

**DEFENSE ENVIRONMENTAL RESTORATION PROGRAM  
FORMERLY USED DEFENSE SITES**

**INVENTORY PROJECT REPORT**

**ARMY-NAVY DISTRIBUTING CENTER  
ALAMEDA COUNTY, CALIFORNIA**

**SITE NO. J09CA075300**

*Prepared for:*

**SACRAMENTO DISTRICT, CORPS OF ENGINEERS  
650 Capitol Mall  
Sacramento, CA 95814-4794**

*Prepared by:*

**THE EARTH TECHNOLOGY CORPORATION  
100 West Broadway, Suite 5000  
Long Beach, CA 90802-4443**

May, 1991

**SITE SURVEY SUMMARY SHEET  
FOR  
DERP-FUDS SITE NO. J09CA075300  
ARMY-NAVY DISTRIBUTING CENTER**

**SITE NAME:** Army-Navy Distributing Center.

**LOCATION:** The site is located in the City of Oakland, California (Figures 1 and 2).

**SITE HISTORY:** On 15 October 1943, the War Department leased a total of 3.08 acres from the Santa Fe Land and Improvement Company. The site was called the Army-Navy Distributing Center, Alameda County, California. The site was used for warehousing facilities and trucking operations, and as a distributing center by the 9th District's Transportation Officer. The War Department terminated the lease on 15 June 1946 (3.08 acres). The Santa Fe Land and Improvement Company owned the site until 1982. The property was sold to Mr. Frank Yee (current owner) in 1982. There is no information if restoration was required.

**SITE VISIT:** A site visit was conducted on 18-19 February 1991. Those present were Mr. Roger Norris and Mr. Jagadish Gundarlahalli, The Earth Technology Corporation, Mr. John Kelley, LDS Truck Lines, Inc., and Mr. Mateus Morais, A.M. and S. Transportation Co., Inc. Mr. Norris presented a summary description of the Defense Environmental Restoration Program to Messrs. Kelly and Morais. The site is currently owned by Mr. Frank Yee. Mr. Yee leases the property and warehousing facilities to LDS Truck Lines and A.M. and S. Transportation Co.

Two abandoned in-place 10,000-gallon concrete underground storage tanks, a pumping station, a diesel fuel dispenser, and two fill pipes (2-inch and 4-inch diameters) were found. The underground storage tanks, pumping station and fuel dispenser were installed and used by the Santa Fe Land and Improvement Company, prior to and after the DOD leased the property. According to Mr. Jim Sibbing, Alameda County Department of Weights and Measure, the underground storage tanks were last used in June 1962 by the Santa Fe Land and Improvement Company for diesel fuel storage and dispensing.

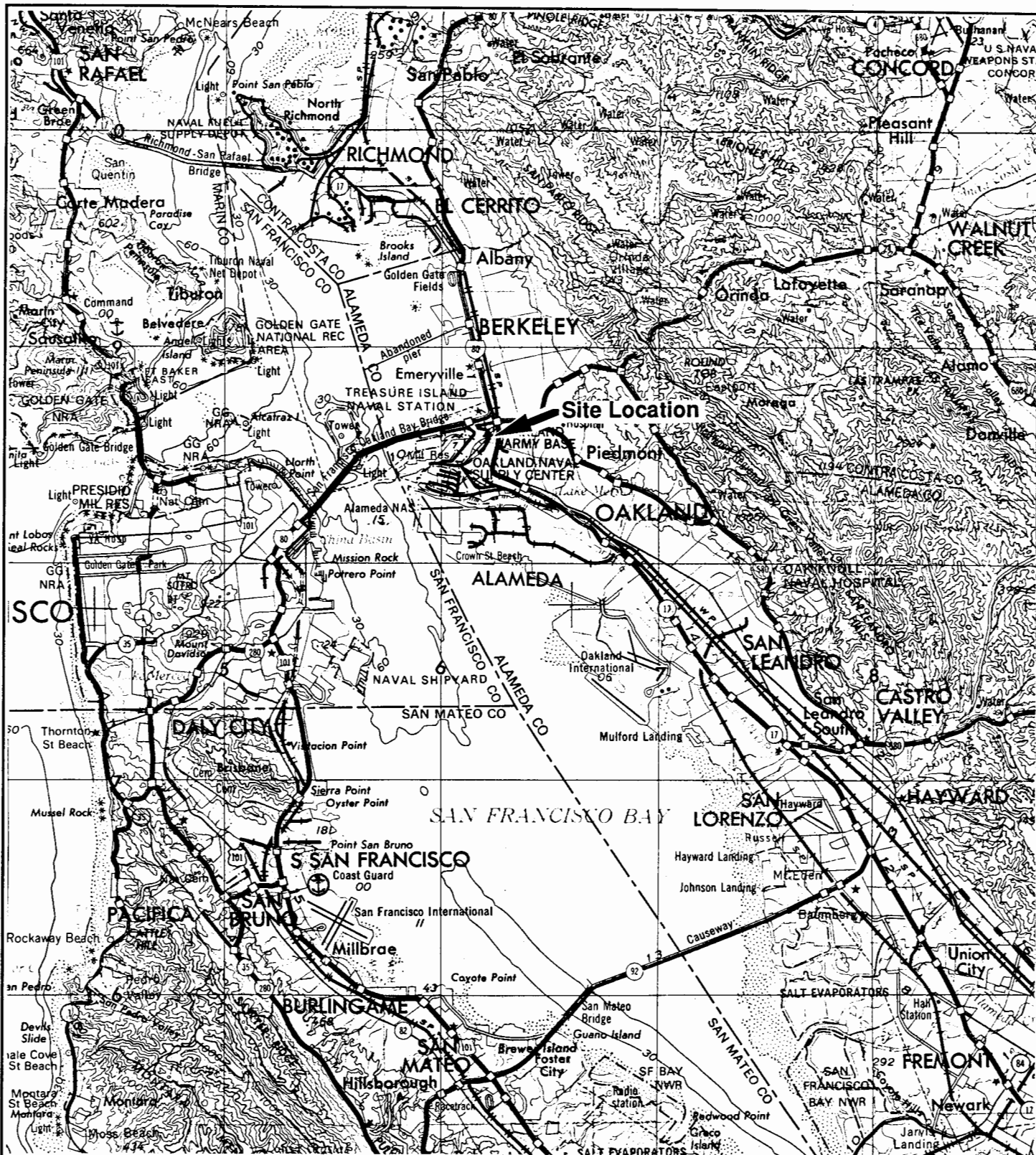
There were no evidence of hazardous and toxic waste, explosive ordnance, or hazardous building debris resulting from DOD use of the site.

**CATEGORY OF HAZARD:** NOFA.

**PROJECT DESCRIPTION:** None proposed.

**AVAILABLE STUDIES AND REPORTS:** None identified.

PA POC: Ms. Sharon V. Bruno, CESP-K-ED-M/HTW, (916) 551-1049.



0 5 10 Miles

Scale

Figure 1

Location Map  
Army-Navy Distributing Center

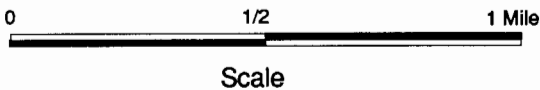


North



Source: Base map from U.S.G.S., 1:250,000  
San Francisco Quadrangle

Site No. J09CA075300



Scale

Figure 2

Site Map  
Army-Navy Distributing Center



North



Source: Base map from U.S.G.S., 1:24,000  
Oakland West, CA Quadrangle

Site No. J09CA075300

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM  
FORMERLY USED DEFENSE SITES

FINDINGS AND DETERMINATION OF ELIGIBILITY

ARMY-NAVY DISTRIBUTING CENTER  
ALAMEDA COUNTY, CALIFORNIA  
SITE NO. J09CA075300

FINDINGS OF FACT

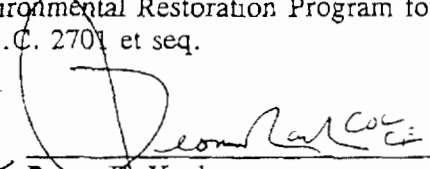
1. On 15 October 1943, the War Department leased a total of 3.08 acres from the Santa Fe Land and Improvement Company.
2. The site was called the Army-Navy Distributing Center, Alameda County, California. The site was used for warehousing facilities and trucking operations, and as a distributing center by the 9th District's Transportation Officer.
3. On 15 June 1946, the War Department terminated the lease on 3.08 acres. The Santa Fe Land and Improvement Company owned and occupied the site until 1982 when the property was sold to Mr. Frank Yee, who is the current owner. Mr. Yee currently leases the property to LDS Truck Lines and A.M. and S. Transportation Co. The site is currently used as a warehousing and truck distributing center.

DETERMINATION

Based on the foregoing findings of fact, the site has been determined to be formerly used by the DOD. Therefore, it is eligible for the Defense Environmental Restoration Program for Formerly Used Defense Sites, established under 10 U.S.C. 2701 et seq.

26 Aug 91

Date

  
Roger F. Yankoupe  
Brigadier General, U.S. Army  
Commanding

## PHOTOGRAPH LOG

**SUBJECT:** Defense Environmental Restoration Program (DERP)  
Army-Navy Distributing Center, California

**SITE NO:** J09CA075300

### PHOTO NO.

### TITLE

- |   |   |
|---|---|
| 1 | Wood Street on the far side and downtown Oakland in the background. View is southeast.  |
| 2 | Structure on the right hand side is warehouse leased by A.M. & S. Truck Lines. This structure was previously leased by Department of Defense and was called Army-Navy Distributing Center. View is southeast.   |
| 3 | Warehouse leased by A.M. & S. Truck Lines. This structure was previously leased by Department of Defense and was called Army-Navy Distributing Center. View is south.   |
| 4 | Structure on left hand side from near to far:<br><br>a) Warehouse leased by A.M. & S. Truck Lines and<br><br>b) Office building owned and operated by L.D.S. Truck Lines.<br><br>These buildings were leased by Department of Defense previously and was called Army-Navy Distributing Center.<br><br>In the background is the overhead highway (West Grand Avenue) to San Francisco. On the near right hand side is the abandoned 26th Street overpass. View is south. |
| 5 | Buildings on the left hand side from near to far:<br><br>a) L.D.S. Truck Lines & Inc.   |

b) A.M. & S. Truck Lines. Formerly Army-Navy Distributing Center. View is north

- 6 A.M. & S. Truck Lines. Formerly Army-Navy Distributing Center. View is northwest.
- 7 Building on the near right hand side is A.M. & S. Truck Lines. Formerly Army-Navy Distributing Center. View is southwest along Wood Street.
- 8 Abandoned pump-station and diesel fuel dispenser. View is north.
- 9 Abandoned pump-station and diesel fuel dispenser. Beneath the pump-station is an abandoned concrete UST. Approximately 20 feet long and 10 feet wide. View is east.
- 10 Abandoned pump-station and diesel fuel dispenser. South of the pump-station is a second abandoned concrete UST. Approximately 22 feet long and 8 feet wide. View is northeast.
- 11 Fill pipe (with fill cap, pad lock and fill box) for abandoned concrete UST, south of the pump-station. View is east.
- 12 Fill pipe for abandoned concrete UST. beneath the pump-station. View is northeast.





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⑤



⑥



⑦



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9



10



11



12

**DEFENSE ENVIRONMENTAL RESTORATION PROGRAM - FORMERLY USED DEFENSE SITES**  
**LIST OF ALL DATA FOR A SITE**  
**Site Name: ARMY-NAVY DIST CTR**  
**Site Number: J09CA0753**  
**08/25/93**

FFID: CA99799F569600                      Geographical FOA : SPK      City: OAKLAND  
County: ALAMEDA                              State: CA                      Zip Code:                      -  
Latitude:    d   m   sN                      Longitude:                      d   m   sW  
Former Service: ARMY    NAVY  
NPL Listed(Y/N/P): N                      EPA Listed(Y/N): N  
NPL Name:

**Site Description:**  
Site is located in Oakland, Alameda Co, CA. Site is currently leased to LDS Truck Lines & A.M.&S. Transportation Co. Site visit revealed no evidence of hazardous & toxic waste, explosive ordnance, or hazardous building debris resulting from DOD use of the site.

**Site History:**  
On 15 Oct 1943, the War Dept leased a total of 3.08 ac from the Santa Fe Land & Improvement Co. Site was used for warehousing facilities and trucking operations, and as a distribution Center by the 9th District's Transportation Officer. The War Dept terminated the lease on 15 Jun 1946 (3.08 ac). In 1982 the property was sold to Mr. Frank Yee (the current owner).

Current Site Name:

Current Owner(s): PRIVATE

**Current Owner Description:**  
Site is owned by Mr. Frank Yee. Mr. Yee leases the property and warehousing facilities to LDS Truck Lines and A.M.&S. Transportation Co.

POCS	Name	Office Symbol	Phone Number	Date Assigned
PROJ MGR:	N. STELRING	CESPK-ED-EB	(916)557-7227x	01/10/93
DISTRICT:	DON JONES	CESPK-ED-E	(916)557-7431x	01/10/93
DIVISION:	TONY MEI	CESPD-ED-GH	(415)705-1468x	01/10/93
HQ:	SARA ANGUS	CEMP-RF	(202)504-5223x	01/10/93
OTHER:			( ) - x	01/10/93

**DEFENSE ENVIRONMENTAL RESTORATION PROGRAM - FORMERLY USED DEFENSE SITES**  
**LIST OF ALL DATA FOR A SITE**  
**Site Name: ARMY-NAVY DIST CTR**  
**Site Number: J09CA0753**  
**08/25/93**

PRELIMINARY ASSESSMENT (PA) - INPR

	Schedule Start	Actual Start	Schedule Complete	Actual Complete	
INITIAL:	12/24/90	12/24/90	08/27/91	08/27/91	INPR Status: C
AMEND:	--/--/--	--/--/--	--/--/--	--/--/--	
AMEND:	--/--/--	--/--/--	--/--/--	--/--/--	Underway Status:

Potential OEW: U                      Potential CWM: U

Remarks:  
NOFA

FINDINGS AND DETERMINATIONS

Were hazards found (Y/N): Y  
 Site Eligible/Ineligible/Categorical Exclusion (E/I/C): E  
 Categorical Exclusion:  
 Ineligible Findings:

Ineligible/Categorical Exclusion Remarks:

*Category	Project *Number	NOFA Y/N	Project Req	Approval Date	OEW RAC	Description
				--/--/--	0	



DEFENSE ENVIRONMENTAL RESTORATION PROGRAM  
FOR FORMERLY USED DEFENSE SITES (DERP-FUDS)


INVENTORY PROJECT REPORT (INPR) REVIEW SHEET

SITE NAME Army Navy Distributing Center  
PROJECT NUMBER JO9CA075300

\*\*\*\*\*  
CESPD-RE, REAL ESTATE: The subject site real estate documents have been reviewed for acquisition, use, and disposal of the site. The manner/type of control (fee, lease, permit, etc), the method of disposal and or lease termination were checked. I concur with the report, except as noted below.

signature 


\*\*\*\*\*  
CESPD-OC, OFFICE OF COUNSEL: The subject INPR has been reviewed for substance and legal sufficiency. I concur with the report, except as noted below.

signature 

\*\*\*\*\*  
CESPD-ED, ENGINEERING DIV: The subject INPR has been reviewed for general substance and geotechnical considerations and has been reviewed for a proper cost estimate. (Positive reports only).

signature N/A

\*\*\*\*\*  
CESPD-ED-MH, ENVIRONMENTAL: The subject INPR has been reviewed for format, content, and applicability to current AR's, ER's and USACE DERP -FUDS policy and the recommendations appear to be valid. I concur with the report except as noted below.

signature 

\*\*\*\*\*

**HISTORY OF REAL ESTATE PROPERTY OWNERSHIP**

**FOR**

**ARMY-NAVY DISTRIBUTION CENTER, ALAMEDA COUNTY, CA  
SITE NO. J09CA075300**

<b>County Recorder Date</b>	<b>Property Ownership Transaction</b>
1924	The Santa Fe Land and Improvement Company (SFLIC) acquires the property through purchase from private individuals. SFLIC occupies the property.
1943	15 October, SFLIC leases the property to the War Department. The War Department occupies the property.
1946	15 June, the War Department terminates the lease with SFLIC. SFLIC occupies the property.
1982	23 December, Mr. Frank Yee (26/35 interest) and LDS Truck Lines (9/35 interest) purchases the property from SFLIC.
1991	No change in property ownership, Mr. Yee currently leases his portion of the property to LDS Truck Lines and AM and S Transportation Company.

Real Estate Property Ownership History for Army-Navy Distribution Center  
(Site No. J09CA075300)

- 1924: The Santa Fe Land and Improvement Company<sup>(SFLIC)</sup> acquires the property through purchase (from undetermined property owners).
- 15 Oct. 1943: SFLIC leases the property to the War Department.
- 15 Jun. 1946: War Department terminates the lease and the property is once again occupied<sup>and operated</sup> by SFLIC.
- 23 Dec. 1982: Mr. Frank Yee<sup>(20/35 interest)</sup> and LDS Truck Lines<sup>(9/35 interest)</sup> purchases the property from SFLIC.
- Current: No change in property ownership, Mr. Yee currently leases his portion of the property to LDS Truck Lines and A.M. & S. Transportation Company.

DERP

PROJECT NO.: J09CA000500

LOCATION: The Alameda Air Depot was a building located at the former NIRS Alameda within the city limits of San Jose. The actual building is still situated at the intersection of the southwesterly line of Clement Ave. and the southeasterly line of Willow street. The northeastern section of the site is boarded by Eagle Ave.

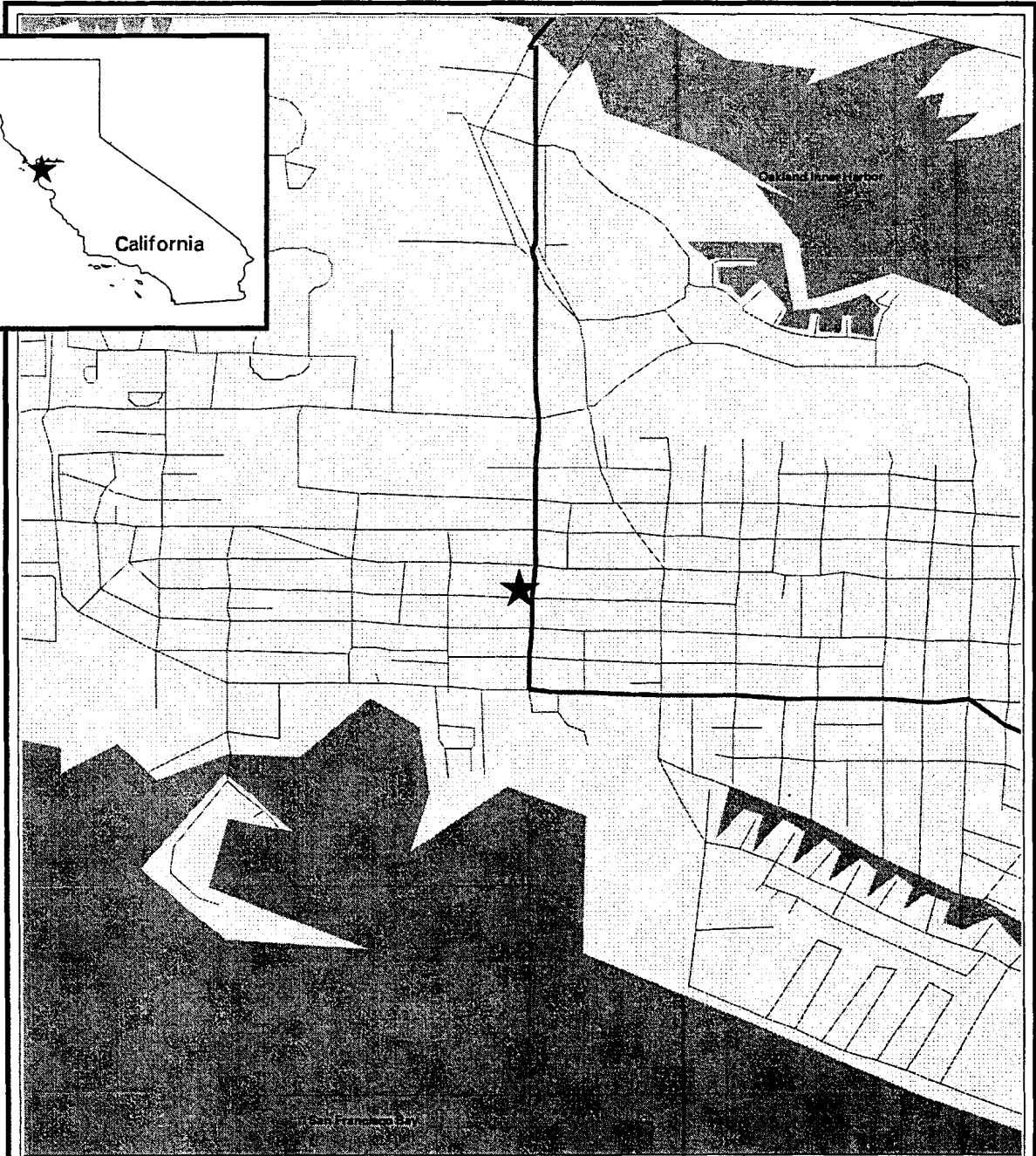
SITE NAME: Alameda Air Depot

EXCLUSION CATEGORY

- I - CEMETERIES
- II - RECRUITING STATION
- III - CIVILS WORKS
- IV - ACTIVE DOD SITE
- V - NO RECORDS AVAILABLE

DATE DETERMINED: 25 June 1990

PROJECT MANAGER: *Sharon Bruno*  
Sharon Bruno



**FORMERLY USED DEFENSE SITES PROGRAM**

**J09CA0005**

**ALAMEDA AIR DEPOT**

Alameda County, California

Latitude 37° 46' 29" N

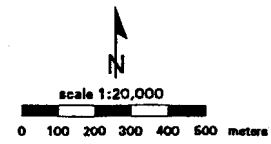
Longitude 122° 16' 39" W

★ Properties

✈ Airports

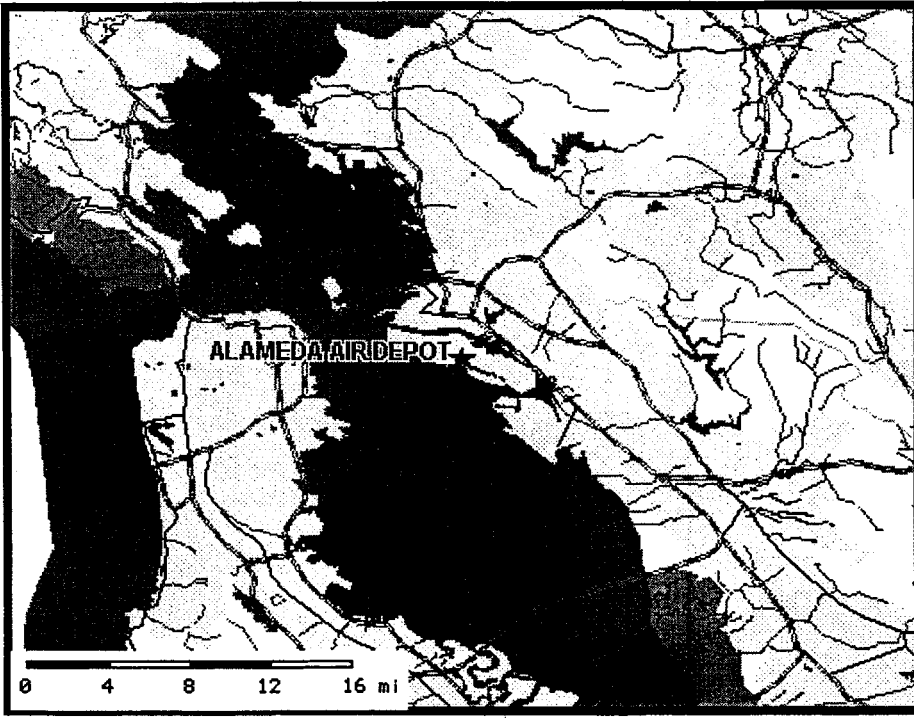
— Roads

- - - County Boundaries



**US Army Corps  
of Engineers**

DRAFT  
Property location data obtained from  
the USACE FUDSMIS database  
on October 20, 2000



PDF Map



(TYPE) \_\_\_\_\_ FINAL

PROJECT OWNERSHIP MAP

STATE CALIFORNIA

COUNTY ALAMEDA

DIVISION SOUTH PACIFIC

DISTRICT SAN FRANCISCO

SIXTH ARMY AREA

LOCATION OF PROJECT

WITHIN CITY OF ALAMEDA

MILES OF

TRANSPORTATION FACILITIES

RAILROADS

STATE ROADS

FEDERAL ROADS

AIRLINES

ACQUISITION

TOTAL ACRES ACQUIRED 0.800

ACRES FEE

ACRES TRANSF'R TO WAR DEPT. 0.800

ACRES LEASED TO WAR DEPT.

ACRES LESSER INTERESTS

DISPOSAL

TOTAL ACRES DISPOSED OF 0.800

ACRES SOLD BY WAR DEPT.

ACRES TRANSF'D BY WAR DEPT.

ACRES RETRANSF'D TO GOVT. AGCY. 0.800

ACRES LEASES TERMINATED

ACRES LESSER INT'S TERM.

LEGEND

NOTE: USE SYMBOLS FROM FM-21-30 (WAR DEPT. BASIC FIELD MANUAL) PAGES 21 TO 27 INCL. EXCEPT

RESERVATION LINE

RESERVATION LINE (Actual Survey)

DAM SITE (Taking Line)

RESERVOIR SITE (Taking Line)

CONTOUR LINES 470

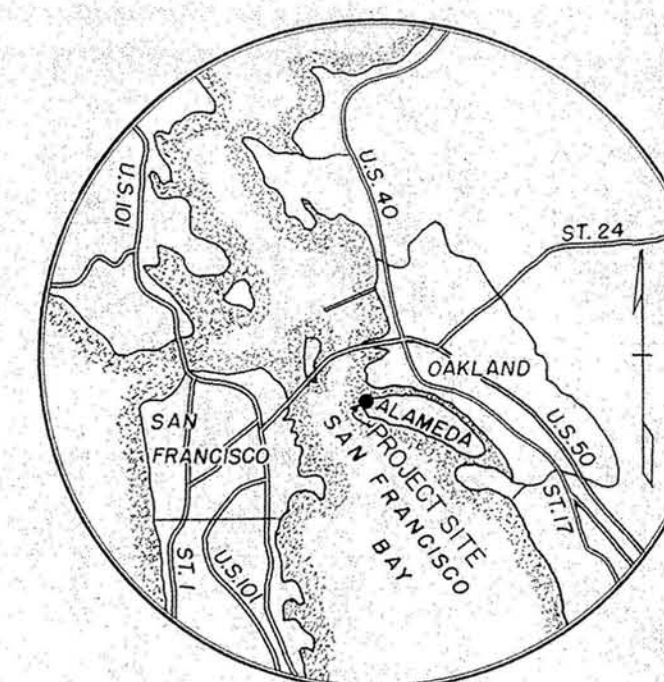
AVIGATION EASEMENTS

TRACT NUMBER 99

ACQUISITION TRACT REGISTER			
TRACT NO.	LAND OWNER	ACRES	REMARKS
		TRANS.	
A	DEPARTMENT OF NAVY	0.800	Use Permit dated 7 July 1943

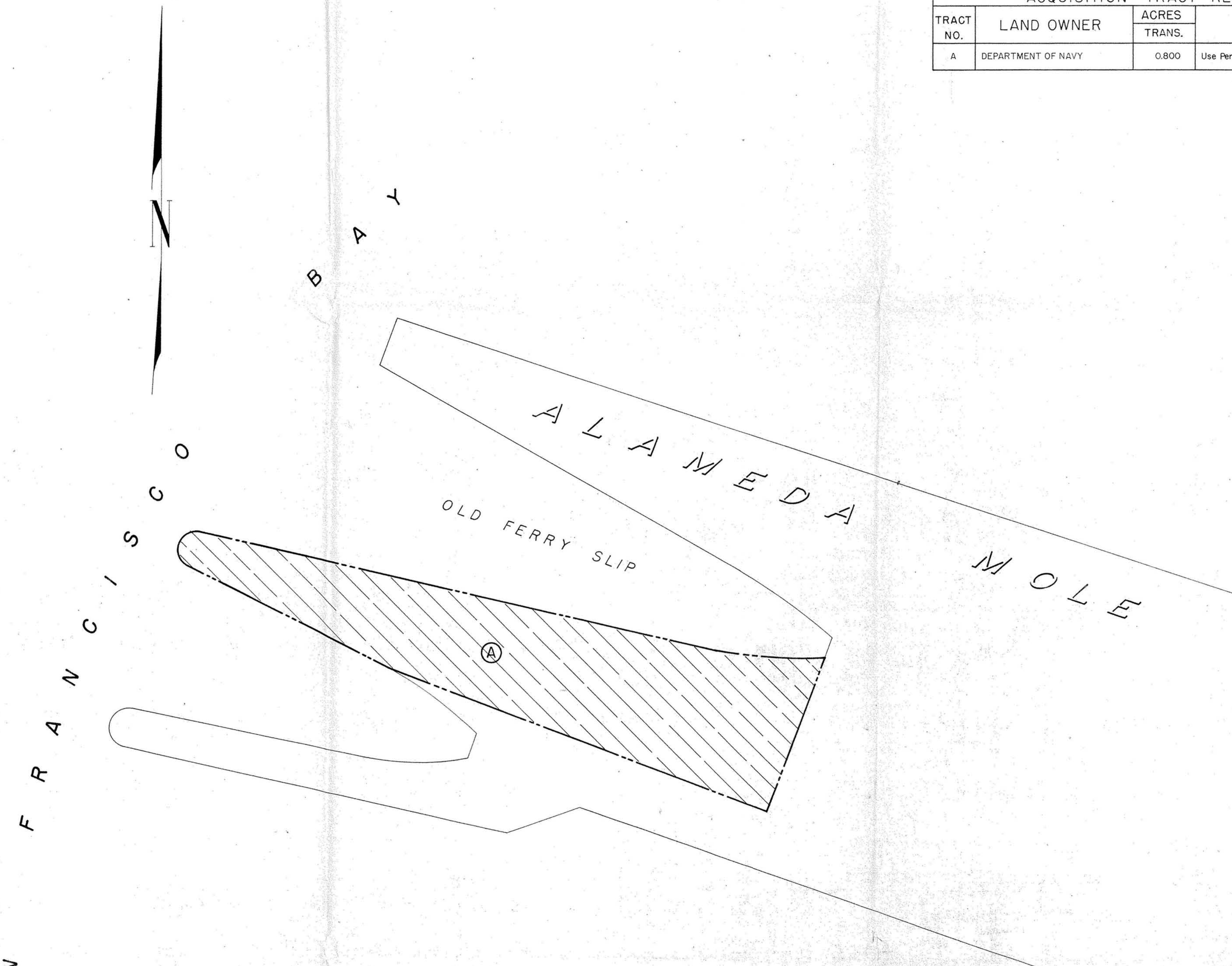


STATE INDEX



VICINITY MAP

SCALE IN MILES



ACQUISITION AUTHORIZATION  
 RE-D 773 Dated 10 Apr. 1942

REVISIONS	DATE	BY

CORPS OF ENGINEERS, U.S. ARMY  
 OFFICE OF THE DIVISION ENGINEER  
 SOUTH PACIFIC DIVISION

DRAWN BY: \_\_\_\_\_  
 TRACED BY: W.H.K.  
 CHECKED BY: J.W.  
 SUBMITTED BY: \_\_\_\_\_  
 CHIEF, CADASTRAL SEC.  
 RECOMMENDED BY: \_\_\_\_\_  
 CHIEF, STATISTICAL BRANCH

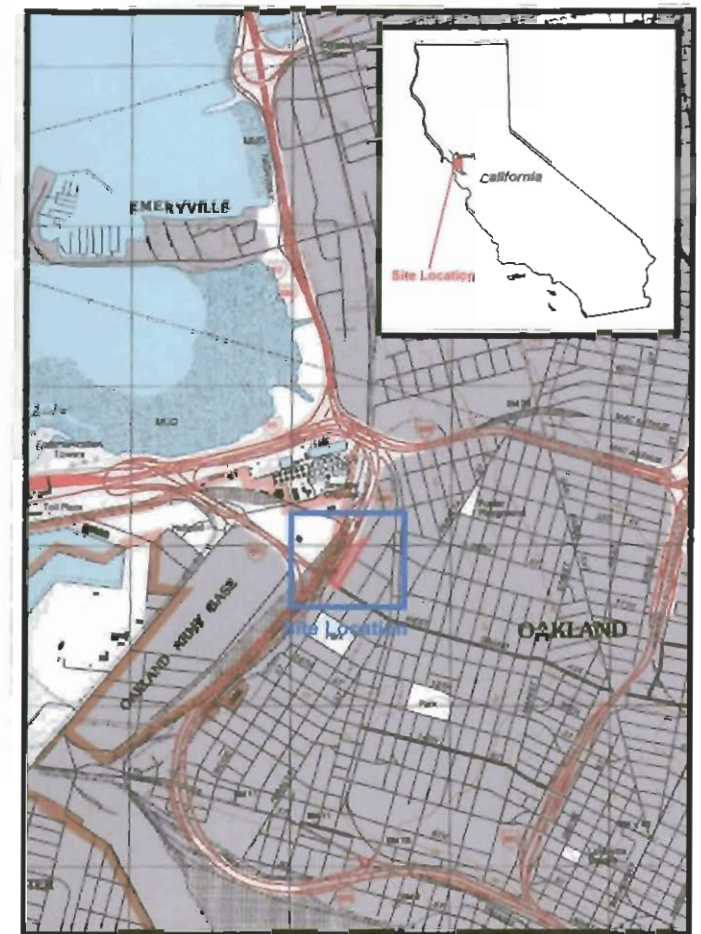
REAL ESTATE  
 ALAMEDA MOLE  
 GUN EMPLACEMENT SITE  
 MILITARY RESERVATION  
 APPROVED BY: \_\_\_\_\_ DATE 11 July 44  
 DIVISION REAL ESTATE OFFICER

OFFICE, CHIEF OF ENGINEERS, WASHINGTON, D. C.

AUDITED 2673

SCALE IN FEET (Approx.)  
 SHEET 1 OF 1 DRAWING NO.

USE PERMIT FOR 0.800 ACRES RETRANSFERRED TO DEPARTMENT OF NAVY 19 SEPT. 1946



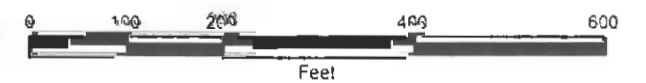
USGS 7.5 Minute Quad, Oakland West, CA

## Army-Navy Distributing Center

Formerly Used Defense Sites (FUDS)  
Site No. J09CA0753

May 2004

 Site Area



Aerial photo taken July 1993



U.S. Army Corps of Engineers  
Sacramento District