Location: Not Reported Potential Contaminants of Concern: Not Reported Potential Media Affected: Not Reported How Discovered: Not Reported How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Action Date: 2018-09-18 Action Type: ENFORCEMENT Action: Staff Letter - #09/18/2018 Action Date: 2018-07-03 Action Type: ENFORCEMENT Action: Email Correspondence - #07/03/2018 Action Date: 2018-06-20 Action Type: ENFORCEMENT More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
ENF-CA	Listed	0.19 miles S	48 ft (4 ft lower than site)	26
SITE NAME			**MAPS**	**ID**
2601-2605 San Pablo Avenue			1, 2, 4	T10000005244
ADDRESS			**CITY**	**ZIP**
26 San Pablo Avenue			BERKELEY	94702

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DETAILS

Global ID: T10000005244
County: Alameda
Site History: Not Reported
Case Type: Non-Case Information
Status: Informational Item
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: UUU
Local Agency: Not Reported
RB Case Number: Non Case
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Not Reported
Potential Media Affected: Not Reported
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Action Date: 2013-10-22
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
ENF-CA	Listed	0.19 miles NW	40 ft (12 ft lower than site)	**28**
SITE NAME			**MAPS**	**ID**
Former Shell Service Station			1, 2, 4	T0600101227
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO AVE			BERKELEY	94706

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DETAILS

Global ID: T0600101227
County: Alameda
Site History: The subject property (Site) was used as a former Shell-branded service station until Dec. 1985 when it was transferred ownership to an independent operator. In Aug. 1988 a 10,000-gal underground storage tank (UST) failed a leak test, and twice in April 1989 as well. A 550-gal waste-oil tank (WOT) was removed from the Site in July 1989. Soil samples taken from the over-excavation during the tank removal detected up to 13,000 mg/kg total oil and grease (TOG), 4,200 mg/kg total petroleum hydrocarbons as diesel (TPHd), and 1,200 mg/kg total petroleum hydrocarbons as gasoline (TPHg). In March, 1995 one 10,000-gal, one previously-undocumented 750-gal and two (2) 8,000-gal gasoline USTs were removed from the Site. Soils samples then taken after UST removal detected 1,300 and 1,800 mg/kg TPHg and 5.6 and 11 mg/kg benzene. Quarterly groundwater monitoring has been conducted since Nov. 1989. MTBE (methyl tert butyl ethylene) was detected up to 16,700 ug/L in groundwater.
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: REL
Local Agency: BERKELEY, CITY OF
RB Case Number: 01-1332
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Other Groundwater (uses other than drinking water)
How Discovered: Tank Closure
How Discovered Description: tank testing
Stop Method: Close and Replace Tank
Stop Method Description: tank removal
Action Date: 2016-05-05
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter

Action Date: 2015-05-04
Action Type: ENFORCEMENT
Action: 13267 Requirement

Action Date: 2014-09-30
Action Type: ENFORCEMENT
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
ENF-CA	Listed	0.2 miles S	47 ft (5 ft lower than site)	**30**
SITE NAME			**MAPS**	**ID**
FORMER CHEVRON			1, 2, 4	T0600117754
ADDRESS			**CITY**	**ZIP**
1900 SAN PABLO AVENUE			BERKELEY	94710

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DETAILS

Global ID: T0600117754
County: Alameda
Site History: The subject property (Site) is located on the southwestern corner of San Pablo and Hearst avenues in Berkeley, California. The former gas service station (Chevron) operated from 1937 to 1972. Currently, the Site is a vacant lot with grasses and weeds over some evidence of the former station with patches of asphalt and concrete pavement exposed on the east / central portion of the parcel. No data on former underground storage tanks (USTs) was found in the investigations.
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: REL
Local Agency: BERKELEY, CITY OF
RB Case Number: 628950
Loc Case Number: TTSPA1900
File Location: Local Agency
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Other Groundwater (uses other than drinking water), Soil
How Discovered: Site Assessment/Site Investigation
How Discovered Description: SITE ASSESSMENT RESULTED FROM A QUERY FROM CITY OF BERKELEY, TOXICS DIVISION REGARDING PRESENCE OF ABSENCE OF UNDERGROUND STORAGE TANKS.
Stop Method: Other Means
Stop Method Description: DISPOSITION OF TANKS UNCERTAIN. NO RECORD OF TANKS HAVING BEEN REMOVED, ALTHOUGH GEOPHYSICAL EVALUATION AND TESTING SUGGEST NO TANKS AT THE SITE.
Action Date: 2015-10-30
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter

Action Date: 2015-08-19
Action Type: ENFORCEMENT
Action: Notification - Public Notice of Case Closure

Action Date: 2015-06-23
Action Type: ENFORCEMENT
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
ENF-CA	Listed	0.25 miles NW	44 ft (8 ft lower than site)	**45**
SITE NAME			**MAPS**	**ID**
ZAITLIAN PROPERTY			1, 2, 4	T0600102064
ADDRESS			**CITY**	**ZIP**
1507 SAN PABLO AVE			BERKELEY	94704

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DETAILS
Global ID: T0600102064 County: Alameda Site History: R2 staff is determining the regulatory status on this Site. Case Type: LUST Cleanup Site Status: Open - Remediation Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2) Case Worker: JMJ Local Agency: BERKELEY, CITY OF RB Case Number: 127106 Loc Case Number: Not Reported File Location: Regional Board Potential Contaminants of Concern: Gasoline Potential Media Affected: Other Groundwater (uses other than drinking water) How Discovered: Tank Closure How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Action Date: 2015-11-23 Action Type: ENFORCEMENT Action: Staff Letter

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
ENF-CA	Listed	0.25 miles NW	44 ft (8 ft lower than site)	45
SITE NAME			MAPS	ID
WALKER ESTATE			1, 2, 4	SL0600196284
ADDRESS			CITY	ZIP
1507 SAN PABLO AVENUE			BERKELEY	94702

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DETAILS

Global ID: SL0600196284

County: Alameda

Site History: The Site is an approximately 0.16-acre property located within a commercial business district at 1507-1511 San Pablo Avenue. A residential neighborhood adjoins the Site to the east. The Site includes three commercial/light industrial buildings constructed between about 1945 and 1955: (1) The main former Pullman Cleaner building at 1507 San Pablo Avenue on the northwest side of the Site; (2) A smaller building, 1507½ San Pablo Avenu), on the northeast side of the Site associated with the former dry cleaner; and (3) a former storage building at 1509/1511 San Pablo Avenue on the south side of the Site. The Site is currently vacant except for an art studio in a second-floor suite within the 1509-1511 building.The Site was developed and operated as Pullman Cleaners around 1947. The dry cleaning facility apparently used Stoddard solvent initially, and began using tetrachloroethene (PCE) in 1954. Dry cleaning at the Site was discontinued sometime prior to 1979, and a woodworking facility occupied the Site from approximately 1979 to 2004. In 1993, three 1,300-gallon vertically-aligned underground storage tanks (USTs) were identified between 1507 and 1507½ San Pablo Avenue buildings. In 1996, the three USTs were closed in-place. During UST closure activities, approximately 25 tons of overburden soil and 900 gallons of groundwater were disposed offsite. Prior to backfilling, extraction standpipes were placed in each of the three exposed tanks, and another 1,500 gallons of groundwater was removed for disposal. Moderate concentrations of gasoline, diesel, and Stoddard solvent were found in soil samples collected during these activities, but no halogenated volatile organic compounds (HVOCs) were found. Between 1997 and 2000, 18 soil borings were drilled and sampled and groundwater monitoring wells MW-1 through MW-5 were installed and sampled at the Site. Groundwater samples from the borings and wells showed a localized Stoddard solvent hydrocarbon plume extending west from the location of the former Site USTs; and a more extensive HVOC plume extending at least 80 feet west-northwest from the southern dry cleaning machine. Indoor air samples contained elevated concentrations of HVOCs, and PCE levels exceeded the environmental screening levels for commercial land use. In July 2016 two new wells (MW-6 and MW-7) were installed on the west side of San Pablo Ave. A deed restriction and a site management plan will be submitted to aid in evaluating the site for case closure.

Case Type: Cleanup Program Site

Status: Open - Verification Monitoring

Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)

Case Worker: NMK

Local Agency: BERKELEY, CITY OF

RB Case Number: 01S0745

Loc Case Number: SanP1507

File Location: Regional Board

Potential Contaminants of Concern: Tetrachloroethylene (PCE), Stoddard solvent / Mineral Spriits / Distillates

Potential Media Affected: Other Groundwater (uses other than drinking water)

How Discovered: Other Means, Site Assessment/Site Investigation, Tank Closure

How Discovered Description: SURVEY PERFORMED FOUND USTS

Stop Method: Close and Fill Tank in Place

Stop Method Description: Not Reported

Action Date: 2018-07-24

Action Type: ENFORCEMENT

Action: Annual Estimation Letter

Action Date: 2017-09-11

Action Type: ENFORCEMENT

Action: Verbal Communication

Action Date: 2017-09-05

Action Type: ENFORCEMENT

More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
FRS-US	Listed	0.05 miles E	60 ft (8 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
SPECTRUM CENTER FOR EDUCATION			1, 2, 3, 4	110011491108
ADDRESS			**CITY**	**ZIP**
1150 VIRGINIA ST			BERKELEY	94702

DETAILS

FRS Facility Detail Report URL:
http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110011491108
Create Date: 01-MAR-2000 00:00:00
Update Date: 24-APR-2002 12:31:15
Program System: NCDB
Interest Type(s): COMPLIANCE ACTIVITY

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
FRS-US	Listed	0.05 miles SW	46 ft (6 ft lower than site)	4
SITE NAME			**MAPS**	**ID**
FERREIRA PLUMBING			1, 2, 3, 4	110066136283
ADDRESS			**CITY**	**ZIP**
1724 SAN PABLO AVE			BERKELEY	94702

DETAILS

FRS Facility Detail Report URL:
http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110066136283
Create Date: 14-OCT-2015 10:04:26
Program System: CA-ENVIROVIEW
Interest Type(s): STATE MASTER

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.07 miles W	44 ft (8 ft lower than site)	7
SITE NAME			**MAPS**	**ID**
KOEHLER AUTO BODY INC			1, 2, 4	486592-PD
ADDRESS			**CITY**	**ZIP**
1712 SAN PABLO AVE			BERKELEY	94702-1336
DETAILS				
Listing Year: 1997 SIC Category: AUTOMOBILE BODY-REPAIRING & PAINTING SIC Code: 753201				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.09 miles SW	51 ft (1 ft lower than site)	10
SITE NAME			**MAPS**	**ID**
SVENSSON AUTOMOTIVE INC			1, 2, 4	583201-PD
ADDRESS			**CITY**	**ZIP**
1740 SAN PABLO AVE			BERKELEY	94702-1390
DETAILS				
Listing Year: 1997 SIC Category: AUTOMOBILE REPAIRING & SERVICE SIC Code: 753801				

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.1 miles S	52 ft (0 ft higher than site)	**14**
SITE NAME			**MAPS**	**ID**
AUTO CALIFORNIA			1, 2, 4	383470-PD
ADDRESS			**CITY**	**ZIP**
1800 SAN PABLO AVE			BERKELEY	94702-1624
DETAILS				
Listing Year: 1997 SIC Category: AUTOMOBILE REPAIRING & SERVICE SIC Code: 753801				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.12 miles S	54 ft (2 ft higher than site)	**19**
SITE NAME			**MAPS**	**ID**
MIDAS AUTO SYSTEMS EXPERTS			1, 2, 4	511299-PD
ADDRESS			**CITY**	**ZIP**
1835 SAN PABLO AVE			BERKELEY	94702-1623
DETAILS				
Listing Year: 1997 SIC Category: MUFFLERS & EXHAUST SYSTEMS-ENGINE SIC Code: 753301				

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.12 miles S	53 ft (1 ft higher than site)	20
SITE NAME			**MAPS**	**ID**
AUTO DOCTOR			1, 2, 4	384120-PD
ADDRESS			**CITY**	**ZIP**
1830 SAN PABLO AVE			BERKELEY	94702-1624
DETAILS				
Listing Year: 1997 SIC Category: AUTOMOBILE REPAIRING & SERVICE SIC Code: 753801				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.14 miles S	54 ft (2 ft higher than site)	21
SITE NAME			**MAPS**	**ID**
BERKELEY AUTO BODY INC			1, 2, 4	396278-PD
ADDRESS			**CITY**	**ZIP**
1829 SAN PABLO AVE			BERKELEY	94702-1623
DETAILS				
Listing Year: 1997 SIC Category: AUTOMOBILE BODY-REPAIRING & PAINTING SIC Code: 753201				

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.17 miles S	49 ft (3 ft lower than site)	24
SITE NAME			**MAPS**	**ID**
SMALL CAR REPAIR			1, 2, 4	572155-PD
ADDRESS			**CITY**	**ZIP**
1043 HEARST AVE			BERKELEY	94710-2132
DETAILS				
Listing Year: 1997 SIC Category: AUTOMOBILE REPAIRING & SERVICE SIC Code: 753801				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.19 miles S	48 ft (4 ft lower than site)	27
SITE NAME			**MAPS**	**ID**
PREMIER AUTO BODY			1, 2, 4	542798-PD
ADDRESS			**CITY**	**ZIP**
1911 SAN PABLO AVE			BERKELEY	94702-1611
DETAILS				
Listing Year: 1997 SIC Category: AUTOMOBILE BODY-REPAIRING & PAINTING SIC Code: 753201				

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.2 miles N	43 ft (9 ft lower than site)	**31**
SITE NAME			**MAPS**	**ID**
OSCARS GARAGE			1, 2, 4	530036-PD
ADDRESS			**CITY**	**ZIP**
1519 SAN PABLO AVE			BERKELEY	94702-1315
DETAILS				
Listing Year: 1997 SIC Category: AUTOMOBILE REPAIRING & SERVICE SIC Code: 753801				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.22 miles N	43 ft (9 ft lower than site)	**33**
SITE NAME			**MAPS**	**ID**
CLUTCH MART			1, 2, 4	616914-PD
ADDRESS			**CITY**	**ZIP**
1513 SAN PABLO AVE			BERKELEY	94702-1315
DETAILS				
Listing Year: 1997 SIC Category: CLUTCHES SIC Code: 753918				

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.24 miles N	47 ft (5 ft lower than site)	41
SITE NAME			**MAPS**	**ID**
CITY GARAGE			1, 2, 4	614922-PD
ADDRESS			**CITY**	**ZIP**
1505 SAN PABLO AVE			BERKELEY	94702-1315
DETAILS				
Listing Year: 1997 SIC Category: AUTOMOBILE BODY-REPAIRING & PAINTING SIC Code: 753201				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CA	No Longer Listed	0.05 miles E	60 ft (8 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
BUSD - FRANKLIN ELEMENTARY SCHOOL			1, 2, 3, 4	4520598C-CAC002572518
ADDRESS			**CITY**	**ZIP**
1150 VIRGINIA ST			BERKELEY	94702
DETAILS				
No Additional Details Found				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CA	No Longer Listed	0.06 miles NW	42 ft (10 ft lower than site)	6
SITE NAME			**MAPS**	**ID**
Silvera Jewelry School			1, 2, 3, 4	FA0001187-BC
ADDRESS			**CITY**	**ZIP**
1105 Virginia St			Berkeley	

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DETAILS
Original Database: City-CUPA-CA Last Agency Status: ACTIVE, CUPA Archive Date: 03/22/19 No Longer Listed-Responsible Agency: City of Berkeley Facility ID: FA0001187 CERS ID: 10760005 Owner Name: Joe Silvera Owner Address: 1105 Virginia St Owner City: BERKELEY Owner State: CA Owner Zip: 94702 Mailing Address: 1105 Virginia Street Mailing City/State/Zip: Berkeley, CA 94702 Program/Element: HAZ WASTE GENERATOR Billing Status: ACTIVE, CUPA Program/Element: HMBP - UNDER THRESHOLD Billing Status: INACTIVE, NON-BILLABLE

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.05 miles E	60 ft (8 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
SPECTRUM CENTER			1, 2, 3, 4	3204542
ADDRESS			**CITY**	**ZIP**
1150 VIRGINIA ST			BERKELEY	94702
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.05 miles E	60 ft (8 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
1X BERKELEY USD/FRANKLIN ELEM SCHOOL			1, 2, 3, 4	7730219
ADDRESS			**CITY**	**ZIP**
1150 VIRGINIA ST			BERKELEY	947020000

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DETAILS
Reported Date: 1998

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.05 miles E	60 ft (8 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
1X BERKELEY U S D/FRANKLIN SCH			1, 2, 3, 4	7811086
ADDRESS			**CITY**	**ZIP**
1150 VIRGINIA ST			BERKELEY	947020000
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.07 miles W	44 ft (8 ft lower than site)	7
SITE NAME			**MAPS**	**ID**
KOEHLER AUTO BODY INC			1, 2, 4	231522
ADDRESS			**CITY**	**ZIP**
1712 SAN PABLO AVE			BERKELEY	94702
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.09 miles SW	51 ft (1 ft lower than site)	10
SITE NAME			**MAPS**	**ID**
SVENSSON AUTOMOTIVE			1, 2, 4	414974
ADDRESS			**CITY**	**ZIP**
1740 SAN PABLO AVE			BERKELEY	947020000

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DETAILS
Reported Date: 1998

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.09 miles SE	60 ft (8 ft higher than site)	13
SITE NAME			**MAPS**	**ID**
1X DELFIN PROPERTIES			1, 2, 4	7818535
ADDRESS			**CITY**	**ZIP**
1138 DELAWARE ST			BERKELEY	947040000
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.1 miles S	53 ft (1 ft higher than site)	15
SITE NAME			**MAPS**	**ID**
H.C. BOERNER CO.			1, 2, 4	1248584
ADDRESS			**CITY**	**ZIP**
1809 SAN PABLO			BERKELEY	94702
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.12 miles NW	42 ft (10 ft lower than site)	16
SITE NAME			**MAPS**	**ID**
1X BASIC TOOL & SUPPLY			1, 2, 4	7811077
ADDRESS			**CITY**	**ZIP**
1621 SAN PABLO AVE			BERKELEY	947020000

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DETAILS
Reported Date: 1998

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.12 miles NW	42 ft (10 ft lower than site)	16
SITE NAME			**MAPS**	**ID**
1X WILDERNESS EXCHANGE			1, 2, 4	7730196
ADDRESS			**CITY**	**ZIP**
1621 SAN PABLO AVE			BERKELEY	947020000
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.12 miles S	55 ft (3 ft higher than site)	18
SITE NAME			**MAPS**	**ID**
BRAKE FACTORY THE			1, 2, 4	7814080
ADDRESS			**CITY**	**ZIP**
1809 SAN PABLO AVE			BERKELEY	947020000
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.12 miles S	54 ft (2 ft higher than site)	19
SITE NAME			**MAPS**	**ID**
MIDAS MUFFLER			1, 2, 4	7814372
ADDRESS			**CITY**	**ZIP**
1835 SAN PABLO AVE			BERKELEY	947100000

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DETAILS
Reported Date: 1998

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.14 miles S	54 ft (2 ft higher than site)	21
SITE NAME			**MAPS**	**ID**
BERKELEY AUTO BODY			1, 2, 4	44971
ADDRESS			**CITY**	**ZIP**
1829 SAN PABLO AVE			BERKELEY	947020000
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.15 miles SE	61 ft (9 ft higher than site)	22
SITE NAME			**MAPS**	**ID**
K & S MANAGEMENT			1, 2, 4	6531963
ADDRESS			**CITY**	**ZIP**
1138 DELWARE ST			BERKELEY	94702
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.19 miles S	48 ft (4 ft lower than site)	27
SITE NAME			**MAPS**	**ID**
PREMIER AUTO BODY			1, 2, 4	5717927
ADDRESS			**CITY**	**ZIP**
1911 SAN PABLO AVE			BERKELEY	94703

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DETAILS
Reported Date: 1998

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.19 miles S	48 ft (4 ft lower than site)	27
SITE NAME			**MAPS**	**ID**
PATRICK OTTIS COMPANY			1, 2, 4	7815189
ADDRESS			**CITY**	**ZIP**
1911 SAN PABLO AVE			BERKELEY	947020000
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.19 miles S	48 ft (4 ft lower than site)	27
SITE NAME			**MAPS**	**ID**
PATRICK OTTIS			1, 2, 4	7815190
ADDRESS			**CITY**	**ZIP**
1911 SAN PABLO AVE			BERKELEY	947020000
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.19 miles NW	40 ft (12 ft lower than site)	28
SITE NAME			**MAPS**	**ID**
SHELL			1, 2, 4	929785
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO AVE			BERKELEY	94706

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DETAILS
Reported Date: 1998

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.19 miles NW	40 ft (12 ft lower than site)	28
SITE NAME			**MAPS**	**ID**
SAN PABLO MINI MART			1, 2, 4	4042448
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO AVE			BERKELEY	94706
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.22 miles N	43 ft (9 ft lower than site)	33
SITE NAME			**MAPS**	**ID**
BERKELEY AUTO REPAIR			1, 2, 4	44974
ADDRESS			**CITY**	**ZIP**
1513 SAN PABLO AVE			BERKELEY	947020000
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.23 miles SW	42 ft (10 ft lower than site)	35
SITE NAME			**MAPS**	**ID**
1X MARY GRIBBIN			1, 2, 4	7812398
ADDRESS			**CITY**	**ZIP**
1006 HEARST ST			BERKELEY	

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DETAILS
Reported Date: 1998

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.23 miles S	50 ft (2 ft lower than site)	37
SITE NAME			**MAPS**	**ID**
1X NAKAZATO, H & ESTATE OF H ZAKAZATO			1, 2, 4	7730527
ADDRESS			**CITY**	**ZIP**
1962 SAN PABLO AVE			BERKELEY	947020000
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.24 miles N	47 ft (5 ft lower than site)	41
SITE NAME			**MAPS**	**ID**
BERKELEY BODY & FRAME			1, 2, 4	5717926
ADDRESS			**CITY**	**ZIP**
1505 SAN PABLO AVE			BERKELEY	94702
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.24 miles SW	33 ft (19 ft lower than site)	42
SITE NAME			**MAPS**	**ID**
MOUSE HOUSE, THE			1, 2, 4	7818987
ADDRESS			**CITY**	**ZIP**
1741 EIGHT ST			BERKELEY	947100000

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DETAILS
Reported Date: 1998

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.24 miles S	50 ft (2 ft lower than site)	43
SITE NAME			**MAPS**	**ID**
1X RESOURCES FOR COMMUNITY DEVELOPMENT			1, 2, 4	7729157
ADDRESS			**CITY**	**ZIP**
1970 SAN PABLO AVE			BERKELEY	947030000
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.24 miles S	50 ft (2 ft lower than site)	43
SITE NAME			**MAPS**	**ID**
1X IT CORP			1, 2, 4	7808594
ADDRESS			**CITY**	**ZIP**
1970 SAN PABLO AVE			BERKELEY	947030000
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.24 miles S	50 ft (2 ft lower than site)	43
SITE NAME			**MAPS**	**ID**
1X VILLA APAARTMENTS			1, 2, 4	7808595
ADDRESS			**CITY**	**ZIP**
1970 SAN PABLO AVE			BERKELEY	947030000

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DETAILS
Reported Date: 1998

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.25 miles NW	43 ft (9 ft lower than site)	44
SITE NAME			**MAPS**	**ID**
ALL FINISHED			1, 2, 4	5707160
ADDRESS			**CITY**	**ZIP**
1507 1/2 SAN PABLO AVE			BERKELEY	94702
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.25 miles NW	44 ft (8 ft lower than site)	46
SITE NAME			**MAPS**	**ID**
CITY GARAGE			1, 2, 4	7808650
ADDRESS			**CITY**	**ZIP**
1505 SAN PABLO			BERKELEY	947020000
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.25 miles NW	44 ft (8 ft lower than site)	46
SITE NAME			**MAPS**	**ID**
AUTO BODY EXPERTS			1, 2, 4	7808649
ADDRESS			**CITY**	**ZIP**
1505 SAN PABLO			BERKELEY	947020000

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DETAILS
Reported Date: 1998

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	0.25 miles NW	44 ft (8 ft lower than site)	46
SITE NAME			**MAPS**	**ID**
1X UPTOWM MOTORS			1, 2, 4	443321
ADDRESS			**CITY**	**ZIP**
1505 SAN PABLO			BERKELEY	947020000
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CALSITES-CA	Listed	0.15 miles SE	61 ft (9 ft higher than site)	22
SITE NAME			**MAPS**	**ID**
K & S MANAGEMENT			1, 2, 4	6531963
ADDRESS			**CITY**	**ZIP**
1138 DELWARE STREET			BERKELEY	94702
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-City-UST-CA	Listed	0.19 miles NW	40 ft (12 ft lower than site)	28
SITE NAME			**MAPS**	**ID**
SAN PABLO MINI-MART			1, 2, 4	4042448
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO AVE			BERKELEY	

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DETAILS
Reported Date: 1998 List: City of Berkeley UST List Agency: City of Berkeley

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-FINDS-US	Listed	0.05 miles E	60 ft (8 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
SPECTRUM CENTER			1, 2, 3, 4	3204542
ADDRESS			**CITY**	**ZIP**
1150 VIRGINIA ST			BERKELEY	947021323
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-HWS-CA	Listed	0.06 miles W	42 ft (10 ft lower than site)	5
SITE NAME			**MAPS**	**ID**
LINOLEUM SALES			1, 2, 3, 4	1176381
ADDRESS			**CITY**	**ZIP**
1706 SAN PABLO			BERKELEY	94710
DETAILS				
Reported Date: 1998				

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-HWS-CA	Listed	0.12 miles NW	39 ft (13 ft lower than site)	17
SITE NAME			**MAPS**	**ID**
COSHELL LAUNDRY			1, 2, 4	1588290
ADDRESS			**CITY**	**ZIP**
1634 SAN PABLO			BERKELEY	
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-HWS-CA	Listed	0.2 miles NW	41 ft (11 ft lower than site)	29
SITE NAME			**MAPS**	**ID**
SHELL			1, 2, 4	929785
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO			BERKELEY	94706
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-LUSTIS-CA	Listed	0.05 miles SW	46 ft (6 ft lower than site)	4
SITE NAME			**MAPS**	**ID**
FERREIRA PLUMBING			1, 2, 3, 4	929794
ADDRESS			**CITY**	**ZIP**
1724 SAN PABLO AVE			BERKELEY	94702
DETAILS				
Reported Date: 1998				

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-LUSTIS-CA	Listed	0.07 miles W	43 ft (9 ft lower than site)	8
SITE NAME			**MAPS**	**ID**
LINOLEUM SALES			1, 2, 4	1176381
ADDRESS			**CITY**	**ZIP**
1706 SAN PABLO AVE			BERKELEY	94710
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-LUSTIS-CA	Listed	0.12 miles NW	39 ft (13 ft lower than site)	17
SITE NAME			**MAPS**	**ID**
COSHELL LAUNDRY			1, 2, 4	1588290
ADDRESS			**CITY**	**ZIP**
1634 SAN PABLO AVE			BERKELEY	94704
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-LUSTIS-CA	Listed	0.19 miles NW	40 ft (12 ft lower than site)	28
SITE NAME			**MAPS**	**ID**
SHELL			1, 2, 4	929785
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO AVE			BERKELEY	94706
DETAILS				
Reported Date: 1998				

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-LUSTIS-CA	Listed	0.25 miles NW	44 ft (8 ft lower than site)	45
SITE NAME			**MAPS**	**ID**
ZAITLIAN PROPERTY			1, 2, 4	7253038
ADDRESS			**CITY**	**ZIP**
1507 SAN PABLO AVE			BERKELEY	
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
HIST-MTBE-CA	Listed	0.19 miles NW	40 ft (12 ft lower than site)	28
SITE NAME			**MAPS**	**ID**
SHELL			1, 2, 4	8587-R2
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO AVE			BERKELEY	94706
DETAILS				
Region: 2 - San Francisco County: Alameda Ground Water Detection Limit: 540 Soil Detection Limit: Not Reported MTBE Cnts: 2 MTBE Fuel: 1 Status: 5R MTBE Tested: YES				

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Regional-SLIC-CA	Listed	0.05 miles SW	46 ft (6 ft lower than site)	4
SITE NAME			**MAPS**	**ID**
FERREIRA PLUMBING			1, 2, 3, 4	929794
ADDRESS			**CITY**	**ZIP**
1724 SAN PABLO AVE			BERKELEY	94702
DETAILS				
Reported Date: 1998 List: Region #2-San Francisco Bay Fuel Leaks List Agency: Regional Water Quality Control Board, Region #2				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Regional-SLIC-CA	Listed	0.07 miles W	43 ft (9 ft lower than site)	8
SITE NAME			**MAPS**	**ID**
LINOLEUM SALES			1, 2, 4	1176381
ADDRESS			**CITY**	**ZIP**
1706 SAN PABLO AVE			BERKELEY	94710
DETAILS				
Reported Date: 1998 List: Region #2-San Francisco Bay Fuel Leaks List Agency: Regional Water Quality Control Board, Region #2				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Regional-SLIC-CA	Listed	0.12 miles NW	39 ft (13 ft lower than site)	17
SITE NAME			**MAPS**	**ID**
COSHELL LAUNDRY			1, 2, 4	1588290
ADDRESS			**CITY**	**ZIP**
1634 SAN PABLO AVE			BERKELEY	94704

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DETAILS
Reported Date: 1998 List: Region #2-San Francisco Bay Fuel Leaks List Agency: Regional Water Quality Control Board, Region #2

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Regional-SLIC-CA	Listed	0.19 miles NW	40 ft (12 ft lower than site)	**28**
SITE NAME			**MAPS**	**ID**
SHELL			1, 2, 4	377207
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO AVE			BERKELEY	94706
DETAILS				
Reported Date: 1998 List: Region #2-San Francisco Bay Fuel Leaks List Agency: Regional Water Quality Control Board, Region #2				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Regional-SLIC-CA	Listed	0.25 miles NW	44 ft (8 ft lower than site)	**45**
SITE NAME			**MAPS**	**ID**
ZAITLIAN PROPERTY			1, 2, 4	7253038
ADDRESS			**CITY**	**ZIP**
1507 SAN PABLO AVE			BERKELEY	94704
DETAILS				
Reported Date: 1998 List: Region #2-San Francisco Bay Fuel Leaks List Agency: Regional Water Quality Control Board, Region #2				

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Service Stations	Listed	0.19 miles NW	40 ft (12 ft lower than site)	28
SITE NAME			**MAPS**	**ID**
SAN PABLO MINI-MART			1, 2, 4	200546
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO AVENUE			BERKELEY	94710
DETAILS				
AS OF DATE: 7/18/2001 SITE TYPE: RETAIL TANK TYPE: UST COUNTY: ALAMEDA				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Service Stations	Listed	0.19 miles NW	40 ft (12 ft lower than site)	28
SITE NAME			**MAPS**	**ID**
SAN PABLO MINI MART			1, 2, 4	49122-PD
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO AVE			BERKELEY	94702-1316
DETAILS				
Listing Year: 1997 SIC Category: SERVICE STATIONS-GASOLINE & OIL SIC Code: 554101				

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Service Stations	Listed	0.19 miles NW	40 ft (12 ft lower than site)	**28**
SITE NAME			**MAPS**	**ID**
SAN PABLO MINI MART			1, 2, 4	100390
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO AVE			Berkeley	94702
DETAILS				
Sic Code: 5541 Desc: Service Stations/Vehicle Fueling Site Added: 2/2010				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Service Stations	Listed	0.23 miles NW	41 ft (11 ft lower than site)	**38**
SITE NAME			**MAPS**	**ID**
MCNEVIN CADILLAC-VOLKS			1, 2, 4	200542
ADDRESS			**CITY**	**ZIP**
1500 SAN PABLO AVENUE			BERKELEY	94710
DETAILS				
AS OF DATE: 7/18/2001 SITE TYPE: PRIVATE TANK TYPE: UST COUNTY: ALAMEDA				

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-UST-CA	Listed	0.1 miles S	53 ft (1 ft higher than site)	15
SITE NAME			**MAPS**	**ID**
HC BOERNER CO			1, 2, 4	237084
ADDRESS			**CITY**	**ZIP**
1809 SAN PABLO			BERKELEY	94702
DETAILS				
Note: ID has been assigned by ERS Tank Details: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0003639D.pdf				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-UST-CA	Listed	0.19 miles NW	40 ft (12 ft lower than site)	28
SITE NAME			**MAPS**	**ID**
SHELL OIL CO			1, 2, 4	265321
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO AVE			BERKELEY	94702
DETAILS				
Note: ID has been assigned by ERS Tank Details: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0003631B.pdf				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-USTReg-CA	Listed	0.1 miles S	53 ft (1 ft higher than site)	15
SITE NAME			**MAPS**	**ID**
H.C. BOERNER CO.			1, 2, 4	1248584
ADDRESS			**CITY**	**ZIP**
1809 SAN PABLO			BERKELEY	94702

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DETAILS
Reported Date: 1998

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.05 miles E	60 ft (8 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
THOUSAND OAKS PRIMARY SCHOOL			1, 2, 3, 4	CAC002220561
ADDRESS			**CITY**	**ZIP**
1150 VIRGINA ST			BERKELEY	947020000

DETAILS

EPA ID: CAC002220561
Facility County: 1
Mailing Street: 1720 OREGON ST
Mailing City: BERKELEY
Mailing State: CA
Mailing Zip: 947030000
Contact Name: BERKELEY UNIFIED SCHOOL DIST
Contact Phone: 5106283220

Year: 1999
TONS: 0.5
TSD EPA ID: CAD009466392
Category Code: 512
Category Description: Other empty containers 30 gallons or more
Method Description: RECYCLER

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.05 miles E	60 ft (8 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
CITY OF FRANKLIN ELEMANTARY SCHOOL			1, 2, 3, 4	CAC002220961
ADDRESS			**CITY**	**ZIP**
1150 VIRGINIA ST			BERKELEY	947020000

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DETAILS
EPA ID: CAC002220961 Facility County: 1 Mailing Street: 1707 RUSSELL ST Mailing City: BERKELEY Mailing State: CA Mailing Zip: 947020000 Contact Name: BERKELEY USD Contact Phone: 5106446528 Year: 1999 TONS: 0.15 TSD EPA ID: CAD028409019 Category Code: 352 Category Description: Other organic solids Method Description: TRANSFER STATION

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.05 miles E	60 ft (8 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
BUSD - FRANKLIN ELEMENTARY SCHOOL			1, 2, 3, 4	CAC002572518
ADDRESS			**CITY**	**ZIP**
1150 VIRGINIA ST			BERKELEY	947020000

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DETAILS

EPA ID: CAC002572518
Facility County: 01
Mailing Street: 1720 OREGON ST STE 20
Mailing City: BERKELEY
Mailing State: CA
Mailing Zip: 947030000
Contact Name: PHIL BARLOW
Contact Phone: 5106446180

Year: 2004
TONS: 4.214
TSD EPA ID: CAD982042475
Category Code: Not Reported
Category Description: Not Reported
Method Description: LANDFILL

Year: 2004
TONS: 4.214
TSD EPA ID: CAD982042475
Category Code: Not Reported
Category Description: Not Reported
Method Description: DISPOSAL, LAND FILL

Year: 2004
TONS: 2.5284
TSD EPA ID: CAD028409019
Category Code: 352

More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.05 miles E	60 ft (8 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
BERKELEY USD/FRANKLIN ELEM SCHOOL			1, 2, 3, 4	CAC001407448
ADDRESS			**CITY**	**ZIP**
1150 VIRGINIA ST			BERKELEY	947020000

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DETAILS
EPA ID: CAC001407448 Facility County: 1 Mailing Street: 1720 OREGON ST Mailing City: BERKELEY Mailing State: CA Mailing Zip: 947030000 Contact Name: BERKELEY USD Contact Phone: 0000000000 Year: 1998 TONS: 33.712 TSD EPA ID: CAD982042475 Category Code: 151 Category Description: Asbestos containing waste Method Description: Not Reported Year: 1998 TONS: 0.07 TSD EPA ID: NVT330010000 Category Code: Not Reported Category Description: Not Reported Method Description: Not Reported Year: 1998 TONS: 12.642 TSD EPA ID: CAD982042475 Category Code: 151 More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.05 miles E	60 ft (8 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
BERKELEY USD			1, 2, 3, 4	CAC002376815
ADDRESS			**CITY**	**ZIP**
1150 VIRGINIA ST			BERKELEY	947020000

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DETAILS
EPA ID: CAC002376815 Facility County: 01 Mailing Street: 1720 OREGON ST Mailing City: BERKELEY Mailing State: CA Mailing Zip: 947030000 Contact Name: JORDAN ARCILLA Contact Phone: 5106447752 Year: 2001 TONS: 0.84 TSD EPA ID: CAD981382732 Category Code: 151 Category Description: Asbestos containing waste Method Description: LANDFILL Year: 2001 TONS: 0.84 TSD EPA ID: CAD981382732 Category Code: 151 Category Description: Asbestos containing waste Method Description: DISPOSAL, LAND FILL

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.05 miles W	45 ft (7 ft lower than site)	2
SITE NAME			**MAPS**	**ID**
STAR TYPE			1, 2, 3, 4	CAL000112779
ADDRESS			**CITY**	**ZIP**
1718 SAN PABLO AVE			BERKELEY	947020000

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DETAILS
EPA ID: CAL000112779 Facility County: 1 Mailing Street: 1718 SAN PABLO AVE Mailing City: BERKELEY Mailing State: CA Mailing Zip: 947020000 Contact Name: LINDA DAVIS Contact Phone: 0000000000 Year: 1996 TONS: 0.0625 TSD EPA ID: CA0000084517 Category Code: 541 Category Description: Photochemicals/photoprocessing waste Method Description: TRANSFER STATION Year: 1994 TONS: 0.0625 TSD EPA ID: CAD070148432 Category Code: 541 Category Description: Photochemicals/photoprocessing waste Method Description: TREATMENT, INCINERATION

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.05 miles SW	46 ft (6 ft lower than site)	4
SITE NAME			**MAPS**	**ID**
FERREIRA PLUMBING			1, 2, 3, 4	T0600100570
ADDRESS			**CITY**	**ZIP**
1724 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Sites Details URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600100570 Global ID: T0600100570 Case Type: LUST Cleanup Site Status: Completed - Case Closed Status Date: Not Reported CUF Case: NO Lead Agency: BERKELEY, CITY OF Case Worker: GAF Local Agency: BERKELEY, CITY OF RB Case Number: 01-0619 Loc Case Number: 01-0619 File Location: Not Reported Potential Contaminants of Concern: Gasoline Potential Media Affected: Soil Site History: Not Reported Begin Date: 1987-06-10 00:00:00 How Discovered: Tank Closure How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Agency Provided Latitude: 37.872508 Agency Provided Longitude: -122.293646 Regulatory Activities Details More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.07 miles W	43 ft (9 ft lower than site)	8
SITE NAME			**MAPS**	**ID**
LINOLEUM SALES			1, 2, 4	T0600100840
ADDRESS			**CITY**	**ZIP**
1706 SAN PABLO AVE			BERKELEY	94710

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DETAILS
Sites Details URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600100840 Global ID: T0600100840 Case Type: LUST Cleanup Site Status: Completed - Case Closed Status Date: Not Reported CUF Case: NO Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2) Case Worker: UUU Local Agency: BERKELEY, CITY OF RB Case Number: 01-0914 Loc Case Number: 01-0914 File Location: Not Reported Potential Contaminants of Concern: Gasoline Potential Media Affected: Soil Site History: Not Reported Begin Date: 1989-01-02 00:00:00 How Discovered: Tank Closure How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Agency Provided Latitude: 37.873013 Agency Provided Longitude: -122.292695 Regulatory Activities Details More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.19 miles NW	40 ft (12 ft lower than site)	28
SITE NAME			**MAPS**	**ID**
Former Shell Service Station			1, 2, 4	T0600101227
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO AVE			BERKELEY	94706

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DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600101227
Global ID: T0600101227
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: YES
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: REL
Local Agency: BERKELEY, CITY OF
RB Case Number: 01-1332
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Other Groundwater (uses other than drinking water)
Site History: The subject property (Site) was used as a former Shell-branded service station until Dec. 1985 when it was transferred ownership to an independent operator. In Aug. 1988 a 10,000-gal underground storage tank (UST) failed a leak test, and twice in April 1989 as well. A 550-gal waste-oil tank (WOT) was removed from the Site in July 1989. Soil samples taken from the over-excavation during the tank removal detected up to 13,000 mg/kg total oil and grease (TOG), 4,200 mg/kg total petroleum hydrocarbons as diesel (TPHd), and 1,200 mg/kg total petroleum hydrocarbons as gasoline (TPHg). In March, 1995 one 10,000-gal, one previously-undocumented 750-gal and two (2) 8,000-gal gasoline USTs were removed from the Site. Soils samples then taken after UST removal detected 1,300 and 1,800 mg/kg TPHg and 5.6 and 11 mg/kg benzene. Quarterly groundwater monitoring has been conducted since Nov. 1989. MTBE (methyl tert butyl ethylene) was detected up to 16,700 ug/L in groundwater.
Begin Date: 1984-04-27 00:00:00
How Discovered: Tank Closure
How Discovered Description: tank testing
Stop Method: Close and Replace Tank
Stop Method Description: tank removal
Agency Provided Latitude: 37.875263047
Agency Provided Longitude: -122.294420843

Regulatory Activities Details
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.2 miles S	47 ft (5 ft lower than site)	**30**
SITE NAME			**MAPS**	**ID**
FORMER CHEVRON			1, 2, 4	T0600117754
ADDRESS			**CITY**	**ZIP**
1900 SAN PABLO AVENUE			BERKELEY	94710

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DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600117754
Global ID: T0600117754
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: REL
Local Agency: BERKELEY, CITY OF
RB Case Number: 01-3622
Loc Case Number: TTSPA1900
File Location: Local Agency
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Other Groundwater (uses other than drinking water), Soil
Site History: The subject property (Site) is located on the southwestern corner of San Pablo and Hearst avenues in Berkeley, California. The former gas service station (Chevron) operated from 1937 to 1972. Currently, the Site is a vacant lot with grasses and weeds over some evidence of the former station with patches of asphalt and concrete pavement exposed on the east / central portion of the parcel. No data on former underground storage tanks (USTs) was found in the investigations.
Begin Date: 2004-06-03 00:00:00
How Discovered: Site Assessment/Site Investigation
How Discovered Description: SITE ASSESSMENT RESULTED FROM A QUERY FROM CITY OF BERKELEY, TOXICS DIVISION REGARDING PRESENCE OF ABSENCE OF UNDERGROUND STORAGE TANKS.
Stop Method: Other Means
Stop Method Description: DISPOSITION OF TANKS UNCERTAIN. NO RECORD OF TANKS HAVING BEEN REMOVED, ALTHOUGH GEOPHYSICAL EVALUATION AND TESTING SUGGEST NO TANKS AT THE SITE.
Agency Provided Latitude: 37.870412
Agency Provided Longitude: -122.292637

Regulatory Activities Details
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.26 miles S	52 ft (0 ft higher than site)	**47**
SITE NAME			**MAPS**	**ID**
CHEVRON			1, 4	T0600100289
ADDRESS			**CITY**	**ZIP**
1101 UNIVERSITY AVE			BERKELEY	94704

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DETAILS
Sites Details URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600100289 Global ID: T0600100289 Case Type: LUST Cleanup Site Status: Completed - Case Closed Status Date: Not Reported CUF Case: YES Lead Agency: BERKELEY, CITY OF Case Worker: GAF Local Agency: BERKELEY, CITY OF RB Case Number: 01-0316 Loc Case Number: 01-0316 File Location: Local Agency Potential Contaminants of Concern: Gasoline Potential Media Affected: Other Groundwater (uses other than drinking water) Site History: Not Reported Begin Date: 1981-11-30 00:00:00 How Discovered: Tank Closure How Discovered Description: During tank closure Stop Method: Close and Remove Tank Stop Method Description: Remove and remediate Agency Provided Latitude: 37.869259 Agency Provided Longitude: -122.290894 Regulatory Activities Details More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.33 miles SE	70 ft (18 ft higher than site)	49
SITE NAME			**MAPS**	**ID**
FRANK AUTO			1, 4	T0600100611
ADDRESS			**CITY**	**ZIP**
1245 UNIVERSITY AVE			BERKELEY	94701

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DETAILS
Sites Details URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600100611 Global ID: T0600100611 Case Type: LUST Cleanup Site Status: Completed - Case Closed Status Date: Not Reported CUF Case: NO Lead Agency: BERKELEY, CITY OF Case Worker: GAF Local Agency: BERKELEY, CITY OF RB Case Number: 01-0661 Loc Case Number: 01-0661 File Location: Not Reported Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating Potential Media Affected: Under Investigation Site History: Not Reported Begin Date: 1991-10-23 00:00:00 How Discovered: Tank Closure How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Agency Provided Latitude: 37.869869 Agency Provided Longitude: -122.288278 Regulatory Activities Details More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.34 miles SW	35 ft (17 ft lower than site)	50
SITE NAME			**MAPS**	**ID**
JIFFY LUBE #889			1, 4	T0600102296
ADDRESS			**CITY**	**ZIP**
960 UNIVERSITY AVE			BERKELEY	94704-

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DETAILS
Sites Details URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600102296 Global ID: T0600102296 Case Type: LUST Cleanup Site Status: Completed - Case Closed Status Date: Not Reported CUF Case: NO Lead Agency: BERKELEY, CITY OF Case Worker: GAF Local Agency: BERKELEY, CITY OF RB Case Number: 01-2495 Loc Case Number: 01-100-1 File Location: Not Reported Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating Potential Media Affected: Other Groundwater (uses other than drinking water) Site History: Not Reported Begin Date: 1999-10-19 00:00:00 How Discovered: Tank Closure How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Agency Provided Latitude: 37.868277 Agency Provided Longitude: -122.294838 Regulatory Activities Details More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.34 miles SW	35 ft (17 ft lower than site)	51
SITE NAME			**MAPS**	**ID**
SUPER 7			1, 4	T0600101334
ADDRESS			**CITY**	**ZIP**
950 UNIVERSITY AVE			BERKELEY	94702

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DETAILS
Sites Details URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600101334 Global ID: T0600101334 Case Type: LUST Cleanup Site Status: Completed - Case Closed Status Date: Not Reported CUF Case: YES Lead Agency: BERKELEY, CITY OF Case Worker: GAF Local Agency: BERKELEY, CITY OF RB Case Number: 01-1445 Loc Case Number: 01-1445 File Location: Local Agency Potential Contaminants of Concern: Gasoline Potential Media Affected: Other Groundwater (uses other than drinking water) Site History: Not Reported Begin Date: 1986-06-26 00:00:00 How Discovered: Tank Closure How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Agency Provided Latitude: 37.868366 Agency Provided Longitude: -122.294981 Regulatory Activities Details More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.38 miles W	17 ft (35 ft lower than site)	53
SITE NAME			**MAPS**	**ID**
ERNIE VAN AND STORAGE			1, 4	T0600100525
ADDRESS			**CITY**	**ZIP**
1650 6TH ST			BERKELEY	94710

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DETAILS
Sites Details URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600100525 Global ID: T0600100525 Case Type: LUST Cleanup Site Status: Completed - Case Closed Status Date: Not Reported CUF Case: NO Lead Agency: BERKELEY, CITY OF Case Worker: GAF Local Agency: BERKELEY, CITY OF RB Case Number: 01-0572 Loc Case Number: 01-0572 File Location: Not Reported Potential Contaminants of Concern: Gasoline Potential Media Affected: Other Groundwater (uses other than drinking water) Site History: Not Reported Begin Date: 1986-10-17 00:00:00 How Discovered: Tank Closure How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Agency Provided Latitude: 37.8729781 Agency Provided Longitude: -122.299287 Regulatory Activities Details More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.39 miles S	54 ft (2 ft higher than site)	**54**
SITE NAME			**MAPS**	**ID**
U-HAUL #710-52			1, 4	T0600135713
ADDRESS			**CITY**	**ZIP**
2100 SAN PABLO AVENUE			BERKELEY	94710

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DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600135713
Global ID: T0600135713
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: BERKELEY, CITY OF
Case Worker: GAF
Local Agency: BERKELEY, CITY OF
RB Case Number: 01-3564
Loc Case Number: San Pablo 2100
File Location: Local Agency
Potential Contaminants of Concern: Gasoline, Waste Oil / Motor / Hydraulic / Lubricating
Potential Media Affected: Other Groundwater (uses other than drinking water)
Site History: Not Reported
Begin Date: 1996-06-11 00:00:00
How Discovered: Tank Closure
How Discovered Description: TANKS REMOVED 6/96.
Stop Method: Close and Remove Tank
Stop Method Description: USTS PROPERLY CLOSED.
Agency Provided Latitude: 37.867948
Agency Provided Longitude: -122.291843

Regulatory Activities Details
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.39 miles N	49 ft (3 ft lower than site)	55

SITE NAME	MAPS	ID
AAQA MEATS ALLSTAR STEAKS	1, 4	T0600100015

ADDRESS	CITY	ZIP
1411 SAN PABLO AVE	BERKELEY	94704

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DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600100015
Global ID: T0600100015
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: BERKELEY, CITY OF
Case Worker: GAF
Local Agency: BERKELEY, CITY OF
RB Case Number: 01-0019
Loc Case Number: 01-0019
File Location: Not Reported
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Other Groundwater (uses other than drinking water)
Site History: Not Reported
Begin Date: 1986-09-18 00:00:00
How Discovered: Tank Closure
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 37.878375
Agency Provided Longitude: -122.294779

Regulatory Activities Details
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.41 miles E	93 ft (41 ft higher than site)	**56**
SITE NAME			**MAPS**	**ID**
SOUTHERN PACIFIC			1, 4	T0600101298
ADDRESS			**CITY**	**ZIP**
UNKNOWN DELAWARE & VIRGINIA			BERKELEY	94704

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DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600101298
Global ID: T0600101298
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: UUU
Local Agency: BERKELEY, CITY OF
RB Case Number: 01-1404
Loc Case Number: 01-1404
File Location: Not Reported
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1988-01-11 00:00:00
How Discovered: Tank Closure
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 37.872612
Agency Provided Longitude: -122.285038

Regulatory Activities Details
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.42 miles W	16 ft (36 ft lower than site)	57

SITE NAME	MAPS	ID
ADMIRAL MOVING SYSTEMS	1, 4	T0600100028

ADDRESS	CITY	ZIP
830 CEDAR ST	BERKELEY	94704

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DETAILS
Sites Details URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600100028 Global ID: T0600100028 Case Type: LUST Cleanup Site Status: Completed - Case Closed Status Date: Not Reported CUF Case: NO Lead Agency: BERKELEY, CITY OF Case Worker: GAF Local Agency: BERKELEY, CITY OF RB Case Number: 01-0032 Loc Case Number: 01-0032 File Location: Not Reported Potential Contaminants of Concern: Gasoline Potential Media Affected: Soil Site History: Not Reported Begin Date: 1989-01-09 00:00:00 How Discovered: Tank Closure How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Agency Provided Latitude: 37.873807 Agency Provided Longitude: -122.299909 Regulatory Activities Details More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.43 miles SW	25 ft (27 ft lower than site)	59
SITE NAME			**MAPS**	**ID**
TOSCO - FACILITY #3185			1, 4	T0600101490
ADDRESS			**CITY**	**ZIP**
849 UNIVERSITY AVE			BERKELEY	94704

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DETAILS
Sites Details URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600101490 Global ID: T0600101490 Case Type: LUST Cleanup Site Status: Completed - Case Closed Status Date: Not Reported CUF Case: YES Lead Agency: BERKELEY, CITY OF Case Worker: GAF Local Agency: BERKELEY, CITY OF RB Case Number: 01-1615 Loc Case Number: 01-1615 File Location: Local Agency Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating Potential Media Affected: Other Groundwater (uses other than drinking water) Site History: Not Reported Begin Date: 1987-09-24 00:00:00 How Discovered: Tank Closure How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Agency Provided Latitude: 37.868194 Agency Provided Longitude: -122.296598 Regulatory Activities Details More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.44 miles SW	25 ft (27 ft lower than site)	61
SITE NAME			**MAPS**	**ID**
TEXACO			1, 4	T0600101352
ADDRESS			**CITY**	**ZIP**
833 UNIVERSITY AVE			BERKELEY	94704

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DETAILS
Sites Details URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600101352 Global ID: T0600101352 Case Type: LUST Cleanup Site Status: Completed - Case Closed Status Date: Not Reported CUF Case: YES Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2) Case Worker: UUU Local Agency: BERKELEY, CITY OF RB Case Number: 01-1464 Loc Case Number: 01-1464 File Location: Local Agency Potential Contaminants of Concern: Gasoline Potential Media Affected: Other Groundwater (uses other than drinking water) Site History: Not Reported Begin Date: 1987-10-07 00:00:00 How Discovered: Tank Closure How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Agency Provided Latitude: 37.868146 Agency Provided Longitude: -122.296758 Regulatory Activities Details More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.45 miles W	14 ft (38 ft lower than site)	62
SITE NAME			**MAPS**	**ID**
CASE ENGINEERS			1, 4	T0600102174
ADDRESS			**CITY**	**ZIP**
801 CEDAR ST			BERKELEY	94704

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DETAILS
Sites Details URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600102174 Global ID: T0600102174 Case Type: LUST Cleanup Site Status: Completed - Case Closed Status Date: Not Reported CUF Case: NO Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2) Case Worker: UUU Local Agency: BERKELEY, CITY OF RB Case Number: 01-2364 Loc Case Number: 01-2364 File Location: Not Reported Potential Contaminants of Concern: Gasoline Potential Media Affected: Under Investigation Site History: Not Reported Begin Date: 1986-07-23 00:00:00 How Discovered: Tank Closure How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Agency Provided Latitude: 37.874138 Agency Provided Longitude: -122.300524 Regulatory Activities Details More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.46 miles NW	38 ft (14 ft lower than site)	63
SITE NAME			**MAPS**	**ID**
CLEAR COMM			1, 4	T0600101427
ADDRESS			**CITY**	**ZIP**
945 CAMELIA			BERKELEY	94704

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DETAILS
Sites Details URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600101427 Global ID: T0600101427 Case Type: LUST Cleanup Site Status: Completed - Case Closed Status Date: Not Reported CUF Case: NO Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2) Case Worker: UUU Local Agency: BERKELEY, CITY OF RB Case Number: 01-1550 Loc Case Number: 01-1550 File Location: Not Reported Potential Contaminants of Concern: Diesel Potential Media Affected: Other Groundwater (uses other than drinking water) Site History: Not Reported Begin Date: 1988-08-04 00:00:00 How Discovered: Tank Closure How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Agency Provided Latitude: 37.878468 Agency Provided Longitude: -122.298198 Regulatory Activities Details More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.47 miles W	14 ft (38 ft lower than site)	64
SITE NAME			**MAPS**	**ID**
CALDWELL ROLAND ROOFING			1, 4	T0600192720
ADDRESS			**CITY**	**ZIP**
1635 4TH ST			BERKELEY	94710

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DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600192720
Global ID: T0600192720
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: YES
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: UUU
Local Agency: BERKELEY, CITY OF
RB Case Number: 01-2331
Loc Case Number: 01-2331
File Location: Not Reported
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Other Groundwater (uses other than drinking water)
Site History: Not Reported
Begin Date: 1990-03-20 00:00:00
How Discovered: Tank Closure
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 37.873034
Agency Provided Longitude: -122.300734

Regulatory Activities Details
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Open-CA	Open - Remediation	0.25 miles NW	44 ft (8 ft lower than site)	45
SITE NAME			**MAPS**	**ID**
ZAITLIAN PROPERTY			1, 2, 4	T0600102064
ADDRESS			**CITY**	**ZIP**
1507 SAN PABLO AVE			BERKELEY	94704

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DETAILS
Sites Details URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600102064 Global ID: T0600102064 Case Type: LUST Cleanup Site Status: Open - Remediation Status Date: Not Reported CUF Case: YES Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2) Case Worker: JMJ Local Agency: BERKELEY, CITY OF RB Case Number: 01-2248 Loc Case Number: Not Reported File Location: Regional Board Potential Contaminants of Concern: Gasoline Potential Media Affected: Other Groundwater (uses other than drinking water) Site History: R2 staff is determining the regulatory status on this Site. Begin Date: 1997-10-10 00:00:00 How Discovered: Tank Closure How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Agency Provided Latitude: 37.8761056223322 Agency Provided Longitude: -122.294045419296 Regulatory Activities Details More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Open-CA	Open - Site Assessment	0.37 miles SE	75 ft (23 ft higher than site)	**52**
SITE NAME			**MAPS**	**ID**
Shell Station			1, 4	T10000005818
ADDRESS			**CITY**	**ZIP**
1250 University Avenue			Berkeley	94704

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DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000005818
Global ID: T10000005818
Case Type: LUST Cleanup Site
Status: Open - Site Assessment
Status Date: Not Reported
CUF Case: NO
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: JMJ
Local Agency: Not Reported
RB Case Number: 01-3624
Loc Case Number: Not Reported
File Location: All Files are on GeoTracker or in the Local Agency Database
Potential Contaminants of Concern: Gasoline, MTBE / TBA / Other Fuel Oxygenates
Potential Media Affected: Under Investigation
Site History: The subject site is an active Shell-branded Service Station located on the southeastern corner of University Avenue and Bonar Street in a mixed commercial and residential area of Berkeley, California. In August 1998, Paradiso Mechanical added secondary containment to the dispensers and gasoline turbines. Cambria Environmental Technology, Inc. collected soil samples from beneath the dispensers. Soil samples contained up to 710 milligrams per kilogram (mg/kg) total petroleum hydrocarbons as gasoline (TPHg) and 1.4 mg/kg benzene (a known carcinogen). Based on these concentrations, Shell Oil Products US submitted an Underground Storage Tank Unauthorized Release (Leak)/Site Contamination Report. 3 MWs installed in 2014. GW plume has migrated off-site and is not defined.
Begin Date: 2012-10-11 00:00:00
How Discovered: UST System Modification
How Discovered Description: Not Reported
Stop Method: Close and Replace Tank
Stop Method Description: Not Reported
Agency Provided Latitude: 37.8695698528973
Agency Provided Longitude: -122.287163533777

Regulatory Activities Details
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Open-CA	Open - Site Assessment	0.43 miles N	49 ft (3 ft lower than site)	**58**
SITE NAME			**MAPS**	**ID**
XTRA OIL COMPANY			1, 4	T0600101557
ADDRESS			**CITY**	**ZIP**
1399 SAN PABLO AVE			BERKELEY	94710

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DETAILS
Sites Details URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600101557 Global ID: T0600101557 Case Type: LUST Cleanup Site Status: Open - Site Assessment Status Date: Not Reported CUF Case: YES Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2) Case Worker: REL Local Agency: BERKELEY, CITY OF RB Case Number: 01-1685 Loc Case Number: TT01-1685 File Location: Not Reported Potential Contaminants of Concern: Gasoline Potential Media Affected: Other Groundwater (uses other than drinking water) Site History: The site is currently used as a gasoline station. The property was purchased in 1983 from the Ashland Oil Company. In August 1989, four gasoline tanks (12,000, 8,000, 5,000 and 4,000 gallon capacity) and one diesel fuel tank (4,000 gallon capacity) were removed from the site. The tanks were replaced with three 12,000-gallon capacity gasoline tanks. A temporary extraction well, designated TEW4, was constructed in an excavated pit during installation of the new tanks. Western Geo-Engineers installed two monitoring wells, designated MW1 and MW2, at the site on February 13, 1990. (06/15/2015 Annual Groundwater Monitoring and Sampling Report) Begin Date: 1989-08-31 00:00:00 How Discovered: Tank Closure How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Agency Provided Latitude: 37.8789678226445 Agency Provided Longitude: -122.294968068787 Regulatory Activities Details More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
NCI-CA	Informational Item	0.09 miles SW	51 ft (1 ft lower than site)	10
SITE NAME			**MAPS**	**ID**
Svensson Automotive			1, 2, 4	T10000008209
ADDRESS			**CITY**	**ZIP**
1740 SAN PABLO AVE			Berkeley	94710

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DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000008209
Global ID: T10000008209
Case Type: Non-Case Information
Status: Informational Item
Status Date: 2015-12-30 00:00:00
CUF Case: NO
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: Not Reported
Local Agency: Not Reported
RB Case Number: Not Reported
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Benzene, Diesel, Ethylbenzene, Gasoline, Waste Oil / Motor / Hydraulic / Lubricating
Potential Media Affected: Soil
Site History: Prior gas station and prior and current auto repair facility.
Begin Date: 2015-12-23 00:00:00
How Discovered: Not Reported
How Discovered Description: Phase II investigation for prospective purchase
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 37.87179
Agency Provided Longitude: -122.29341

Regulatory Activities Details
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
NCI-CA	Informational Item	0.12 miles NW	39 ft (13 ft lower than site)	17
SITE NAME			**MAPS**	**ID**
COSHELL LAUNDRY			1, 2, 4	T0600100417
ADDRESS			**CITY**	**ZIP**
1634 SAN PABLO AVE			BERKELEY	94704

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DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600100417
Global ID: T0600100417
Case Type: Non-Case Information
Status: Informational Item
Status Date: 2013-08-01 00:00:00
CUF Case: NO
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: UUU
Local Agency: Not Reported
RB Case Number: 01-0459
Loc Case Number: TT01-0459
File Location: Local Agency
Potential Contaminants of Concern: Diesel
Potential Media Affected: Soil
Site History: The commercial property is located on the western side of San Pablo Ave in Berkeley, California. Surrounding the Site are other, similar commercial and some residential properties.. The parcel is nearly completely covered by the single, rectangular-shaped single-floored structure. In July of 1989, an illegal discharge (release) was reported when a 1,000-gal underground diesel tank (UST) was removed and contaminated soil discovered. Analyses of soil samples collected on Site indicated total petroleum hydrocarbon as diesel (TPH-d) as high as 630 mg/kg. Groundwater monitoring wells were planned to be advanced in 1991 under the direction of Aqua Terra Technologies, Consulting Engineers & Scientists.
Begin Date: 1989-08-27 00:00:00
How Discovered: Tank Closure
How Discovered Description: Not Reported
Stop Method: Close and Remove Tank
Stop Method Description: Not Reported
Agency Provided Latitude: 37.874282
Agency Provided Longitude: -122.294012

Regulatory Activities Details
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
NCI-CA	Informational Item	0.19 miles S	48 ft (4 ft lower than site)	26

SITE NAME	MAPS	ID
2601-2605 San Pablo Avenue	1, 2, 4	T10000005244

ADDRESS	CITY	ZIP
26 San Pablo Avenue	BERKELEY	94702

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DETAILS
Sites Details URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000005244 Global ID: T10000005244 Case Type: Non-Case Information Status: Informational Item Status Date: 2013-11-04 00:00:00 CUF Case: NO Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2) Case Worker: UUU Local Agency: Not Reported RB Case Number: Non Case Loc Case Number: Not Reported File Location: Not Reported Potential Contaminants of Concern: Not Reported Potential Media Affected: Not Reported Site History: Not Reported Begin Date: 2013-10-22 00:00:00 How Discovered: Not Reported How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Agency Provided Latitude: 37.8702761 Agency Provided Longitude: -122.292454 Regulatory Activities Details More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-COR-US	Listed	0.52 miles W	12 ft (40 ft lower than site)	68
SITE NAME			**MAPS**	**ID**
COURTAULDS AEROSPACE			1, 4	CAD009110867
ADDRESS			**CITY**	**ZIP**
1608 4TH ST			BERKELEY	94710

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD009110867 Source Type: Implementer Generator Status Universe: SQG Generator Status: Small Quantity Generator NAICS1: PLASTICS MATERIAL AND RESIN MANUFACTURING Active Site Indicator: H-A-- Operator Name: DESOTO, INC. In Handler Universes: Y In a Universe: Y Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: N Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: N Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ Active Site Converter TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-COR-US	Listed	0.94 miles NW	10 ft (42 ft lower than site)	71
SITE NAME			**MAPS**	**ID**
ALCAN INGOT & POWDERS			1, 4	CAD027909886
ADDRESS			**CITY**	**ZIP**
1069 SECOND ST			BERKELEY	94710

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD027909886 Source Type: Implementer Generator Status Universe: SQG Generator Status: Small Quantity Generator NAICS1: ALL OTHER BASIC INORGANIC CHEMICAL MANUFACTURING Active Site Indicator: H--C- Operator Name: ALCAN ALUMINUM CORPORATION In Handler Universes: Y In a Universe: Y Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: N Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: N Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ Active Site Converter TSDF: ---S-- More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-NON-US	Listed	0.06 miles NW	42 ft (10 ft lower than site)	6

SITE NAME	MAPS	ID
JOE OR ANAT SILVERA DBA SILVERA JEWELRY	1, 2, 3, 4	CAL000435005

ADDRESS	CITY	ZIP
1105 VIRGINA ST	BERKELEY	94702

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000435005 Source Type: Implementer Generator Status Universe: N Generator Status: Non-Generator NAICS1: EDUCATIONAL SUPPORT SERVICES Active Site Indicator: H---- Owner Name: JOE AND ANAT SILVERA Operator Name: JOE SILVERA In Handler Universes: Y In a Universe: Y Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: Y Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: Y Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-NON-US	Listed	0.09 miles SE	66 ft (14 ft higher than site)	11
SITE NAME			**MAPS**	**ID**
FRANK HENNEFER			1, 2, 4	CAC002983474
ADDRESS			**CITY**	**ZIP**
1137 DELAWARE ST.			BERKELEY	94702

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC002983474 Source Type: Implementer Generator Status Universe: N Generator Status: Non-Generator NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES Active Site Indicator: ----- Owner Name: FRANK HENNEFER Operator Name: FRANK HENNEFER In Handler Universes: N In a Universe: N Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: N Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: Y Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-NON-US	Listed	0.12 miles S	55 ft (3 ft higher than site)	18

SITE NAME	MAPS	ID
NATES GREEN GARAGE INC	1, 2, 4	CAL000385398

ADDRESS	CITY	ZIP
1809 SAN PABLO AVE	BERKELEY	94702

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000385398 Source Type: Implementer Generator Status Universe: N Generator Status: Non-Generator NAICS1: GENERAL AUTOMOTIVE REPAIR Active Site Indicator: H---- Owner Name: NATES GREEN GARAGE INC Operator Name: NATHAN HUTCHISON In Handler Universes: Y In a Universe: Y Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: Y Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: Y Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-NON-US	Listed	0.12 miles S	54 ft (2 ft higher than site)	19
SITE NAME			**MAPS**	**ID**
JAB ENTERPRISES LLC DBA MIDAS BERKELEY			1, 2, 4	CAL000368869
ADDRESS			**CITY**	**ZIP**
1835 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000368869 Source Type: Implementer Generator Status Universe: N Generator Status: Non-Generator NAICS1: GENERAL AUTOMOTIVE REPAIR Active Site Indicator: H---- Owner Name: JB ANWAR INC/JAB ENTERPRISES INC Operator Name: ANWAR VIRANI In Handler Universes: Y In a Universe: Y Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: Y Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: Y Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-NON-US	Listed	0.17 miles NW	30 ft (22 ft lower than site)	23
SITE NAME			**MAPS**	**ID**
JOHANNA HERNANDEZ			1, 2, 4	CAC002975915
ADDRESS			**CITY**	**ZIP**
1626 10TH ST.			BERKELEY	94710

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC002975915 Source Type: Implementer Generator Status Universe: N Generator Status: Non-Generator NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES Active Site Indicator: ----- Owner Name: JOHANNA HERNANDEZ Operator Name: JOHANNA HERNANDEZ In Handler Universes: N In a Universe: N Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: N Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: Y Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-NON-US	Listed	0.2 miles N	43 ft (9 ft lower than site)	31
SITE NAME			**MAPS**	**ID**
SAN PABLO EUROPEAN			1, 2, 4	CAL000290576
ADDRESS			**CITY**	**ZIP**
1519 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000290576 Source Type: Implementer Generator Status Universe: N Generator Status: Non-Generator NAICS1: GENERAL AUTOMOTIVE REPAIR Active Site Indicator: H---- Owner Name: LEO POLDERVAART Operator Name: LEO POLDERVAART In Handler Universes: Y In a Universe: Y Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: Y Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: Y Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-NON-US	Listed	0.21 miles N	55 ft (3 ft higher than site)	32
SITE NAME			**MAPS**	**ID**
BEN NELSON			1, 2, 4	CAC002992164
ADDRESS			**CITY**	**ZIP**
1160 HOPKINS ST.			BERKELEY	94702

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC002992164 Source Type: Implementer Generator Status Universe: N Generator Status: Non-Generator NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES Active Site Indicator: ----- Owner Name: BEN NELSON Operator Name: BEN NELSON In Handler Universes: N In a Universe: N Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: N Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: Y Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-NON-US	Listed	0.23 miles N	50 ft (2 ft lower than site)	34
SITE NAME			**MAPS**	**ID**
CECILY VIX			1, 2, 4	CAC002994479
ADDRESS			**CITY**	**ZIP**
1510 STANNAGE AVE			BERKELEY	94702

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC002994479 Source Type: Implementer Generator Status Universe: N Generator Status: Non-Generator NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES Active Site Indicator: ----- Owner Name: CECILY VIX Operator Name: CECILY VIX In Handler Universes: N In a Universe: N Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: N Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: Y Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-NON-US	Listed	0.24 miles N	54 ft (2 ft higher than site)	**39**
SITE NAME			**MAPS**	**ID**
SHIRLEY THOMPSON			1, 2, 4	CAC002982543
ADDRESS			**CITY**	**ZIP**
1155 HOPKINS ST			BERKELEY	94702

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC002982543 Source Type: Implementer Generator Status Universe: N Generator Status: Non-Generator NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES Active Site Indicator: ----- Owner Name: SHIRLEY THOMPSON Operator Name: SHIRLEY THOMPSON In Handler Universes: N In a Universe: N Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: N Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: Y Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-NON-US	Listed	0.24 miles N	54 ft (2 ft higher than site)	**39**
SITE NAME			**MAPS**	**ID**
SHIRLEY THOMPSON			1, 2, 4	CAC002978424
ADDRESS			**CITY**	**ZIP**
1155 HOPKINS ST			BERKELEY	94702

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC002978424 Source Type: Implementer Generator Status Universe: N Generator Status: Non-Generator NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES Active Site Indicator: ----- Owner Name: SHIRLEY THOMPSON Operator Name: SHIRLEY THOMPSON In Handler Universes: N In a Universe: N Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: N Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: Y Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-NON-US	Listed	0.24 miles S	54 ft (2 ft higher than site)	**40**
SITE NAME			**MAPS**	**ID**
99 CENTS ONLY STORES			1, 2, 4	CAL000369913
ADDRESS			**CITY**	**ZIP**
1941 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000369913 Source Type: Implementer Generator Status Universe: N Generator Status: Non-Generator NAICS1: ALL OTHER GENERAL MERCHANDISE STORES Active Site Indicator: H---- Owner Name: 99 CENTS ONLY STORES Operator Name: EDGAR FLORES In Handler Universes: Y In a Universe: Y Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: Y Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: Y Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-NON-US	Listed	0.24 miles N	47 ft (5 ft lower than site)	41
SITE NAME			**MAPS**	**ID**
M & M GARAGE			1, 2, 4	CAL000189614
ADDRESS			**CITY**	**ZIP**
1505 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000189614 Source Type: Implementer Generator Status Universe: N Generator Status: Non-Generator NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES Active Site Indicator: H---- Owner Name: H MINASSIAN/AKBAR MISAGHI Operator Name: HERATCH MINASSIAN In Handler Universes: Y In a Universe: Y Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: Y Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: Y Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-NON-US	Listed	0.24 miles N	47 ft (5 ft lower than site)	41
SITE NAME			**MAPS**	**ID**
UPTOWN MOTORS			1, 2, 4	CAD982416331
ADDRESS			**CITY**	**ZIP**
1505 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD982416331 Source Type: Notification Generator Status Universe: N Generator Status: Non-Generator Active Site Indicator: ----- Owner Name: WAYNE KURTZ Operator Name: NOT REQUIRED In Handler Universes: N In a Universe: N Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: N Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: N Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ Active Site Converter TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-SQG-US	Listed	0.07 miles W	44 ft (8 ft lower than site)	7
SITE NAME			**MAPS**	**ID**
KOEHLER AUTO BODY			1, 2, 4	CAD981431273
ADDRESS			**CITY**	**ZIP**
1712 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD981431273 Source Type: Implementer Generator Status Universe: SQG Generator Status: Small Quantity Generator NAICS1: AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE Active Site Indicator: H---- Operator Name: NOT REQUIRED In Handler Universes: Y In a Universe: Y Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: N Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: N Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ Active Site Converter TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-SQG-US	Listed	0.09 miles SW	51 ft (1 ft lower than site)	10
SITE NAME			**MAPS**	**ID**
SVENSSON AUTOMOTIVE			1, 2, 4	CAD027919836
ADDRESS			**CITY**	**ZIP**
1740 SAN PABLO AVENUE			BERKELEY	94702

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD027919836 Source Type: Notification Generator Status Universe: SQG Generator Status: Small Quantity Generator NAICS1: AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE Active Site Indicator: H---- Owner Name: WALIA JASPAL Operator Name: NOT REQUIRED In Handler Universes: Y In a Universe: Y Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: N Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: N Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-SQG-US	Listed	0.14 miles S	54 ft (2 ft higher than site)	21
SITE NAME			**MAPS**	**ID**
BERKELEY AUTO BODY			1, 2, 4	CAD073246134
ADDRESS			**CITY**	**ZIP**
1829 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD073246134 Source Type: Implementer Generator Status Universe: SQG Generator Status: Small Quantity Generator NAICS1: AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE Active Site Indicator: H---- Operator Name: NOT REQUIRED In Handler Universes: Y In a Universe: Y Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: N Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: N Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ Active Site Converter TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-SQG-US	Listed	0.22 miles N	43 ft (9 ft lower than site)	**33**
SITE NAME			**MAPS**	**ID**
BERKELEY AUTO REPAIR			1, 2, 4	CAD980891444
ADDRESS			**CITY**	**ZIP**
1513 SAN PABLO AVE			BERKELEY	94702

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD980891444 Source Type: Implementer Generator Status Universe: SQG Generator Status: Small Quantity Generator Active Site Indicator: H---- Owner Name: NOT REQUIRED Operator Name: NOT REQUIRED In Handler Universes: Y In a Universe: Y Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: N Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: N Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ Active Site Converter TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Response-CA	CERTIFIED	0.09 miles SE	60 ft (8 ft higher than site)	13
SITE NAME			**MAPS**	**ID**
K & S MANAGEMENT			1, 2, 4	1990018
ADDRESS			**CITY**	**ZIP**
1138 DELAWARE ST			BERKELEY	94702

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DETAILS
URL: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=1990018 Envirostor ID: 1990018 Program Type: STATE RESPONSE Cleanup Status: CERTIFIED Status Date: 1/1/1984 CAL Enviro Screen Score: 51-55% County: ALAMEDA Site Code: Not Reported Agency Provided Latitude: 37.8713888888889 Agency Provided Longitude: -122.291944444444

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Response-CA	CERTIFIED	0.67 miles S	59 ft (7 ft higher than site)	**69**
SITE NAME			**MAPS**	**ID**
BERKELEY AUTO REPAIR			1, 4	1750013
ADDRESS			**CITY**	**ZIP**
2378/2366 SAN PABLO AVENUE			BERKELEY	94702
DETAILS				
URL: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=1750013 Envirostor ID: 1750013 Program Type: STATE RESPONSE Cleanup Status: CERTIFIED Status Date: 4/11/2008 CAL Enviro Screen Score: 71-75% County: ALAMEDA Site Code: 200012 Agency Provided Latitude: 37.863383935743 Agency Provided Longitude: -122.290705555556				

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Response-CA	CERTIFIED	0.82 miles NW	13 ft (39 ft lower than site)	70

SITE NAME	MAPS	ID
DOVER SALES	1, 4	1990017

ADDRESS	CITY	ZIP
707 PARK WAY	BERKELEY	94710

DETAILS

URL:
http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=1990017
Envirostor ID: 1990017
Program Type: STATE RESPONSE
Cleanup Status: CERTIFIED
Status Date: 1/1/1984
CAL Enviro Screen Score: 76-80%
County: ALAMEDA
Site Code: Not Reported
Agency Provided Latitude: 37.8799459918678
Agency Provided Longitude: -122.304292539169

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Open-CA	Open - Site Assessment	0.09 miles SW	51 ft (1 ft lower than site)	10

SITE NAME	MAPS	ID
Svensson Automotive	1, 2, 4	T10000008209

ADDRESS	CITY	ZIP
1740 SAN PABLO AVE	Berkeley	94710

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DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000008209
Global ID: T10000008209
Case Type: Cleanup Program Site
Status: Open - Site Assessment
Status Date: Not Reported
CUF Case: NO
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: AMP
Local Agency: Not Reported
RB Case Number: 01S0811
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Benzene, Diesel, Ethylbenzene, Gasoline, Waste Oil / Motor / Hydraulic / Lubricating
Potential Media Affected: Soil
Site History: Prior gas station and prior and current auto repair facility.
Begin Date: 2015-12-23 00:00:00
How Discovered: Not Reported
How Discovered Description: Phase II investigation for prospective purchase
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 37.87179
Agency Provided Longitude: -122.29341

Regulatory Activities Details
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Open-CA	Open - Active	0.12 miles S	54 ft (2 ft higher than site)	**19**
SITE NAME			**MAPS**	**ID**
1835 SAN PABLO AVE			1, 2, 4	T10000011742
ADDRESS			**CITY**	**ZIP**
1835 SAN PABLO AVENUE			BERKELEY	94702

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DETAILS
Sites Details URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000011742 Global ID: T10000011742 Case Type: Cleanup Program Site Status: Open - Active Status Date: Not Reported CUF Case: NO Lead Agency: ALAMEDA COUNTY LOP Case Worker: DY Local Agency: ALAMEDA COUNTY LOP RB Case Number: Not Reported Loc Case Number: RO0003313 File Location: Not Reported Potential Contaminants of Concern: Not Reported Potential Media Affected: Not Reported Site History: Not Reported Begin Date: 2018-06-19 00:00:00 How Discovered: Not Reported How Discovered Description: Not Reported Stop Method: Not Reported Stop Method Description: Not Reported Agency Provided Latitude: 37.870907609906 Agency Provided Longitude: -122.292239019516 Regulatory Activities Details More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Open-CA	Open - Verification Monitoring	0.25 miles NW	44 ft (8 ft lower than site)	45
SITE NAME			**MAPS**	**ID**
WALKER ESTATE			1, 2, 4	SL0600196284
ADDRESS			**CITY**	**ZIP**
1507 SAN PABLO AVENUE			BERKELEY	94702

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DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL0600196284
Global ID: SL0600196284
Case Type: Cleanup Program Site
Status: Open - Verification Monitoring
Status Date: Not Reported
CUF Case: NO
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: EK
Local Agency: BERKELEY, CITY OF
RB Case Number: 01S0745
Loc Case Number: SanP1507
File Location: Regional Board
Potential Contaminants of Concern: Tetrachloroethylene (PCE), Stoddard solvent / Mineral Spriits / Distillates
Potential Media Affected: Other Groundwater (uses other than drinking water)
Site History: The Site is an approximately 0.16-acre property located within a commercial business district at 1507-1511 San Pablo Avenue. A residential neighborhood adjoins the Site to the east. The Site includes three commercial/light industrial buildings constructed between about 1945 and 1955: (1) The main former Pullman Cleaner building at 1507 San Pablo Avenue on the northwest side of the Site; (2) A smaller building, 1507½ San Pablo Avenu), on the northeast side of the Site associated with the former dry cleaner; and (3) a former storage building at 1509/1511 San Pablo Avenue on the south side of the Site. The Site is currently vacant except for an art studio in a second-floor suite within the 1509-1511 building.The Site was developed and operated as Pullman Cleaners around 1947. The dry cleaning facility apparently used Stoddard solvent initially, and began using tetrachloroethene (PCE) in 1954. Dry cleaning at the Site was discontinued sometime prior to 1979, and a woodworking facility occupied the Site from approximately 1979 to 2004. In 1993, three 1,300-gallon vertically-aligned underground storage tanks (USTs) were identified between 1507 and 1507½ San Pablo Avenue buildings. In 1996, the three USTs were closed in-place. During UST closure activities, approximately 25 tons of overburden soil and 900 gallons of groundwater were disposed offsite. Prior to backfilling, extraction standpipes were placed in each of the three exposed tanks, and another 1,500 gallons of groundwater was removed for disposal. Moderate concentrations of gasoline, diesel, and Stoddard solvent were found in soil samples collected during these activities, but no halogenated volatile organic compounds (HVOCs) were found. Between 1997 and 2000, 18 soil borings were drilled and sampled and groundwater monitoring wells MW-1 through MW-5 were installed and sampled at the Site. Groundwater samples from the borings and wells showed a localized Stoddard solvent hydrocarbon plume extending west from the location of the former Site USTs; and a more extensive HVOC plume extending at least 80 feet west-northwest from the southern dry cleaning machine. Indoor air samples contained elevated concentrations of HVOCs, and PCE levels exceeded the environmental screening levels for commercial land use. In July 2016 two new wells (MW-6 and MW-7) were installed on the west side of San Pablo Ave. A deed restriction and a site management plan will be submitted to aid in evaluating the site for case closure.
Begin Date: 1993-01-01 00:00:00
How Discovered: Other Means, Site Assessment/Site Investigation, Tank Closure
How Discovered Description: SURVEY PERFORMED FOUND USTS
Stop Method: Close and Fill Tank in Place
Stop Method Description: Not Reported
Agency Provided Latitude: 37.876031
Agency Provided Longitude: -122.294134

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Open-CA	Open - Assessment & Interim Remedial Action	0.29 miles S	56 ft (4 ft higher than site)	48

SITE NAME	MAPS	ID
Tower Cleaners	1, 4	T10000002262

ADDRESS	CITY	ZIP
1110 University Avenue	Berkeley	94702

DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000002262
Global ID: T10000002262
Case Type: Cleanup Program Site
Status: Open - Assessment & Interim Remedial Action
Status Date: Not Reported
CUF Case: NO
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: PF
Local Agency: Not Reported
RB Case Number: 01S0744
Loc Case Number: Uni1110
File Location: All Files are on GeoTracker or in the Local Agency Database
Potential Contaminants of Concern: Tetrachloroethylene (PCE)
Potential Media Affected: Indoor Air, Other Groundwater (uses other than drinking water), Soil, Soil Vapor
Site History: The site was used as a dry cleaning facility for more than 40 years until 2009, with the current structures (a laundry and residential unit on the ground floor, and several apartments on the second floor) built in the 1940s. The current laundry business does not perform any dry cleaning on-site. Planned redevelopment is slated to occur in 2019, pending permit issuance from the City of Berkeley. Based on assessments to date, the dry cleaning solvent perchloroethylene (PCE) is present in soil, soil gas, and groundwater at concentrations which could pose a risk of vapor intrusion into the site's current residential units, and future planned redevelopment of the site. PCE concentrations in indoor air are currently being mitigated by the use of air filtration systems installed in business and residential units. TCE detected in indoor air does not appear to be associated with the PCE releases at the site during dry cleaner operations since TCE concentrations detected in soil vapor or groundwater were very low relative to PCE in December 2018 data.
Begin Date: 2003-09-01 00:00:00
How Discovered: Site Assessment/Site Investigation
How Discovered Description: groundwater impacts identified in subsurface investigations
Stop Method: Change Operating Procedures
Stop Method Description: Discontinued use of PCE units
Agency Provided Latitude: 37.8688741459668
Agency Provided Longitude: -122.291307449341

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Open-CA	Open - Remediation	0.48 miles NW	42 ft (10 ft lower than site)	65

SITE NAME	MAPS	ID
Camelia Street Properties (fmr Perc-Serv, Inc)	1, 4	SL600192746

ADDRESS	CITY	ZIP
1001 Camelia Street	Berkeley	94710

DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL600192746
Global ID: SL600192746
Case Type: Cleanup Program Site
Status: Open - Remediation
Status Date: Not Reported
CUF Case: NO
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: DT
Local Agency: BERKELEY, CITY OF
RB Case Number: 01S0560
Loc Case Number: Not Reported
File Location: Local Agency
Potential Contaminants of Concern: Tetrachloroethylene (PCE)
Potential Media Affected: Indoor Air, Other Groundwater (uses other than drinking water), Soil, Soil Vapor
Site History: The Site is developed with a rectangular brick building that covers more than half of a city block bounded by Camelia Street on the south, Ninth Street on the west, and Tenth Street on the east. A Canada Dry bottling plant occupied the site from its initial development until 1978. The southern half of the site building was occupied by Perc-Serv, Inc., a wholesale laundry and dry cleaning supply business, from 1978 to 1983. In 1985, the site building was renovated to its current use as a multi-tenant retail, office, and warehouse. Permits for the 1955 installation and 1978 removal of a 7,500 gal underground gasoline storage tank (UST) have been found. Gasoline constituents associated with the former UST include benzene, a recognized carcinogen. Soil and groundwater samples from the loading dock area on the west side of the Site showed elevated levels of some halogenated volatile organic compounds (HVOCs), indicating, primarily, tetrachloroethylene (PCE), trichloroethylene (TCE) and cis-1,2-dichloroethylene (c-1,2-DCE). HVOC impacted groundwater is present out to approximately one block west-southwest from the Site to Eighth Street and does not appear to extend south to a predominantly a residential neighborhood.
Begin Date: 2000-05-01 00:00:00
How Discovered: Site Assessment/Site Investigation
How Discovered Description: May 2000 limited Phase II Environmental Site Assessment
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 37.8784610333726
Agency Provided Longitude: -122.297401428223

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Open-CA	Open - Inactive	0.49 miles W	19 ft (33 ft lower than site)	67

SITE NAME	MAPS	ID
INTER MOUNTAIN TRADING CORP	1, 4	SLT2O01927

ADDRESS	CITY	ZIP
1451 5TH ST	BERKELEY	94710

DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SLT2O01927
Global ID: SLT2O01927
Case Type: Cleanup Program Site
Status: Open - Inactive
Status Date: Not Reported
CUF Case: NO
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: UUU
Local Agency: Not Reported
RB Case Number: SLT2O01927
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Trichloroethylene (TCE), Total Petroleum Hydrocarbons (TPH)
Potential Media Affected: Other Groundwater (uses other than drinking water)
Site History: The following are the main tenants to occupy the building since the facility was built in 1965-66. Several others also used or shared the premises during this same time period but the history is not precise: - 1965 - Facility built by George Ely (415-283-3918). - 1966 - Pacific Chrysler - 1970 - Garment manufacturer - 1973 - Tetra Valve (submarine valves), Manager, Bob Krueger, 415-283-8031 - 1978 - Bibbero Systems (Printing Company), Manager, Mike Buckley, 707-778-3131 - 1983 - East Bay Gasket, Manager, Tim Hinch, 415-526-5888 - 1989 - Intermountain Trading, Robert Kelso, 415-526-4721
Begin Date: 2001-03-08 00:00:00
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 37.875607
Agency Provided Longitude: -122.300963

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Spills-SSO-CA	Listed	0.05 miles E	60 ft (8 ft higher than site)	1

SITE NAME	MAPS	ID
Virginia st	1, 2, 3, 4	766340

ADDRESS	CITY	ZIP
1150 Virginia Street	Berkeley	94702

DETAILS

Facility and Program Information
Event ID: 766340
Certificate ID: 605001
Region: 2
County: Alameda
Agency: Berkeley City of Public Works
Collection SYS: Berkeley City Public Works CS
WDID: 2SSO10096
Certificate Person Name: loong
Certificate Person Title: super.
Certificate Location: berkeley
Certificate Date: 2012.03.12 00.00.00
Spill Location Description: Not Reported
Spill Type: Category 1
Appear PT: Gravity sewer;Manhole
Appear PT Explanation: Not Reported
Reach Surface: Yes
reach Storm Drainpipe: Yes
Return To SSS: No
Privt Latrl Spill: No
Responsible Party: Not Reported
Final Spill Dest: Separate storm drain;Street/curb and gutter;Surface water
Final Spill Dest Explanation: Not Reported
Spill Volume Reached Land: 0
Spill Volume Discharge A: 0
Spill Volume Discharge B: 0
Spill Volume Discharge C: 0

More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Spills-SSO-CA	Listed	0.15 miles SE	61 ft (9 ft higher than site)	22

SITE NAME	MAPS	ID
BERKELEY	1, 2, 4	742890

ADDRESS	CITY	ZIP
1133 HEARST Avenue	BERKELEY	94702

DETAILS

Facility and Program Information
Event ID: 742890
Certificate ID: 133924
Region: 2
County: Alameda
Agency: Berkeley City of Public Works
Collection SYS: Berkeley City Public Works CS
WDID: 2SSO10096
Certificate Person Name: Kem Loong
Certificate Person Title: Superintendent
Certificate Location: Berkeley
Certificate Date: 2009.09.03 00.00.00
Spill Location Description: Not Reported
Spill Type: Category 3
Appear PT: Building or structure;Force main or pressure sewer;Gravity sewer
Appear PT Explanation: Not Reported
Reach Surface: No
reach Storm Drainpipe: No
Return To SSS: Not Applicable - Spill did not reach storm drainpipe
Privt Latrl Spill: No
Responsible Party: Not Reported
Final Spill Dest: Street/curb and gutter
Final Spill Dest Explanation: Not Reported
Spill Volume Reached Land: 0
Spill Volume Discharge A: 0
Spill Volume Discharge B: 0
Spill Volume Discharge C: 0

More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Spills-SSO-CA	Listed	0.18 miles W	33 ft (19 ft lower than site)	25

SITE NAME	MAPS	ID
BERKELEY	1, 2, 4	726468

ADDRESS	CITY	ZIP
1722 9 TH Street	BERKELEY	94702

DETAILS

Facility and Program Information
Event ID: 726468
Certificate ID: 876988
Region: 2
County: Alameda
Agency: Berkeley City of Public Works
Collection SYS: Berkeley City Public Works CS
WDID: 2SSO10096
Certificate Person Name: Kem loong
Certificate Person Title: Super.
Certificate Location: Berkeley
Certificate Date: 2009.03.21 00.00.00
Spill Location Description: Not Reported
Spill Type: Category 3
Appear PT: Other (specify)
Appear PT Explanation: CITY CLEAN OUT
Reach Surface: No
reach Storm Drainpipe: No
Return To SSS: Not Applicable - Spill did not reach storm drainpipe
Privt Latrl Spill: No
Responsible Party: Not Reported
Final Spill Dest: Street/curb and gutter
Final Spill Dest Explanation: Not Reported
Spill Volume Reached Land: 0
Spill Volume Discharge A: 0
Spill Volume Discharge B: 0
Spill Volume Discharge C: 0

More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
State-Response-NFA-CA	Certified	0.09 miles SE	60 ft (8 ft higher than site)	13

SITE NAME	MAPS	ID
K & S MANAGEMENT	1, 2, 4	01990018

ADDRESS	CITY	ZIP
1138 DELAWARE ST	BERKELEY	94702

DETAILS

URL:
http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=01990018
Envirostor ID: 01990018
County: ALAMEDA
Site Type: State Response
Site Type Detailed: State Response or NPL
Acres: 1
APN: NONE SPECIFIED
National Priorities List: NO
Lead Agency: NONE SPECIFIED
Project Manager: Claude Jemison
Supervisor: Karen Toth
Division Branch: Cleanup Berkeley
Site Code: Not Reported
Assembly: 15
Senate: 09
Congressional District: 13
Special Program: Not Reported
Status: Certified
Status Date: 1984-01-01 00:00:00
Past Uses: SAND BLASTING
Restricted Use: NO
Funding: Responsible Party
Regulatory Agencies Involved: NONE SPECIFIED
Potential Contamination of Concern: 30013
Confirmed Contamination of Concern: 30013
Potential Media Affected: SOIL

More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-CA	Listed	0.19 miles NW	40 ft (12 ft lower than site)	28
SITE NAME			**MAPS**	**ID**
SAN PABLO MINI-MART			1, 2, 4	156134
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO AVE			BERKELEY	94702

DETAILS

More Information on Site? Go to Following Link:
http://geotracker.waterboards.ca.gov/search.asp
CERSID: 10196167
Global ID: 01-010-50289
COUNTY: Alameda
Permitting Agency: Berkeley City Toxics Management Division
Agency Provided Latitude: 37.87536
Agency Provided Longitude: -122.29449
PROJECT TYPE: Not Reported
RB Case Number: Not Reported
LOC Case Number: Not Reported
Case Worker: Not Reported
MTBE DATE: Not Reported
GW CONC (PPB): Not Reported
MATRIX: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-CRSP-CA	Listed	0.19 miles NW	40 ft (12 ft lower than site)	28
SITE NAME			**MAPS**	**ID**
SAN PABLO MINI-MART			1, 2, 4	150692
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO AVE			BERKELEY	94702

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DETAILS

Site Regulated Program Information
Site ID: 150692
Site EI ID: 10196167
Agency Provided Latitude: 37.87536
Agency Provided Longitude: -122.29449

Program Description: Underground Storage Tank

Evaluation Information
Evaluation Date: 10/16/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Facility is currently under a Consent Order, TMD17-011, which requires the facility to obtain the services of a person/consultant/contractor to provide regular audits of the facility to confirm and assist with compliance for all environmental regulations, to comply with all hazardous materials, hazardous waste and underground storage tank laws and regulations for 24 months, and to pay penalty and administrative costs as noted in the Order, which was finaled March 31, 2017. Failure to comply with any requirements of the Order, the facility is subject to the full original penalty. The facility is currently operating without a UST Operating Permit as the facility is out of compliance. The annual fees have been paid, but the enforcement penalty and administrative costs are still outstanding. Following the Order, on April 7 2017, TMD issued a Notice of Violation for 87 West Piping, violation number 2030040, and required a corrective action plan by June 6, 2017, for [Truncated]
Evaluation Division: Berkeley City Toxics Management Division
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 4/7/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): This is a non-inspection related violation.
Evaluation Division: Berkeley City Toxics Management Division
Evaluation Program: UST
Evaluation Source: CERS
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-Priority-CA	Listed	0.2 miles NW	41 ft (11 ft lower than site)	29
SITE NAME			**MAPS**	**ID**
SHELL #204-0642-1105			1, 2, 4	T0600101227
ADDRESS			**CITY**	**ZIP**
1580 SAN PABLO			BERKELEY	94706

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DETAILS

Facility Information
Global ID: T0600101227
Claim Number: 16091
SITE STATUS: Completed - Case Closed
County: Alameda
Priority: D
Rank: 1279
Report Date: 4/27/1984
Discovered Date: 4/27/1984
Claimant: EQUILON ENTERPRISES, INC. ASSIGNEE
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Regional Board: SAN FRANCISCO BAY RWQCB (REGION 2)

GIS Information
Agency Provided Longitude: -122.294420843
Agency Provided Latitude: 37.875263047

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
VCP-NFA-CA	Certified	0.43 miles W	13 ft (39 ft lower than site)	60

SITE NAME	MAPS	ID
BERKELEY REDEVELOPMENT AGENCY SITE	1, 4	01990025

ADDRESS	CITY	ZIP
1631 FIFTH STREET	BERKELEY	94710

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DETAILS

URL:
http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=01990025
Envirostor ID: 01990025
County: ALAMEDA
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 0.13
APN: 57-2117-11
National Priorities List: NO
Lead Agency: SMBRP
Project Manager: Not Reported
Supervisor: Barbara Cook
Division Branch: Cleanup Berkeley
Site Code: Not Reported
Assembly: 15
Senate: 09
Congressional District: 13
Special Program: Voluntary Cleanup Program
Status: Certified
Status Date: 2004-06-10 00:00:00
Past Uses: RESIDENTIAL AREA
Restricted Use: NO
Funding: Responsible Party
Regulatory Agencies Involved: SMBRP, CITY OF BERKELEY
Potential Contamination of Concern: 30013
Confirmed Contamination of Concern: NONE SPECIFIED
Potential Media Affected: SOIL
More Details Link

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RECORDS SOURCES SEARCHED

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Air-CA	Air Permits with Emissions	ERS Supplemental Govt Sources	Click Here	5
AIR-DIST-CA	Air Pollution Control District	ERS Supplemental Govt Sources	Click Here	None Found
ALLFACS-IL	All Facilities	ERS Supplemental Govt Sources	Click Here	1
AST-CA	Historical Aboveground Storage Tanks	State/Tribal UST	Click Here	None Found
AST-CRSP-CA	Aboveground Storage Tanks	State/Tribal UST	Click Here	None Found
BF-MOA-CA	Brownfield MOA Sites (aka Considered Brownfield Sites, SWRCB MOA, Brownfield Memorandum of Agreement)	State/Tribal Brownfield	Click Here	None Found
BF-Tribal-US	Historical Tribal Brownfields	Federal Brownfield	Click Here	None Found
BF-US	Brownfields Sites	Federal Brownfields	Click Here	None Found
BioFuel-US	Bio Diesel Fuel	ERS Supplemental Govt Sources	Click Here	None Found
BZ-HazWaste-CA	Border Zone or Hazardous Waste Property	State/Tribal ASTM Other Med	Click Here	None Found
CAF-CA	Confined Animal Facilities	ERS Supplemental Govt Sources	Click Here	None Found
CDL-CA	Clandestine Drug Labs	ERS Supplemental Govt Sources	Click Here	None Found
CDL-US	National Clandestine Drug Lab Register	ERS Supplemental Govt Sources	Click Here	None Found
CERCLIS-Archived-US	CERCLIS sites that have been archived	Federal CERCLIS NFRAP	Click Here	None Found
CERCLIS-US	Comprehensive Environmental Response, Compensation, and Liability Information System	Federal CERCLIS	Click Here	None Found
CERS-CA	California Environmental Reporting System (CERS)	State/Tribal ASTM Other Med	Click Here	14
CHMIRS-CA	California Hazardous Material Incident Report System	Emergency Release Reports	Click Here	1
CHWF-CA	Commercial Offsite Hazardous Waste Facilities	ERS Supplemental Govt Sources	Click Here	None Found
City-AST-CA	Underground Storage Tanks	State/Tribal UST	Click Here	None Found
City-CUPA-CA	Certified Unified Program Agency	State/Tribal ASTM Other Med	Click Here	11

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
City-Others-CA	Hazardous Material Facilities	State/Tribal ASTM Other Med	Click Here	None Found
City-UST-CA	City Agency Underground Storage Tanks	State/Tribal UST	Click Here	1
Cleaners-CA	Cleaners	ERS Supplemental Govt Sources	Click Here	None Found
Coal-Ash-Dams-US	Coal Ash Contaminated Sites and Hazard Dams	ERS Supplemental Govt Sources	Click Here	None Found
Controls-CA	California sites with Deed Restrictions or other Controls	State/Tribal Inst/Eng Controls	Click Here	None Found
Controls-RCRA-US	RCRA Institutional and Engineering Controls Summary (aka Federal RCRA with Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Controls-US	US CERCLA Sites with Controls (aka US IC/EC, Institutional/Engineering List Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
CorAct-Closed-CA	Corrective Action Sites	State/Tribal ASTM Other Low	Click Here	None Found
CorAct-Open-CA	Corrective Action Sites	State/Tribal ASTM Other High	Click Here	None Found
CorAct-Other-CA	Corrective Action Sites	State/Tribal ASTM Other Low	Click Here	None Found
CORTESE-CA	Cortese Hazardous Waste & Substances Sites List	State/Tribal ASTM Other Med	Click Here	None Found
County-AST-CA	Aboveground Storage Tanks	State/Tribal UST	Click Here	None Found
County-BI-CA	Business Inventory	ERS Supplemental Govt Sources	Click Here	None Found
County-Hist-CA	Historic Environmental County Listings	State/Tribal ASTM Other Med	Click Here	None Found
County-LUST-CA	County Agency Leaking Underground Storage Tanks	State/Tribal LUST	Click Here	None Found
County-LUST-Closed-CA	County Agency Leaking Underground Storage Tanks, Closed Cases	State/Tribal LUST	Click Here	None Found
County-LUST-Open-CA	County Agency Leaking Underground Storage Tanks, Open Cases	State/Tribal LUST	Click Here	None Found
County-Others-CA	Environmental Related Databases	State/Tribal ASTM Other Med	Click Here	None Found
County-SLIC-Closed-CA	County SLIC Sites	Emergency Release Reports	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
County-SLIC-Open-CA	County SLIC Sites	Emergency Release Reports	Click Here	None Found
County-SML-CA	County Site Mitigation Unit List	State/Tribal ASTM Other Med	Click Here	None Found
County-SWF-CA	County Solid Waste Facilities	State/Tribal Landfill/Solid Waste	Click Here	None Found
County-UST-CA	County Agency Underground Storage Tanks	State/Tribal UST	Click Here	None Found
CRSP-CA	Cal EPA Regulated Site Portal	State/Tribal ASTM Other Med	Click Here	24
CUPA-CA	Certified Unified Program Agency	State/Tribal ASTM Other Med	Click Here	None Found
Dams-CA	California Dams	ERS Supplemental Govt Sources	Click Here	None Found
Debris-US	Historical Debris Sites	Federal Solid Waste	Click Here	None Found
Deed-CA	Deed Restrictions/Land Use Restrictions	State/Tribal Inst/Eng Controls	Click Here	None Found
Delisted-NPL-US	Delisted NPL Sites	Federal Delisted NPL	Click Here	None Found
DPR-CA	Pesticide Regulation Licenses	ERS Supplemental Govt Sources	Click Here	None Found
DryCleaners-CA	Dry Cleaner Facilities	ERS Supplemental Govt Sources	Click Here	2
EGRID-US	Emissions & Generation Resource Facilities	ERS Supplemental Govt Sources	Click Here	None Found
ENF-CA	Enforcement Actions Data	State/Tribal ASTM Other Med	Click Here	8
ENF-SMARTS-CA	Storm Water Enforcement Actions	State/Tribal ASTM Other Med	Click Here	None Found
ENF-Wastewater-CA	Wastewater Enforcement Actions	State/Tribal ASTM Other Med	Click Here	None Found
EPA-Watch-List-US	Historical EPA Watch List	ERS Supplemental Govt Sources	Click Here	None Found
ERNS-US	Emergency Response Notification System	Federal ERNS	Click Here	None Found
Eval-Hist-Active-CA	EnviroStor Evaluation History Sites	State/Tribal ASTM Other	Click Here	None Found
Eval-Hist-NFA-CA	EnviroStor Database Evaluation History NFA Sites	State/Tribal ASTM Other	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Eval-Hist-Other-CA	EnviroStor Database Evaluation History NFA Sites	State/Tribal ASTM Other	Click Here	None Found
FA-HW-CA	Financial Assurance, Hazardous Waste	ERS Supplemental Govt Sources	Click Here	None Found
FA-HW-US	Financial Assurance, Hazardous Waste	ERS Supplemental Govt Sources	Click Here	None Found
FA-SWF-CA	Financial Assurance, Solid Waste Facilities	ERS Supplemental Govt Sources	Click Here	None Found
FEMA-UST-US	Historical FEMA Underground Storage Tanks	Federal UST	Click Here	None Found
FRS-US	Facility Registry Index (FINDS)	ERS Supplemental Govt Sources	Click Here	2
FTTS-ENF-US	Historical FIFRA/TSCA Tracking System (FTTS) Enforcement Actions	Federal ASTM Other	Click Here	None Found
FTTS-INSP-US	Historical FIFRA/TSCA Tracking System (FTTS) Inspections	ERS Supplemental Govt Sources	Click Here	None Found
FUDS-US	Formerly Used Defense Sites	ERS Supplemental Govt Sources	Click Here	None Found
FUSRAP-US	Formerly Utilized Sites Remedial Action Program Sites	ERS Supplemental Govt Sources	Click Here	None Found
Haulers-CA	Registered Waste Tire Haulers Listing	ERS Supplemental Govt Sources	Click Here	None Found
HazWaste-CA	Hazardous Waste Facilities	State/Tribal ASTM Other Med	Click Here	None Found
Hist-AFS2-US	Historical Air Facility System for Clean Air Act stationary sources	ERS Supplemental Govt Sources	Click Here	None Found
Hist-AFS-US	Historical Air Facility System for Clean Air Act stationary sources	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Agriculture	Historical Ranches/Farms, Livestock/Agriculture	ERS Exclusive Historic Sources	Click Here	None Found
Hist-AST-CA	Historical Aboveground Storage Tanks	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Auto Dealers	Historical Auto and Truck Dealers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Auto Repair	Historical Automotive Repair	ERS Exclusive Historic Sources	Click Here	11
Hist-AWS-CA	Historical Annual Workplan Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-CA	Previously Listed California Sites	ERS Supplemental Govt Sources	Click Here	2
Hist-CalFID-CA	Historical Facility Inventory Database	ERS Supplemental Govt Sources	Click Here	30

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-CALSITES-CA	Historical Calsites Database	ERS Supplemental Govt Sources	Click Here	1
Hist-CERCLIS-NFRAP-US	Historical CERCLIS-NFRAP	ERS Supplemental Govt Sources	Click Here	None Found
Hist-CERCLIS-US	Historical CERCLIS Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Chemical Manufacturing	Historical Manufacturing and Distribution of Chemicals, Gases, and/or Solids	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Chemical-Storage	Historical Chemical/Hazardous Use Storage	ERS Exclusive Historic Sources	Click Here	None Found
Hist-City-UST-CA	Historical Underground Storage Tanks	ERS Supplemental Govt Sources	Click Here	1
Hist-Cleaners	Historical Laundry, Cleaners, and Dry Cleaning Services	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Controls-CA	Historical Restricted Use Sites	State/Tribal Inst/Eng Controls	Click Here	None Found
Hist-Convenience	Historical Convenience Store with Possible Gas	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Cort-CA	Historical Cortese list	State/Tribal ASTM Other Med	Click Here	None Found
Hist-Deed-CA	Historical Deed Restriction Properties	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Disposal-Recycle	Historical Hazardous Disposal/Recycle and Dumps/Waste	ERS Exclusive Historic Sources	Click Here	None Found
Hist-DTG-CA	Depth to Groundwater	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Dumps-US	Historical Dumps Inventory of 1985	Federal Solid Waste	Click Here	None Found
Hist-ERNS-US	Historical Emergency Response Notification System (ERNS)	ERS Supplemental Govt Sources	Click Here	None Found
Hist-FIFRA-US	Historical Case Administration Data from National Compliance Database (Federal Insecticide, Fungicide, and Rodenticide Act)	ERS Supplemental Govt Sources	Click Here	None Found
Hist-FINDS-US	Historical Facility Index System	ERS Supplemental Govt Sources	Click Here	1
Hist-Food-Processors	Historical Food Processing Manufacturers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Gun-Ranges	Historical Gun Ranges/Clubs	ERS Exclusive Historic Sources	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-HWS-CA	Historical Cortese List-Hazardous Waste Substance Site List	ERS Supplemental Govt Sources	Click Here	3
Hist-LUSTIS-CA	Historical Lust Information System (LUSTIS)	ERS Supplemental Govt Sources	Click Here	5
Hist-Machine Shop	Historical Machine Shops, Welding, Machine Repair	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Manufacturing	Historical Sources US: Manufacturing	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Metal Plating	Historical Metal Plating	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Mining	Historical Mining Operations	ERS Exclusive Historic Sources	Click Here	None Found
HIST-MLTS-US	Historical Material Licensing Tracking System	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Mortuaries	Historical Crematories/Mortuaries	ERS Exclusive Historic Sources	Click Here	None Found
HIST-MTBE-CA	Historical Sites With MTBE (Methyl Tertiary-Butyl Ether) Contamination	ERS Supplemental Govt Sources	Click Here	1
Hist-NPL-US	Historical National Priority List	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Oil-Gas	Historical Oil and Gas Well Related Facilities	ERS Exclusive Historic Sources	Click Here	None Found
Hist-OilGas-Refiners	Historical Oil/Gas Refiners/Manufacturers/Plants	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Orange-County-LF-CA	Historical Orange County Landfills	ERS Supplemental Govt Sources	Click Here	None Found
Historical-CA	Historical Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Other	Historical Environmental Facilities	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Paint-Stores	Historical Paint Stores	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Petroleum	Historical Petroleum Refining/ Manufacturing/ Chemicals	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Post-Offices	Historical Post Offices	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Printers	Historical Printers and Publishers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Prop65-CA	Historical Prop 65 Sites	ERS Supplemental Govt Sources	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
HIST-R4-CA	Historical sites	State/Tribal ASTM Other Med	Click Here	None Found
Hist-RCRIS-US	Historical EPA's Resource Conservation and Recovery Act	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Regional-LUST-CA	Historical Leaking Underground Storage Tanks	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Regional-Other-CA	Historical Toxic Lists, Site Mitigation, and Groundwater Cleanup Program	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Regional-SLIC-CA	Historical Spills and Leak Sites	ERS Supplemental Govt Sources	Click Here	5
Hist-Regional-Spills-CA	Historical Industrial Cleanup Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Regional-SWLF-CA	Historical County Landfills and Transfer Stations	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Regional-UST-CA	Historical Underground Storage Tanks	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Rental	Historical Rental Equipment & Yards	ERS Exclusive Historic Sources	Click Here	None Found
Hist-RV-Dealers	Historical Trailer and Recreational Vehicle Dealers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Salvage	Historical Vehicle Salvage Yards or Wreckers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-SCL-CA	Historical California Cerclis Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Service Stations	Historical Service Stations/Vehicle Fueling	ERS Exclusive Historic Sources	Click Here	4
HIST-SLIC-CV-CLOSED-CA	Historical Central Valley Spills and Leak Sites	Emergency Release Reports	Click Here	None Found
HIST-SLIC-CV-OPEN-CA	Historical Central Valley Spills and Leak Sites	Emergency Release Reports	Click Here	None Found
Hist-Steel-Metals	Historical Steel Mills/Manufacturers/Foundries/Smelters	ERS Exclusive Historic Sources	Click Here	None Found
Hist-SWIS-CA	Historical Solid Waste Information System (SWIS)	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Textile	Historical Textile Mills/Manufacturers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-ToxicPits-CA	Historical Toxic Pits Cleanup Facilities	ERS Supplemental Govt Sources	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-Transportation	Historical Transportation Facilities	ERS Exclusive Historic Sources	Click Here	None Found
Hist-TRIS-US	Historical Toxic Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Trucking	Historical Trucking, Shipping, Delivery, and/or Storage	ERS Exclusive Historic Sources	Click Here	None Found
Hist-US	Historical Previously Listed Federal Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-US-EC	Historical Engineering Controls Sites (aka US EC, Engineering Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Hist-USGS-WaterWells-CA	Historical Ground Water Site Inventory for California	ERS Supplemental Govt Sources	Click Here	None Found
Hist-US-IC	Historical Sites with Institutional Controls (aka US IC, Institutional Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Hist-UST-CA	Historical Hazardous Substance Storage Infirmation (aka Historical Underground Storage Tanks)	State/Tribal UST	Click Here	2
Hist-UST-Cleanup-CA	Historic UST Cases Recommended for Closure under UST Cleanup Fund 5 Year Review (aka UST Cleanup Fund Cases)	State/Tribal LUST	Click Here	None Found
Hist-USTReg-CA	Historical Underground Storage Tank Registrations Database	ERS Supplemental Govt Sources	Click Here	1
Hist-Vehicle-Parts	Historical Vehicle Parts	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Vehicle-Washing	Historical Vehicle/Truck Washing Facilities	ERS Exclusive Historic Sources	Click Here	None Found
Hist-WaterWells-US	Historical Public Community Water Supply/Well Head Protection Database	ERS Supplemental Govt Sources	Click Here	None Found
Hist-WIP-Active-CA	Historical Well Investigation Program Case List, Active Sites (aka WIP)	State/Tribal ASTM Other Med	Click Here	None Found
Hist-WIP-Backlog-CA	Historical Well Investigation Program Case List, Backlog Sites (aka WIP)	State/Tribal ASTM Other Med	Click Here	None Found
Hist-WIP-Historical-CA	Historical Well Investigation Program Case List, Historical Sites (aka WIP)	State/Tribal ASTM Other Low	Click Here	None Found
Hist-WMUDS-CA	Historical Waste Management Unit Database System	ERS Supplemental Govt Sources	Click Here	None Found
HMIS-US	Hazardous Materials Information System	Federal Emergency Release Reports	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
HWIS-CA	Hazardous Waste Information Summary	State/Tribal RCRA Equivalent	Click Here	6
HWMP-Controls-CA	Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction	State/Tribal Inst/Eng Controls	Click Here	None Found
HWT-CA	Hazardous Waste Transporters	ERS Supplemental Govt Sources	Click Here	None Found
ICE-CA	Inspection, Compliance, and Enforcement	State/Tribal ASTM Other Med	Click Here	None Found
ICIS-Air-US	Integrated Compliance Information System for Air	ERS Supplemental Govt Sources	Click Here	None Found
ICIS-FEC-US	Integrated Compliance Information System for Federal Enforcement Data	ERS Supplemental Govt Sources	Click Here	None Found
ICIS-NPDES-US	National Pollutant Discharge Elimination System (NPDES)	ERS Supplemental Govt Sources	Click Here	None Found
LA-LF-CA	Los Angeles County Landfills	State/Tribal Solid Waste	Click Here	None Found
Land-Disposal-CA	Geotracker - Land Disposal Sites (aka Landfills, LDS)	State/Tribal Landfill/Solid Waste	Click Here	None Found
LA-Waste-Haulers-CA	Waste Haulers	ERS Supplemental Govt Sources	Click Here	None Found
Lead-Smelter-2-US	Historical Lead Smelter Sites	ERS Supplemental Govt Sources	Click Here	None Found
Lead-US	Lead Smelter Sites	ERS Supplemental Govt Sources	Click Here	None Found
Liens-CA	Environmental Liens	State/Tribal Inst/Eng Controls	Click Here	None Found
LIENS-US	Superfund Liens	Federal Institutional/Engineering Controls	Click Here	None Found
LMOP-US	Landfill Methane Outreach Program	ERS Supplemental Govt Sources	Click Here	None Found
LUST-Closed-CA	Geotracker - Leaking Underground Storage Tanks, Closed Cases	State/Tribal LUST	Click Here	18
LUST-Open-CA	Geotracker - Leaking Underground Storage Tanks, Open Cases	State/Tribal LUST	Click Here	3
Manifest2-RI	Hazardous Waste Manifest	State/Tribal RCRA Equivalent	Click Here	None Found
MethaneLF-CA	Methane Producing Landfills	State/Tribal Other	Click Here	None Found
Military-Active-CA	EnviroStor Database Military Active Sites (aka MCS)	State/Tribal Voluntary Cleanup Sites	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Military-Bases-US	Military Base Boundaries	ERS Supplemental Govt Sources	Click Here	None Found
Military-NFA-CA	EnviroStor Database Military Active Sites (aka MCS)	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
Military-Other-CA	EnviroStor Database Military Active Sites (aka MCS)	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
Mines2-CA	California Mines	ERS Supplemental Govt Sources	Click Here	None Found
Mines-CA	Historical Death Valley Mines	ERS Supplemental Govt Sources	Click Here	None Found
Mines-CDMG-CA	California Division of Mines and Geology	ERS Supplemental Govt Sources	Click Here	None Found
MINES-US	Mines Master Index File	ERS Supplemental Govt Sources	Click Here	None Found
MLTS-US	Material Licensing Tracking System	ERS Supplemental Govt Sources	Click Here	None Found
Mortgage-CA	Cal Mortgage Facilities	ERS Supplemental Govt Sources	Click Here	None Found
MRDS-US	Mineral Resources Data System (MRDS)	ERS Supplemental Govt Sources	Click Here	None Found
MWMP-CA	Medical Waste Management Program	ERS Supplemental Govt Sources	Click Here	None Found
NCI-CA	Non-Case Information	ERS Supplemental Govt Sources	Click Here	3
NEI-LF-CA	Historical NEI (National Emission Inventory) Landfill Point Sources	ERS Supplemental Govt Sources	Click Here	None Found
NPDES-CA	National Pollutant Discharge Elimination System	ERS Supplemental Govt Sources	Click Here	None Found
NPDES-SW-CA	Notice of Intent Data	ERS Supplemental Govt Sources	Click Here	None Found
NPL-R9-US	NPL Region 9 Site Boundaries	Federal NPL	Click Here	None Found
NPL-US	National Priorities List	Federal NPL	Click Here	None Found
OGM-CA	Oil and Gas Monitoring	ERS Supplemental Govt Sources	Click Here	None Found
OGW-CA	California Oil and Gas Wells	ERS Supplemental Govt Sources	Click Here	None Found
OSCF-CA	Orphan Site Cleanup Fund	ERS Supplemental Govt Sources	Click Here	None Found
PADS-US	PCB Registration Database System	Federal ASTM Other	Click Here	None Found
PCB-US	PCB Transformers	Federal ASTM Other	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
PCS-US	Historical Permit Compliance System for Clean Water Act	ERS Supplemental Govt Sources	Click Here	None Found
Perch1-CA	Perchlorate Confirmed Contaminant Sites	ERS Supplemental Govt Sources	Click Here	None Found
Perch2-CA	Perchlorate Confirmed Contaminant Sites	ERS Supplemental Govt Sources	Click Here	None Found
PR-MOA-CA	Polanco Redevelopment MOA Sites	State/Tribal ASTM Other Med	Click Here	None Found
Project-CA	Project - Multipurpose Site Type	ERS Supplemental Govt Sources	Click Here	None Found
Proposed-NPL-US	Proposed NPL Sites	Federal NPL	Click Here	None Found
RADINFO-US	Radiation Information Database	ERS Supplemental Govt Sources	Click Here	None Found
RCRA-CESQG-US	Resource Conservation and Recovery Act, Conditionally Exempt Small Quantity Generators (aka RCRA CESQG)	Federal RCRA Generators	Click Here	None Found
RCRA-COR-US	Resource Conservation and Recovery Act, - Corrective Actions (aka RCRA CORRACTS)	Federal RCRA CORRACTS	Click Here	2
RCRA-LQG-US	Resource Conservation and Recovery Act, Large Quantity Generators (aka RCRA LQG)	Federal RCRA Generators	Click Here	None Found
RCRA-NON-US	Resource Conservation and Recovery Act, Non-Hazardous Generators (aka RCRA Non-Haz, RCRA NonGen, RCRA No longer Regulated)	Federal RCRA Generators	Click Here	13
RCRA-SQG-US	Resource Conservation and Recovery Act, Small Quantity Generators (aka RCRA SQG)	Federal RCRA Generators	Click Here	4
RCRA-TSDF-US	Resource Conservation and Recovery Act -, Treatment, Storage, and Disposal Facilities (aka RCRA TSD, RCRA TSDF)	Federal RCRA non-CORRACTS TSD	Click Here	None Found
Response-CA	State Response Sites and National Priorities List (NPL)	State/Tribal NPL	Click Here	3
RFG-Lab-US	Reformulated Gasoline (RFG)	ERS Supplemental Govt Sources	Click Here	None Found
RMP-US	Risk Management Plans	ERS Supplemental Govt Sources	Click Here	None Found
ROD-US	Records of Decision	ERS Supplemental Govt Sources	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
SAA-Agreements-US	Sites with Superfund Alternative Approach Agreements	Federal ASTM Other	Click Here	None Found
School-Active-CA	EnviroStor Database School Active Sites (aka School Property Evaluation Program, SCH)	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
School-NFA-CA	EnviroStor Database School Active Sites (aka School Property Evaluation Program, SCH)	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
School-Other-CA	EnviroStor Database School Active Sites (aka School Property Evaluation Program, SCH)	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
SDWIS-US	Safe Drinking Water Information System	ERS Supplemental Govt Sources	Click Here	None Found
SGV-Deep-Plumes-CA	San Gabriel Valley Deep Plumes	State/Tribal Solid Waste	Click Here	None Found
SGV-Shallow-Plumes-CA	San Gabriel Valley Shallow Plumes	State/Tribal Solid Waste	Click Here	None Found
SGV-Shallow-Plumes-Puente-Valley-CA	Puente Valley Shallow Plumes	State/Tribal Solid Waste	Click Here	None Found
SLIC-Closed-CA	Geotracker - The Spills, Leaks, Investigation & Cleanup (SLIC), Closed Cases	Emergency Release Reports	Click Here	None Found
SLIC-Open-CA	Geotracker -Spills, Leaks, Investigation & Cleanup (SLIC), Open Cases	Emergency Release Reports	Click Here	6
SML-CA	Site Mitigation List	State/Tribal ASTM Other Med	Click Here	None Found
SP-CA	Sampling Points	ERS Supplemental Govt Sources	Click Here	None Found
Spills-SSO-CA	Sanitary Sewer System	ERS Supplemental Govt Sources	Click Here	3
SSTS-US	Section 7 Tracking System	ERS Supplemental Govt Sources	Click Here	None Found
State-Response-Active-CA	EnviroStor State Response Active Sites	State/Tribal NPL	Click Here	None Found
State-Response-NFA-CA	EnviroStor State Response NFA Sites	State/Tribal NPL	Click Here	1

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
State-Response-Other-CA	EnviroStor State Response Other Sites	State/Tribal NPL	Click Here	None Found
Superfund-Active-CA	Envirorstor Superfund Active Sites (aka BEAP, CalSites, Brownfields and Environmental Restoration Program)	State/Tribal CERCLIS Equivalent	Click Here	None Found
Superfund-NFA-CA	EnviroStor Superfund NFA Sites (aka BEAP, CalSites, Brownfields and Environmental Restoration Program)	State/Tribal CERCLIS Equivalent	Click Here	None Found
Superfund-Other-CA	EnviroStor Superfund Sites (aka BEAP, CalSites, Brownfields and Environmental Restoration Program)	State/Tribal CERCLIS Equivalent	Click Here	None Found
SWIS-CA	Solid Waste Information System	State/Tribal Landfill/Solid Waste	Click Here	None Found
SWLF-US	Solid Waste Facilities	Federal Solid Waste	Click Here	None Found
SWRCY-CA	Beverage Container Recycler Database	State/Tribal ASTM Other Med	Click Here	None Found
TierPer-CA	Tiered Permits	ERS Supplemental Govt Sources	Click Here	None Found
TOMS-CA	Topographically Occurring Mine Symbols	ERS Supplemental Govt Sources	Click Here	None Found
Tribal-Air-US	Tribal Air Permitted Facilities	ERS Supplemental Govt Sources	Click Here	None Found
Tribal-LUST-Closed-Reg9	Tribal Leaking Underground Storage Tanks, Region 9 (aka Indian Lust)	Federal LUST	Click Here	None Found
Tribal-LUST-Open-Reg9	Tribal Leaking Underground Storage Tanks , Region 9 (aka Indian Lust)	Federal LUST	Click Here	None Found
Tribal-ODI-US	Tribal Open Dump Sites	Federal Solid Waste	Click Here	None Found
Tribal-UST-Reg9	Tribal Underground Storage Tanks (aka Tribal UST)	Federal UST	Click Here	None Found
Tribal-VCP-US	Tribal VCP	Federal Tribal VCP	Click Here	None Found
TRIS2000-US	Historical Toxics Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
TRIS2010-US	Toxics Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
TRIS80-US	Historical Toxics Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
TRIS90-US	Historical Toxics Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
TSCA-US	Toxics Substance Control Sites	ERS Supplemental Govt Sources	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
UIC2-CA	Injection Wells	ERS Supplemental Govt Sources	Click Here	None Found
UIC-CA	Underground Injection Control Wells	ERS Supplemental Govt Sources	Click Here	None Found
UMTRA-US	Historical Uranium Mill Tailings Remedial Action Sites	ERS Supplemental Govt Sources	Click Here	None Found
USGS-Waterwells-US	Ground Water Site Inventory	ERS Supplemental Govt Sources	Click Here	None Found
UST-Abandoned-CA	Abandoned UST Initiative (aka Inventory of Abandoned Tank Sites)	State/Tribal UST	Click Here	None Found
UST-CA	Geotracker - Underground Storage Tanks	State/Tribal UST	Click Here	1
UST-Closed-CA	UST Case Closure Review Denials and Approved Orders (aka Closure of Underground Storage Tank (UST) Cases)	State/Tribal UST	Click Here	None Found
USTComp-CA	Previously Abandoned Tanks Now in Compliance (aka Compliance UST)	State/Tribal UST	Click Here	None Found
UST-CRSP-CA	Underground Storage Tanks	State/Tribal UST	Click Here	1
UST-Priority-CA	UST Cleanup Fund Priority List	State/Tribal UST	Click Here	1
UST-Proposed-CA	Proposed Closure of UST Cases (aka UST Proposed for Closure)	State/Tribal UST	Click Here	None Found
Vapor-Intrusions-US	Vapor Intrusion Database	ERS Supplemental Govt Sources	Click Here	None Found
VCP-Active-CA	EnviroStor VCP Active Sites	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
VCP-NFA-CA	EnviroStor Database VCP NFA Listing	State/Tribal Voluntary Cleanup Sites	Click Here	1
VCP-Other-CA	EnviroStor VCP Other Sites	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
WDR-CA	Waste Discharge Requirements	ERS Supplemental Govt Sources	Click Here	None Found

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UN-MAPPABLE OCCURRENCES

The following occurrences were not mapped primarily due to incomplete or inaccurate address information. All of the following occurrences were determined to share the same zip code as the area searched. General status information is given with each occurrence along with any address information entered by the agency responsible for the list.

ID	Facility Name	Address	Database	Status
No "un-mapped" sites requested.				

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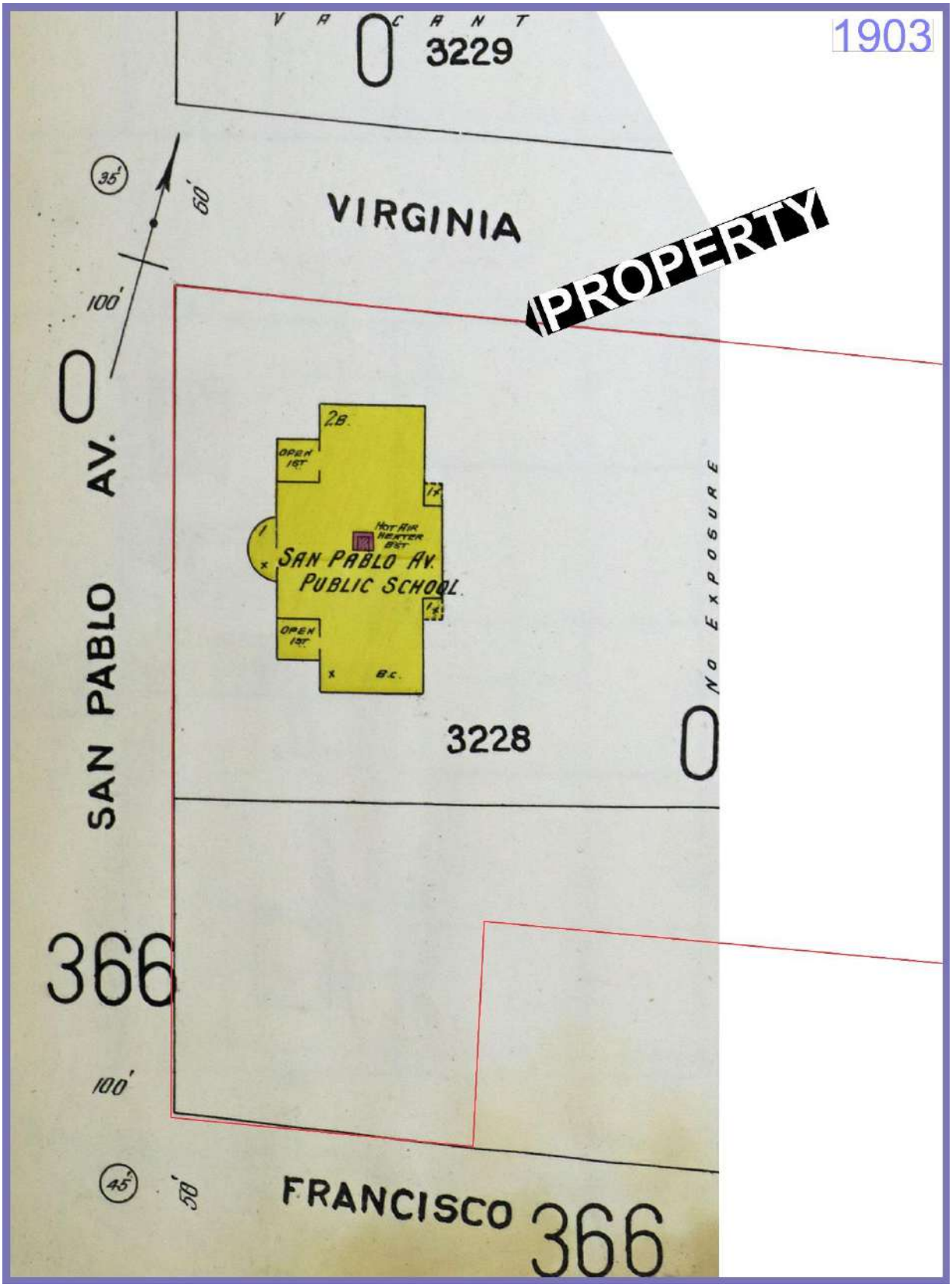
APPENDIX C
CITY DIRECTORIES
CHRONOLOGICAL SUMMARY

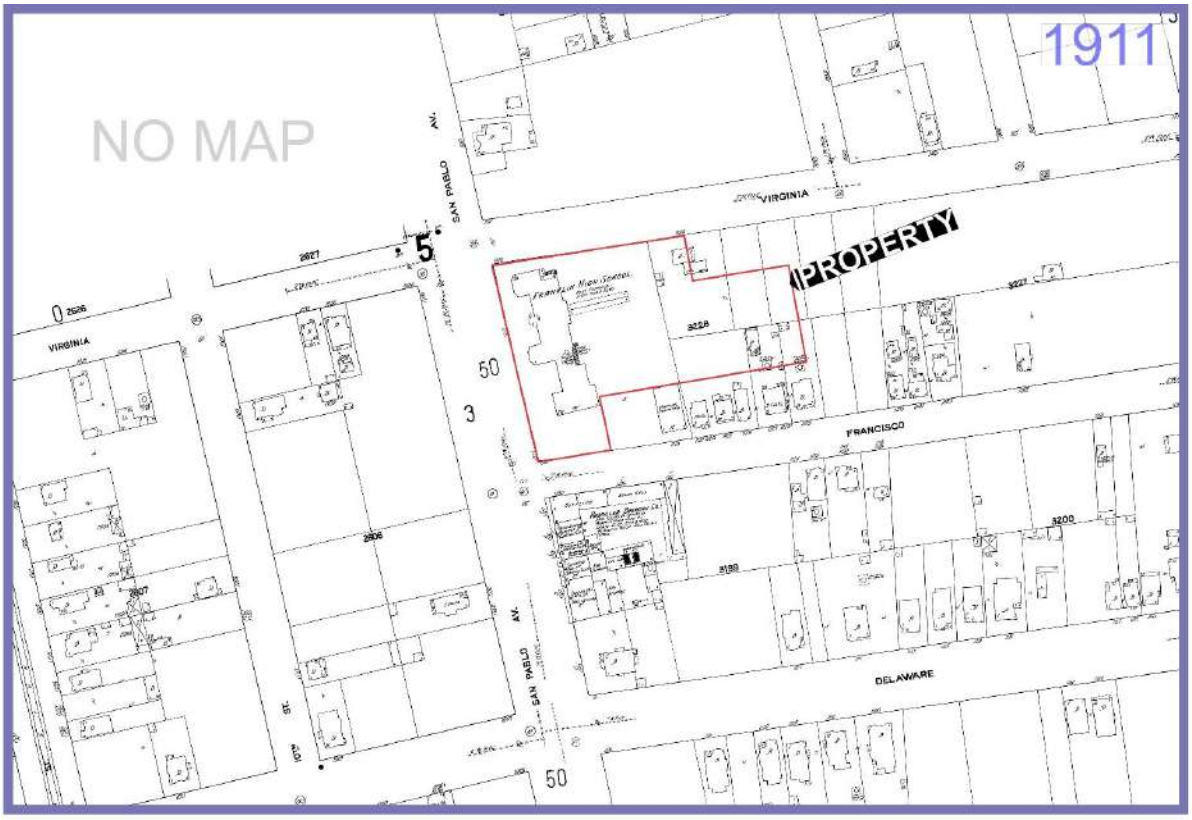
CHRONOLOGICAL CITY DIRECTORY SUMMARY

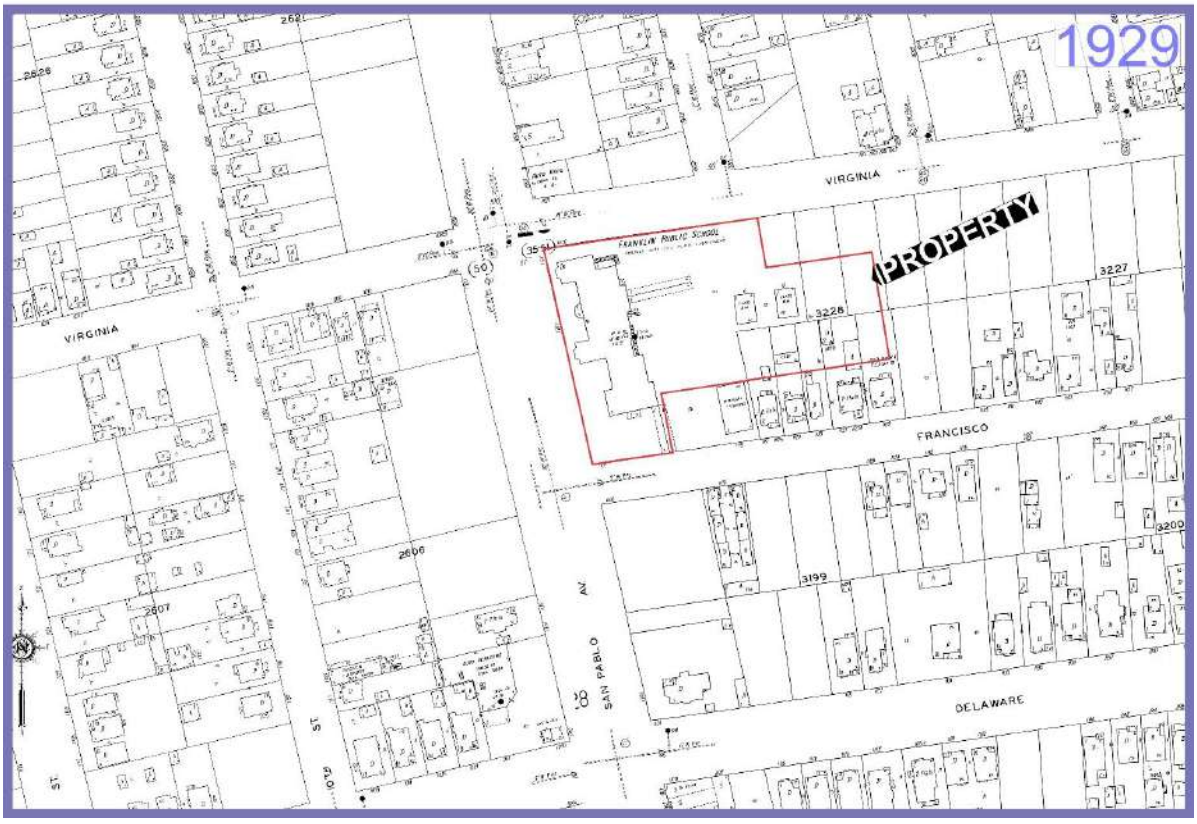
ORGANIZED BY STREET ADDRESS AND YEAR

STRE NMB'R	YEAR									
	1939	1945	1950	1954	1960	1970	1980	1990	2000	2005
San Pablo Avenue (east side)										
1631	No listing	San Pablo Bowl	San Pablo Bowl	No listing	Avenue Bowl	No listing	XXXX	XXXX	XXXX	No listing
1633	Fred Moran res	No listing	C L Broderson res	Cliff's Donut Shop	Cliff's Donut Shop	No listing	No listing	No listing	Catherine Haley att	No listing
1635	Fred & Bob's Bait	Fred Guarneri res	Fred Guarneri res	Wilbur Larsen res	Grace Clark res	Bonnie Weber	Tadayuki Nakamura	Mike Nelson	XXXX	Jocelyn Truitt
1637	No listing	No listing	No listing	No listing	Gordon Enterprises	No listing	No listing	No listing	No listing	No listing
1639	No listing	No listing	No listing	No listing	Ace Water Heater	No listing	No listing	No listing	A. Silbowitz	No listing
1641	No listing	No listing	C M Ham res	Sam Allie	No listing	Millie Strong	E Jouret res (2)	No listing	No listing	XXXX
1643-45	No listing	No listing	United Food Market	Rbt Wilson Mfg Co.	No listing	No listing	The Handweaver	Papyrus	Paper Plus	Paper Plus
1647-49	No listing	No listing	No listing	Lloyd Bolduc	No listing	No listing	No listing	Marseille Photo	XXXX	Paper Plus Outlet
1659	No listing	Excello Grindng & Chro	Excello Grindng & Chrom	No listing	Del Mar Electric Co.	Del Mar Electric Co.	Pacific Basin Textile	Mug Shop	Paper Plus Outlet	Cornerstn Gallery
1695	Mrs. Vyra La res	No listing	No listing	No listing	No listing	No listing	No listing	No listing	No listing	No listing
1701	Franklin School	Franklin School	Franklin School	Franklin School	No listing	No listing	No listing	No listing	No listing	No listing
1723	No listing	Myer Kaswen res	John Davis res	No listing	Norma Coleman res	Richard Michener r	Richard Michener r	Richard Michener r	Richard Michener r	XXXX
1725	No listing	No listing	Allen Troxel res	No listing	Raul Carranza res	Raul Carranza res	Raul Carranza res	Carmen Carranza r	Jeanna Goldman	No listing
San Pablo Avenue (west side)										
1640	Thomas Amess	Albt Ferreira Plumbing	Thomas Amess	Thomas Amess	Thomas Amess	Thomas Amess	XXXX	Moon Lighting	Surplus Center	Surplus Center
1644	No listing	Phillip Morse res	Jaure Welsh res (4)	O Ammerman r (4)	E Brookshire res (4)	M L Seigal res (2)	RPM Answ'r'g Srvc	XXXX	Anston Bautista	James Casella
1648	No Listing	Margaret Bevilacqua r	Melvin Luekfeld res (4)	Betty Rice res (4)	D A Kimm res (4)	Lena Maki res (4)	Paul Kenney res(2)	No listing	Apartments (4)	Apartments
1650	No listing	Parks Wallingsford res	Francis Allen res	Joe Barranco res (3)	No listing	Hosea Wilson res (2)	Charlene Cutts (4)	Jos Matossian	Jos Matossian (2)	Jos Matossian (2)
1654	No listing	Albert Piazza res	Edwin Wertman res	Ralph Mallozzi r (3)	Lucille Benson res (3)	Philip Fischer res (4)	Louise Jones	XXXX	Jack Matossian (2)	Jos Matossian
1700	No listing	No listing	Pop's Used Cars	Assoc't'd Auto Sales	No listing	No listing	No listing	No listing	Kenneth Almeida	No listing
1706	No listing	Linoleum Sales Co.	Linoleum Sales Co.	Linoleum Sales Co. Alvolite-Perlite Inc.	Linoleum Sales Co.	Linoleum Sales Co. Arco Carpets Inc.	Linoleum Sales Co. Arco Carpets Inc.	Linoleum Sales	Entrprse Rnt-a-Car	Entrprse Rnt-a-Car
1712	No listing	No listing	ABC Food Market	ABC Food Market	Koehler Auto Body	Koehler Auto Body	Koehler Auto Body	Koehler Auto Body	Koehler Auto Body	Koehler Auto Body
1714-16	No listing	No listing	Dependable Cleaners	Imperial Rug Co.	Imperial Rug Clean'g	Imperial Rug Clean	Imperial Rug Clean	Imperial Rug Clean	Imperial Rug Clean	Imperial Rug Clean
1718	No listing	No listing	Ed Mueller res	Val Babagian res	Val Babagian res	Ben Shaw res	XXXX	XXXX	Cal Chapman (2)	Cal Chapman
1720	No listing	No listing	No listing	No listing	H. L. Brown	Bonanza Motel	Bonanza Motel	Bonanza Motel	Berkeley Budget Inn	Berkeley Budgt Inn
1722	No listing	No listing	Budget Pack Inc.	No listing	No listing	No listing	No listing	No listing	Big Mama's	No listing
1724	No listing	No listing	Albt Ferreira Plumbing Co	Al Ferreira Plumbing	A Ferreira	Al Ferreira Plumb'g	Al Ferreira Plumb'g	Al Ferreira Plumb'g	Al Ferreira Plumb'g	Discount Furniture
1728	Mueller Iron Works	Ed Mueller res	No listing	No listing	No listing	No listing	No listing	No listing	No listing	No listing
1730	No listing	No listing	No listing	No listing	No listing	Vanderlee Marine	XXXX	XXXX	Spilman Collectibles	Spilman Collectibl's
1732	Florence Whitney res	Florence Whitney res	Florence Whitney res	No listing	No listing	Guy's Cheese & Coffe	Guy's Cheese & C	Guy's Cheese & C	Apartments (10)	Apartments (10)
1734	No listing	No listing	No listing	No listing	No listing	No listing	No listing	No listing	No listing	Blessing's Foods
1740	Howard Appleton service station	Glen's Auto Repair	U-Save service station	Koehler Auto Body	Art's Norwalk serv sta	Svensson service	Svensson Aut'mtiv	Svensson Aut'mtiv	Express Rent-a-Car	Expo Rent-a-Ca

APPENDIX D
SANBORN MAPS


1903
VACANT
3229
VIRGINIA
PROPERTY
35'
60'
100'
SAN PABLO AV.
2B.
OPEN 1ST
HOT AIR HEATER 1ST
SAN PABLO AV. PUBLIC SCHOOL
OPEN 1ST
B.C.
NO EXPOSURE
3228
366
100'
45'
58'
FRANCISCO
366


1911
NO MAP
PROPERTY
VIRGINIA
SAN PABLO AV.
FRANCISCO
DELAWARE
50
3
5
50


1929
PROPERTY
VIRGINIA
FRANCISCO
DELAWARE
SAN PABLO AV.
3227
3228
3200
3199
2606
2607


1950
VIRGINIA
PROPERTY
FRANCISCO
SAN PABLO
DELAWARE
28


1980
VIRGINIA
FRANKLIN PUBLIC SCHOOL
3228
3227
FRANCISCO
PROPERTY
3199
DELAWARE
28
29

APPENDIX E
AERIAL PHOTOGRAPHIC IMAGES


UCSB
C1820-60
10-10-1931


UCSB
C5750
289-99
12-31-1938


USGS
GC-CP
6-12
10-28-1946

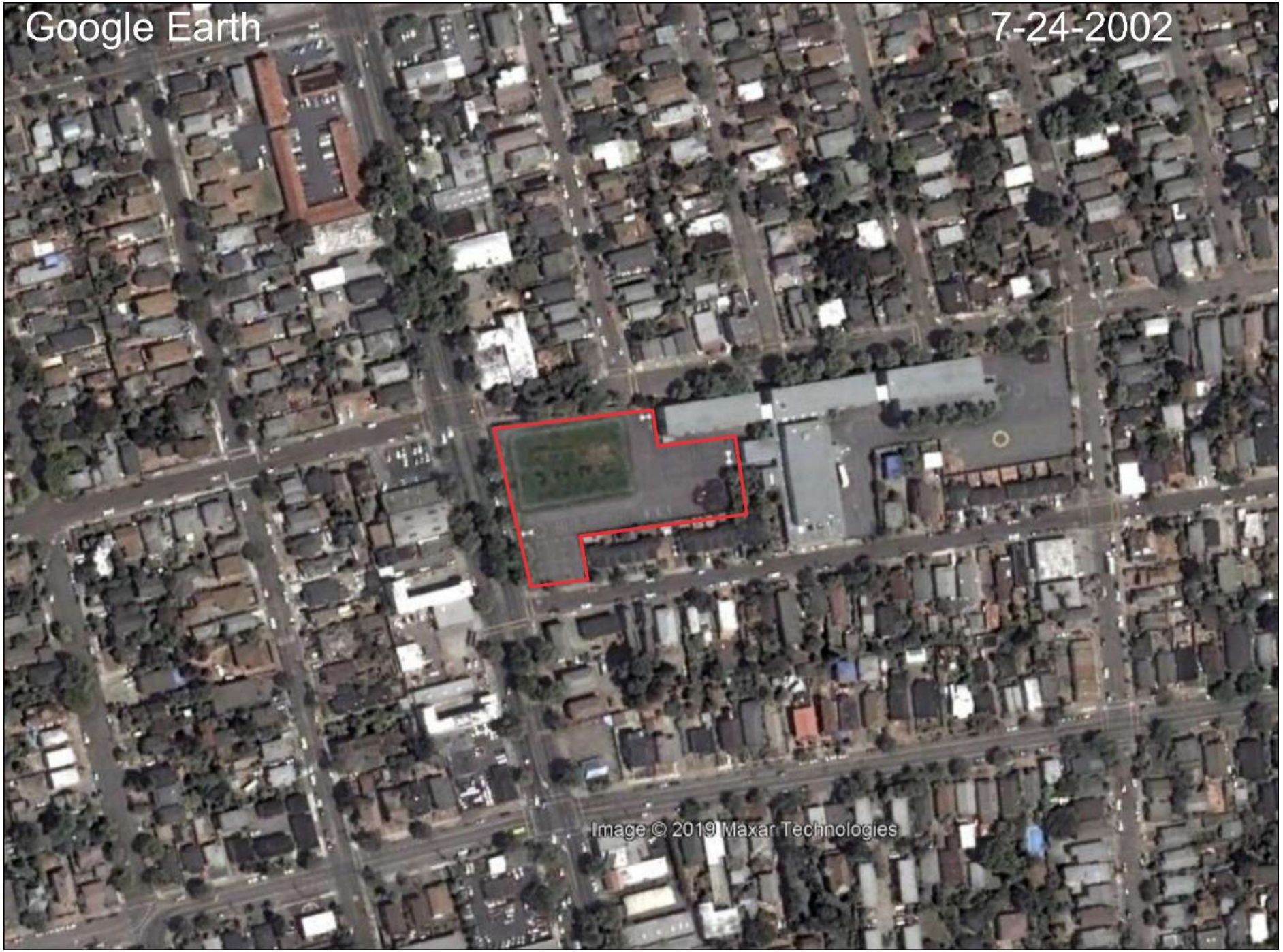

USGS
BUT-13V-75
5-17-1959

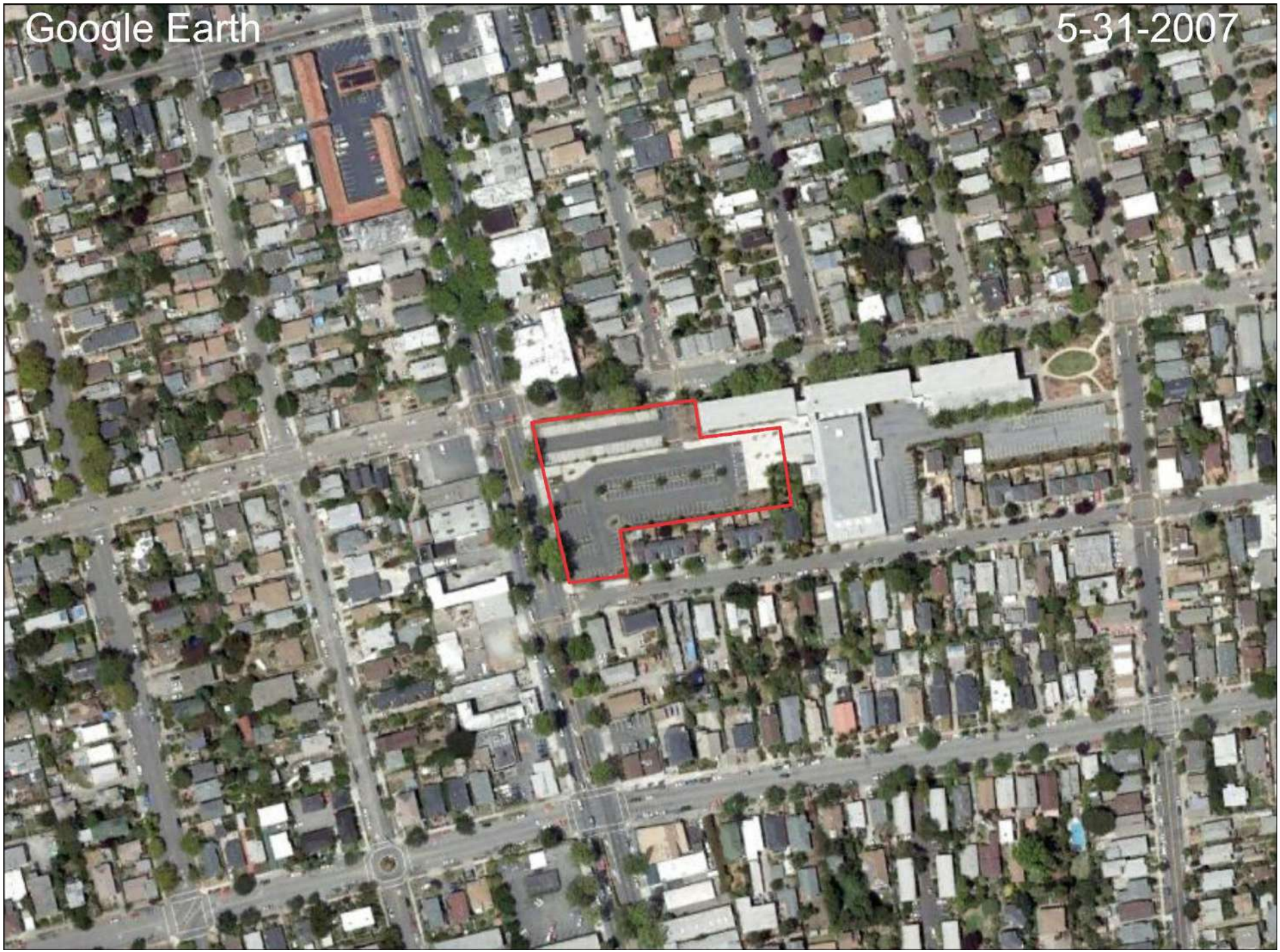

UCSB
CAS65-130
ALA 15-111
5-18-1965


USGS
Area 9
13-94
10-14-1974


USGS
GS-VEZR
1-27
10-1-1980


Google Earth USGS
7-9-1993
Image U.S. Geological Survey


Google Earth
7-24-2002
Image © 2019 Maxar Technologies


Google Earth
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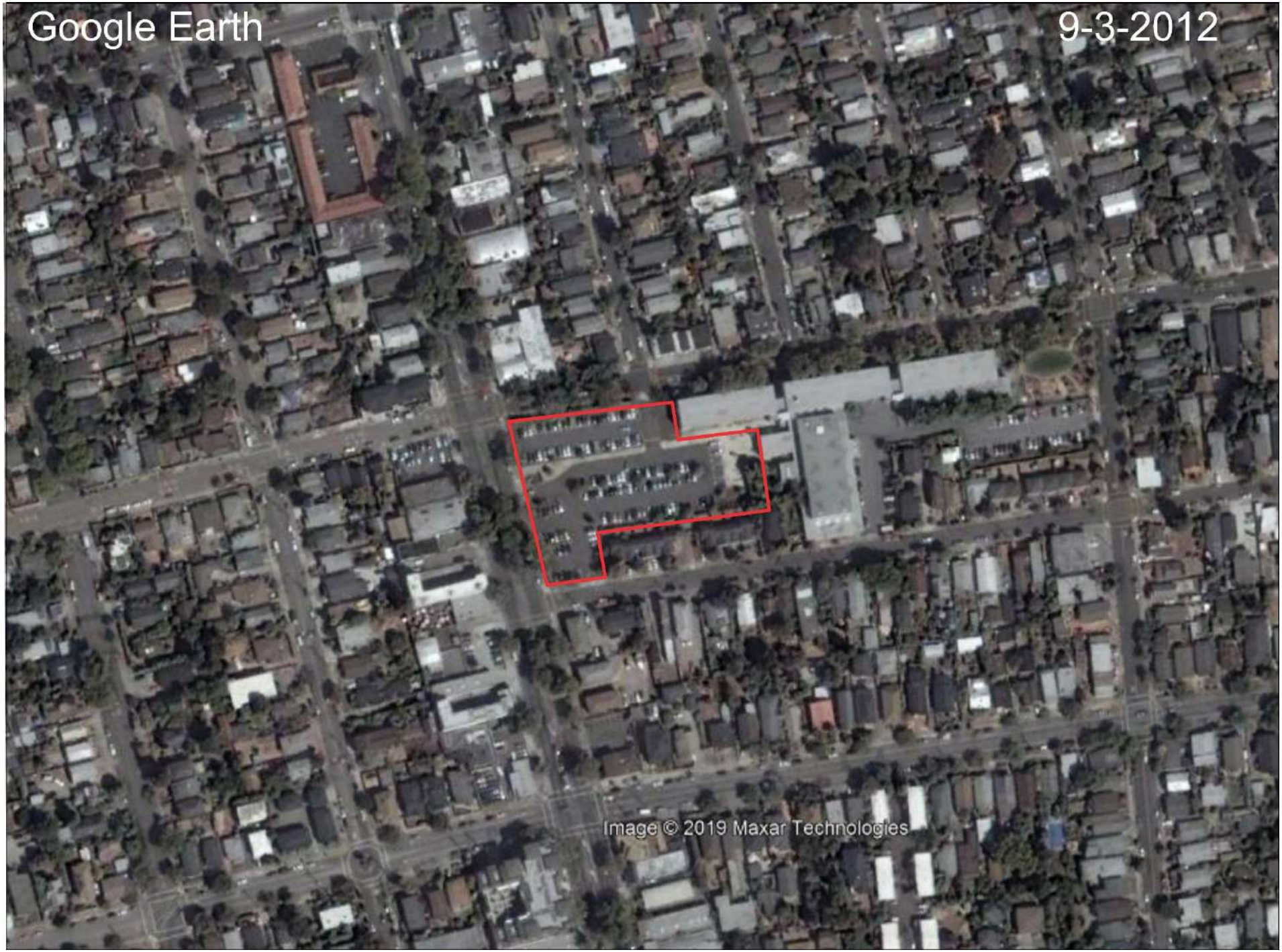
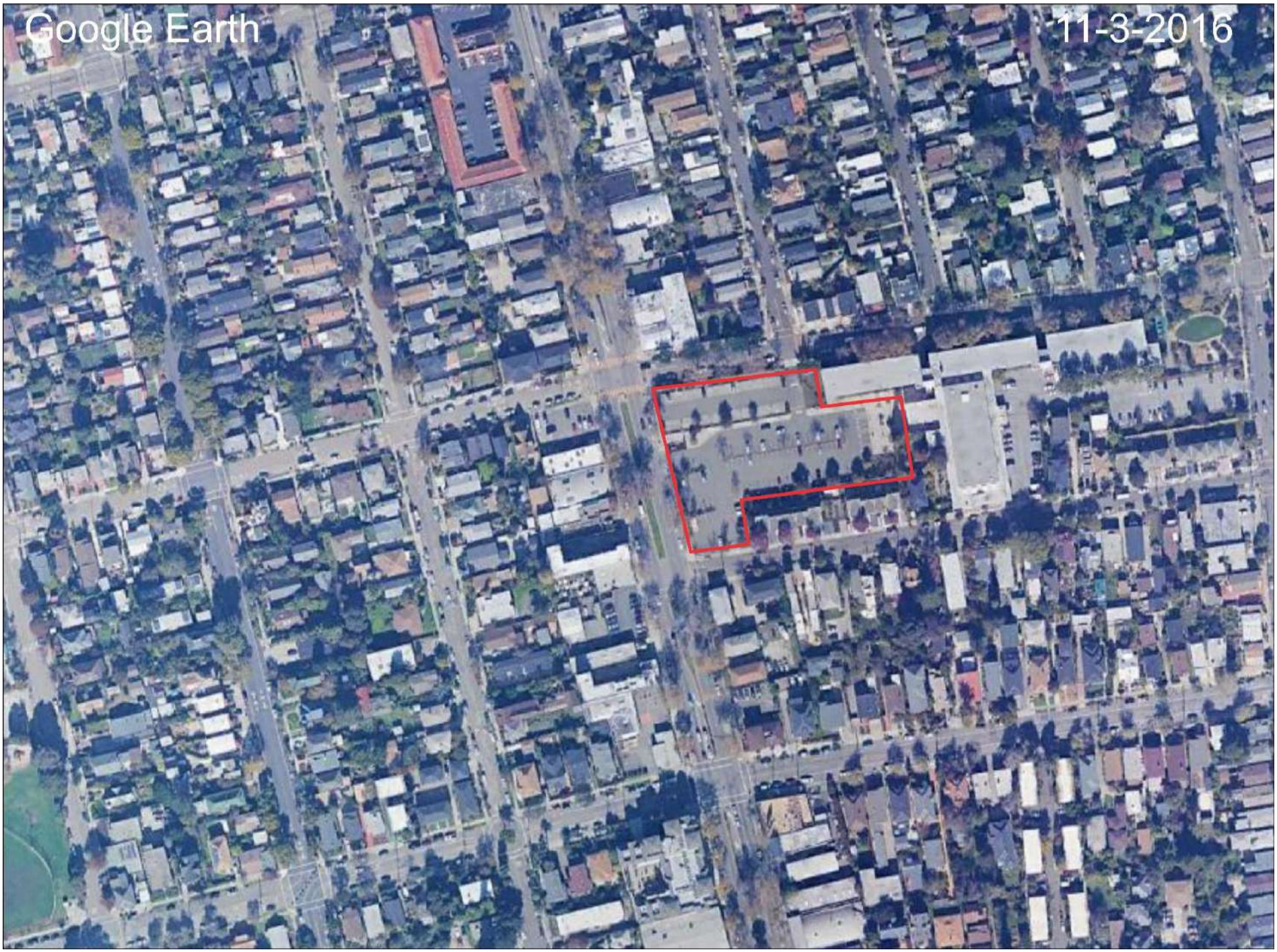
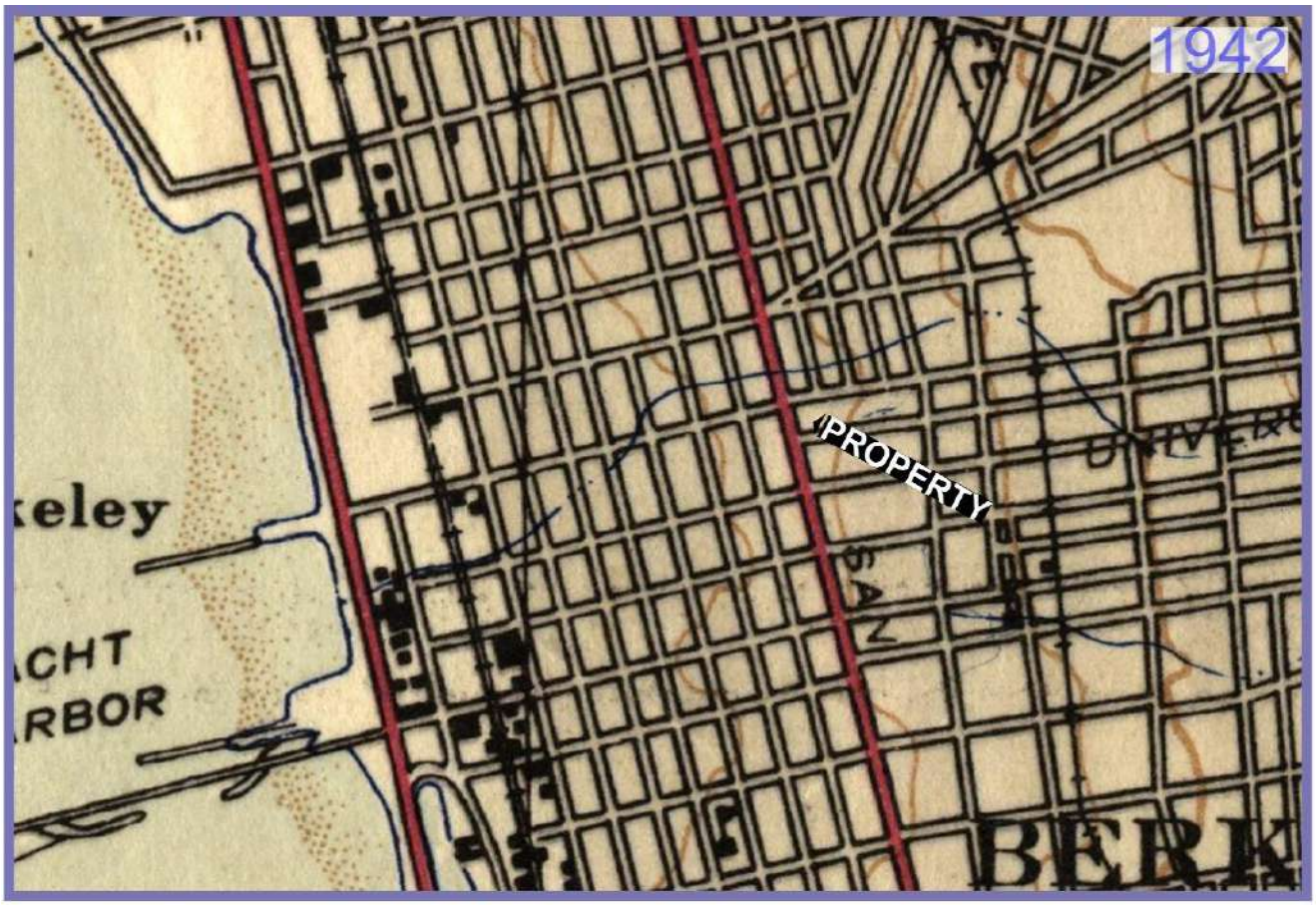

Google Earth
9-3-2012
Image © 2019 Maxar Technologies

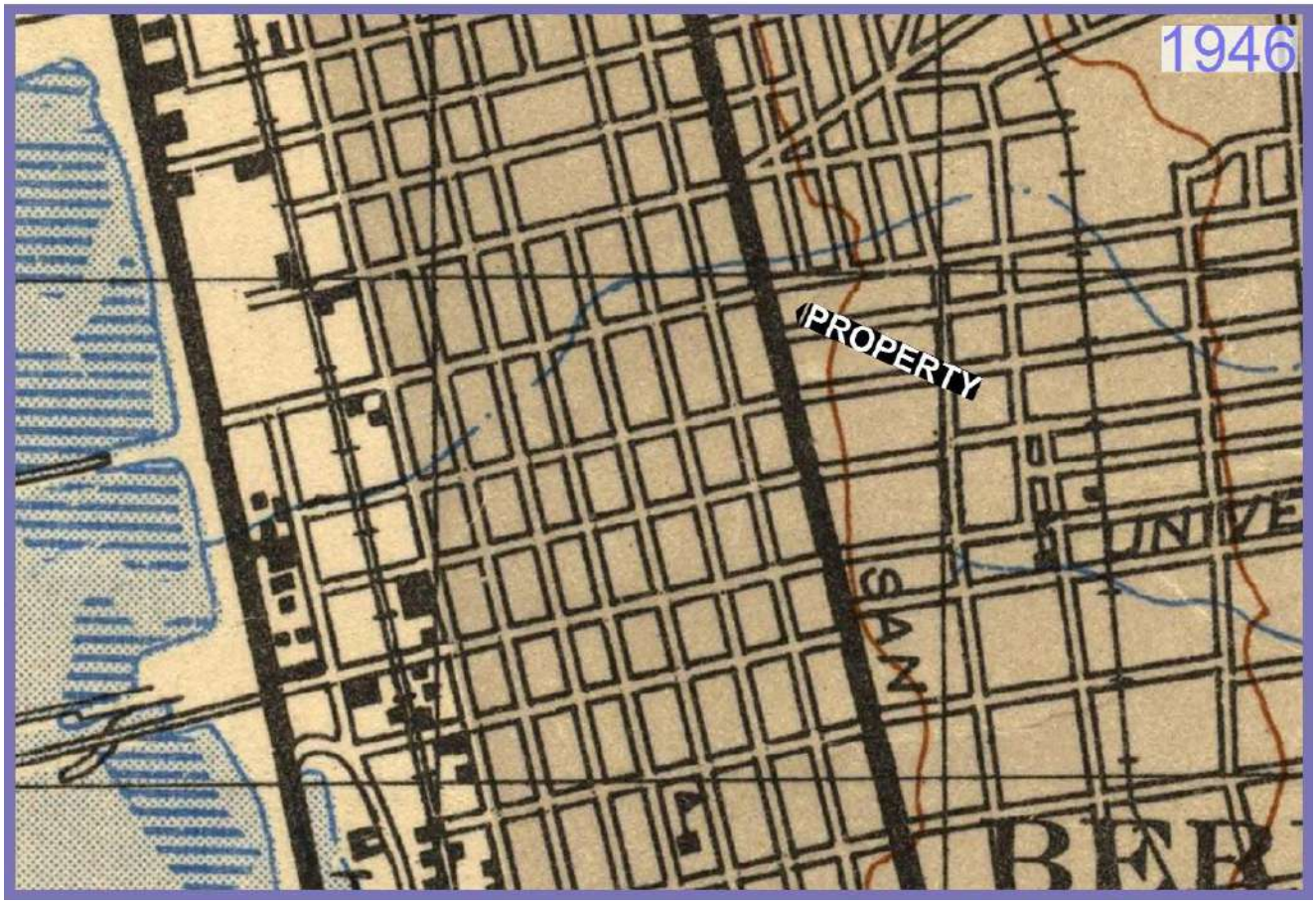

Google Earth
11-3-2016

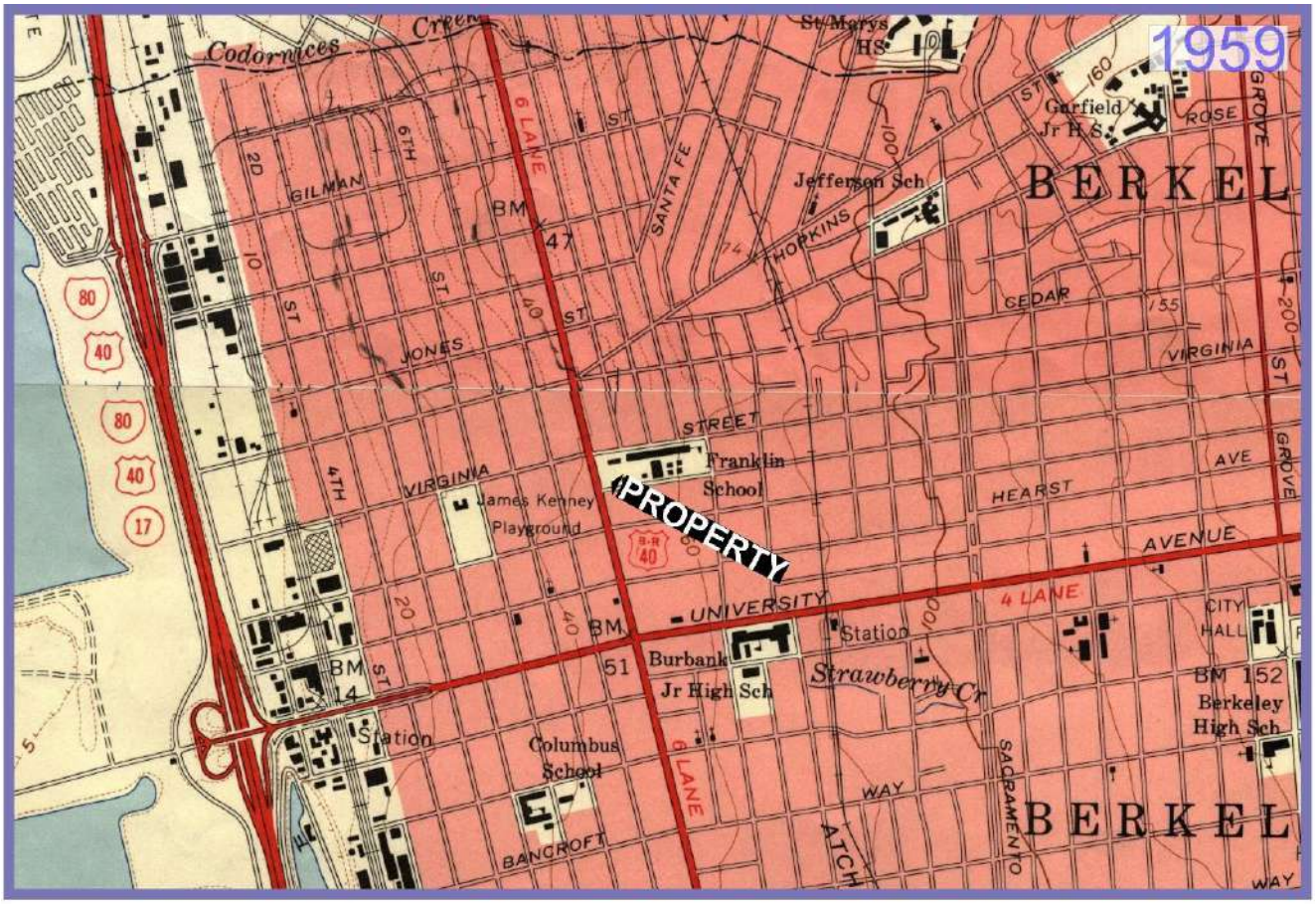
APPENDIX F
HISTORICAL TOPOGRAPHIC MAPS

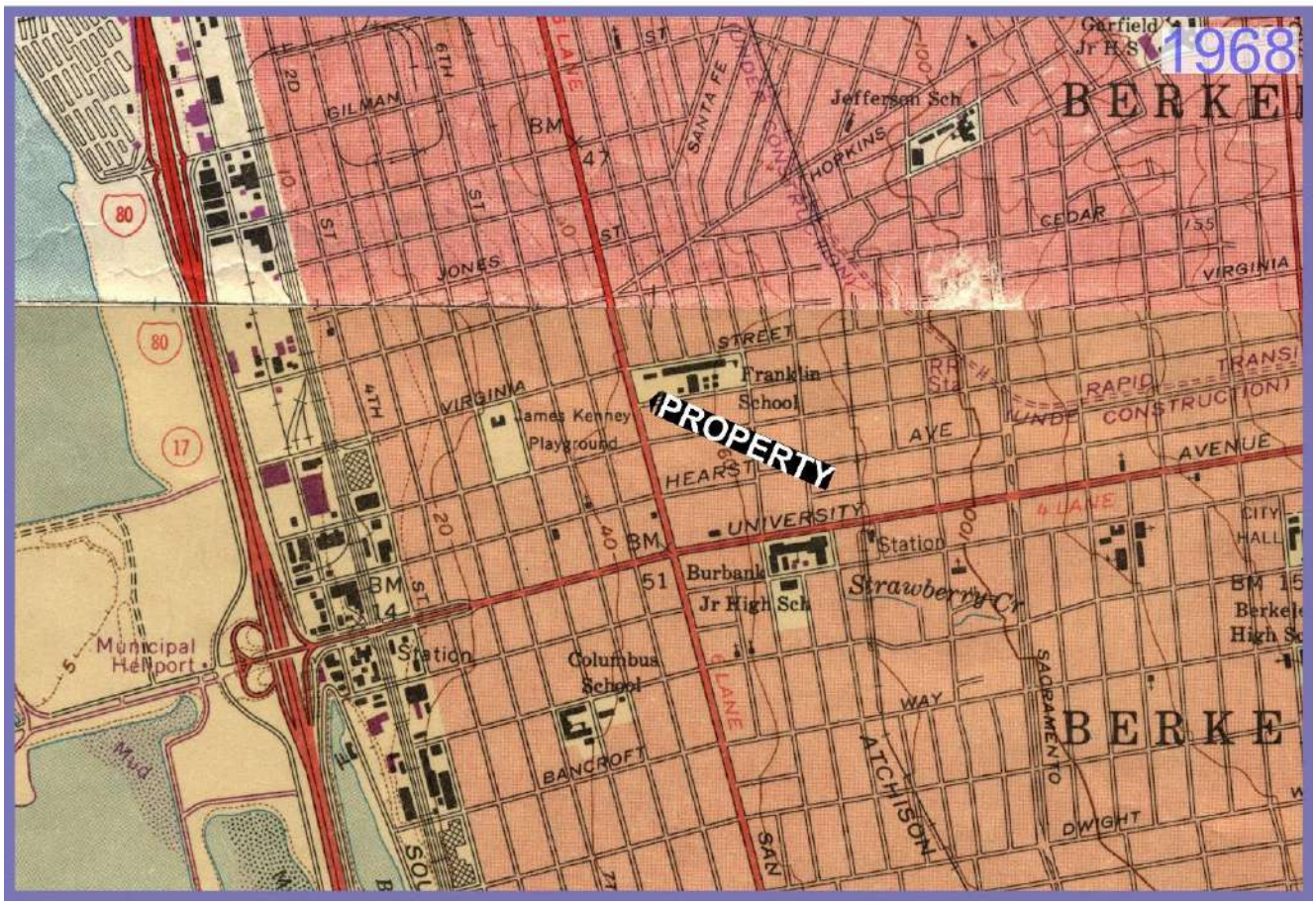

1895
PROPERTY
Strawberry
West Berkeley


1915
PROPERTY


1942
PROPERTY
keley
ACHT
RBOR


1946
PROPERTY


1959
Codornices Creek
St Marys HS
Garfield Jr H S
Jefferson Sch
BERKEL
GILMAN
6TH
SANTA FE
HOPKINS
CEDAR
VIRGINIA
JONES
STREET
Franklin School
PROPERTY
James Kenney Playground
HEARST
AVENUE
UNIVERSITY
4 LANE
Station
Burbank Jr High Sch
Strawberry Cr
CITY HALL
Berkeley High Sch
Columbus School
BANCROFT
WAY
SACRAMENTO
BERKEL


1968
Garfield Jr H S
Jefferson Sch
BERKE
GILMAN
6TH
SANTA FE
HOPKINS
CEDAR
VIRGINIA
JONES
STREET
Franklin School
PROPERTY
James Kenney Playground
RAPID TRANSI
UNDER CONSTRUCTION
HEARST
AVE
AVENUE
UNIVERSITY
4 LANE
Station
Burbank Jr High Sch
Strawberry Cr
CITY HALL
Municipal Heliport
Columbus School
BANCROFT
WAY
SACRAMENTO
ATCHISON
DWIGHT
BERKE

APPENDIX G
QUALIFICATIONS OF ASSESSOR

MARC PAPINEAU

B.S., Mathematics and Physics, Haverford College
M.B.A., Finance, UC Berkeley

1995-present Environmental Service (Castro Valley, CA)
Mr. Papineau offers specialized services in Soil Management Plans for contaminated properties, Phase I environmental site assessment, community noise assessment, and air pollution and greenhouse gas impact assessment. His services have supported the land development projects of local not-for-profit affordable housing developers and market-rate housing developers. Recently, he has assisted Resources for Community Development with its Coliseum Place GreenTRIP-certified, below market rate, residential development in Oakland. Mr. Papineau has managed multidisciplinary teams preparing Environmental Impact Statements (EISs) and Reports (EIRs) for road and interchange improvements and residential subdivisions. He founded Environmental Service in October 1995 and the Greenhouse Gas Information Group in October 2009.

1992-1995 Levine Fricke Recon (LFR), formerly Certified Engineering & Testing Co.
Mr. Papineau managed the Physical Sciences Department whose emphasis was Phase I and II environmental site assessments for developers and lenders.

1982-1991 Earth Metrics Incorporated (Burlingame, CA)
Managed the Physical Sciences Department that performed Phase I environmental site assessments, acoustical assessments, air pollution and odor assessments, and indoor air quality assessments, and also managed project teams preparing EIRs. Managed a smog trend study of the Livermore-Amador Valley and carbon monoxide (CO) monitoring, both conducted for the Hacienda Business Park, Pleasanton, CA. Services of the Physical Sciences Department supported the programs of cities, school districts and utility districts and also assisted private-sector developers.

1981-1982 Earth Metrics Incorporated (Houston, TX)
Mr. Papineau managed and implemented a community scale CO monitoring study in Houston, TX, for a joint venture enterprise providing consulting services to the City of Houston and Urban Mass Transit Administration (UMTA) in regard to the "Spine Corridor," a commuter rail concept. He applied results of the monitoring to validate a microscale carbon monoxide model, which then was applied to predict future CO levels in transit station locations and feeder routes.

1979-1981 Graduate Studies (Berkeley, CA)
During a leave of absence for one quarter, Mr. Papineau participated in environmental assessments for the Multnomah and Sunset light rail corridor alternatives in Portland, OR, including air quality and transportation noise measurements and analysis for METRO.

1978-1979 Earth Metrics Incorporated (Palo Alto, CA)
Mr. Papineau was an environmental scientist and technical writer for EISs and EIRs documentation pursuant to the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA). He performed air quality and transportation noise modeling using U.S. EPA guideline and Federal Highway Administration (FHWA) models. Conducted a statistical analysis of ozone transport for the Butte County Air Pollution Control District, which showed patterns consistent with ozone transport from outside Butte County.

1977-1978 Environmental Research & Technology (Westlake Village, CA)
Mr. Papineau performed statistical evaluations of basin-wide "CHAMPS" air pollution monitoring data for Dr. George Hidy, whose Los Angeles basin smog research was funded by the American Petroleum Institute.



environmental service
by Papineau

5789 Gold Creek Drive Castro Valley, California 94552 (510) 881-8574