

**APPENDIX D**

**HAZARDS AND HAZARDOUS MATERIALS  
SITE SURVEY SUMMARY SHEETS**

SITE SURVEY SUMMARY SHEET  
DERP-FUDS SITE NO. J09CA093300

SITE NAME: San Francisco Defense Area AAA Battery 12

LOCATION: AAA Battery 12 is located in Contra Costa County, approximately one mile east of Berkeley, California. The site is situated southeast of Grizzly Peak in the Charles Lee Tilden Park (see Figure 1).

SITE HISTORY: San Francisco Defense Area AAA Battery 12, formerly known as Grizzly Peak AAA Site No. 3, was used by the U.S. Army as an anti-aircraft missile-launching site. The site consisted of a total of 66.93 acres; 66.70 acres was leased from the East Bay Regional Park District (EBRPD) in 1952, 0.05 acre was licensed from the East Bay Municipal Utility District in 1948 and transferred from the Department of the Air Force in 1952, and 0.18 acre was licensed from EBRPD in 1955. The licensed acreage was acquired for installation of a water and electric power line.

The property was reported excess to the General Services Administration (GSA) on September 30, 1961, with all acreage disposed of. The 66.70 acre lease was terminated on October 27, 1959 with no mention of a recapture clause. The lessor demanded restoration of the premises and agreed to partial restoration in exchange for title to certain improvements.

The Government relinquished the following improvements to EBRPD upon termination of the lease: five buildings with installed amenities (including one 1,000 gallon and one 550 gallon fuel oil tank); a chlorinator building; an electric distribution system (including three 25 kV transformers); two water tanks; sewage distribution and septic tanks; water distribution system and pumps; and roads, walks, bridges, parking areas and line fence.

SITE VISIT: On July 28, 1988, the Camp Dresser & McKee Inc. (CDM) audit team visited the former AAA Battery 12 site. The names of persons contacted during the site visit are contained in the project file.

The former AAA Battery 12 area is owned by the EBRPD and is used for an amusement train ride and corporation yard. Approximately 15 years ago, EBRPD totally renovated the site. EBRPD houses its fire department, equipment shop, park storage area, and central store in this area. The only original structures of the battery

remaining include a large concrete building, sections of the original fencing, and cement foundations of the former barracks. All existing structures appeared to be well maintained and no debris resulting from the demolitions of the other former structures at the site was observed.

No evidence of hazardous or toxic substances, underground storage tanks (USTs), or ordnance was observed at the site. George Allison, and EBRPD employee who accompanied the audit team, indicated that during EBRPD's site renovation, all PCB-type transformers and all USTs were removed from the site (approximately 1975).

CATEGORY OF HAZARD: None identified.

PROJECT DESCRIPTION: NOFA

AVAILABLE STUDIES AND REPORTS: None identified.

PA POC: Sharon Bruno, CESPCK-ED-M, Sacramento District,  
(916) 551-1049.

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM  
FORMERLY USED DEFENSE SITE PROGRAM  
FINDINGS AND DETERMINATION OF ELIGIBILITY  
AAA BATTERY 12  
SITE NO. J09CA093300

FINDINGS OF FACT

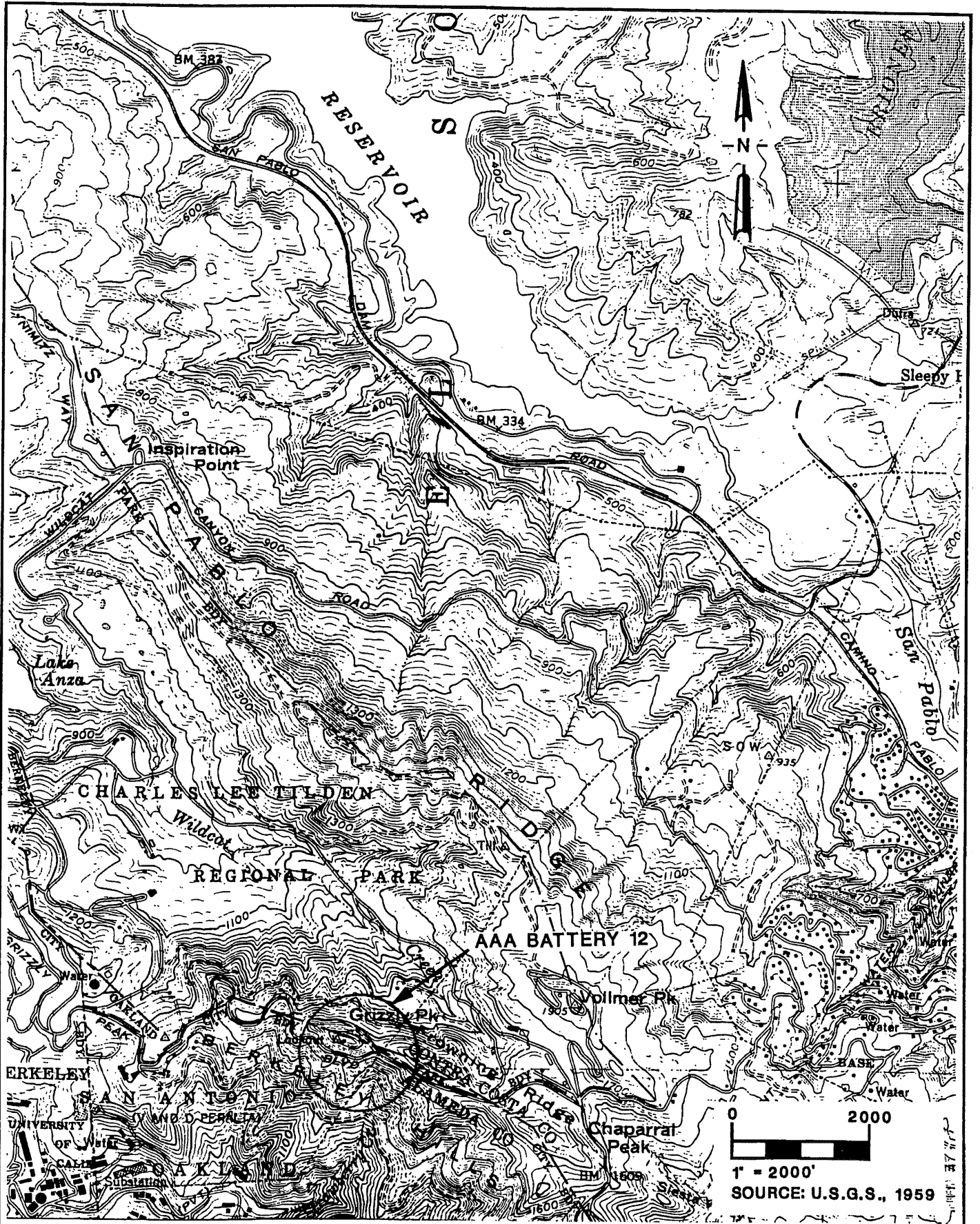
1. This site contained 66.93 total acres; 66.70 acres leased and 0.23 of an acre license. The 66.70 acres was leased from the East Bay Regional Park District (EBRPD) on December 4, 1952. A portion of the 0.23 area (0.05 of an acre) was licensed from East Bay Municipal Utility District on May 13, 1948 for a water power line and transferred from the Department of the Air Force effective October 29, 1952. The remainder (0.18 of an acre) was licensed on January 25, 1955 from EBRPD for an electric power line right-of-way.
2. San Francisco Defense Area AAA Battery 12 (formerly Grizzly Peak AAA Site No. 3) was used by the U.S. Army as an anti-aircraft missile-launching site. Information on structures at the site was not available from the real estate files except for the following improvements the Government relinquished to the EBRPD upon termination of the lease: five buildings, one 1,000 gallon and one 550 gallon fuel oil tank; a chlorinator building; an electric distribution system including three 25 kV transformers; one 5,000 gallon and one 10,000 gallon water tank; sewage distribution and septic tanks; water distribution system and pumps; roads, walks, bridges and parking areas; and line fence.
3. The property was reported excess to the GSA on September 30, 1961. On October 27, 1959, the 66.70 acre lease was terminated. The lessor agreed to partial restoration in exchange for title to certain improvements. There was no mention of a recapture clause in the termination agreement.

DETERMINATION

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

30d94  
DATE

David E. Peixotto  
DAVID E. PEIXOTTO  
Colonel, EN  
Commanding



Project No. 9044	Army Corps of Engineers	SAN FRANCISCO DEFENSE AREA AAA Battery 12	Figure
	CDM Federal Programs Corp.		1

SITE SURVEY SUMMARY SHEET  
FOR  
DERP-FUDS SITE NO. J09CA081600

Grizzly Peak VHF Station

November 1991

SITE NAME(S): Grizzly Peak VHF Station

LOCATION: Approximately one mile northeast of Berkeley, on the border of Alameda and Contra Costa Counties, CA; see site map attached.

SITE HISTORY: DoD use began in 1942 with the acquisition of 72.20 lease acres and 1.71 easement acres from East Bay Regional Park District. On 15 July 1949, the US Government acquired 0.05 license acre from East Bay Municipal Utility District. The site was used as a VHF site for Hamilton Air Force Base. On 28 October 1952, 73.91 lease acres were terminated. On 28 October 1952, 0.05 license acre was transferred to the Army.

Improvements included a concrete civil defense building, barracks, mess hall, latrine, administration building, two antenna stations (concrete buildings and antenna), concrete pump house, pipeline, and two wooden water tanks.

SITE VISIT: An initial site visit was conducted on 4 May 1991 by Ms. Margaret Berry of Dynamac Corporation. At that time, the borders of the subject property could not be delineated accurately based on the information supplied on the real estate map. An elevation marker stamped "Grizzly Peak" was located atop Grizzly Peak near an antenna station. Unfortunately, the subject site does not encompass Grizzly Peak itself, but is actually located at Vollmar Peak nearby. This error was discovered while researching another site at the Golden Gate National Recreation Area historian's office. A map was found that showed the location of living quarters associated with DoD activity at the site.

A second site visit was conducted on 25 September 1991 by Ms. Berry and Mr. Steven Roe, also of Dynamac Corporation. They spoke with Mr. Owen Rouse of the East Bay Regional Park District. Mr. Rouse was stationed at the Army facility in the 1950's. He pointed out the general location of the barracks area and other buildings. He did not remember any underground tanks or dump sites in the area.

A large concrete building that was used by DoD as a communication facility associated with the radar station atop Vollmar Peak is currently being used by the East Bay Regional Park District. The building was originally built to be two-thirds below grade, but has since been dug out by the Park District for use as a maintenance building. The topography around the building has been lowered approximately 20' to construct the existing maintenance and storage yard.

North of the concrete building several foundations were located that corresponded with the mess hall, barracks and latrine indicated on the historic drawing. A building still stood on part of the mess hall foundation and was being used by the miniature steam train company that owns that portion of the property. Mr. Eric Thompsen from the railroad company was interviewed at the site. He did not know of any underground tanks or dump sites on the property. He said that a foundation had been removed during construction of a depot in the western portion of the property. This area corresponds to the administration building on the historic drawing.

An antenna station located on top of Vollmar Peak consists of a concrete block building, an antenna and a propane tank in a fenced enclosure adjacent to the building, a fenced-in area containing another antenna and weather equipment, a building foundation, and an empty concrete pump pit. The building and weather station are currently being used by the Park District. There was no evidence of underground tanks. The site was wired for electricity.

Two additional antenna stations were located along the road to Vollmar Peak. The first appeared to be of recent construction and consisted of a building and antenna encircled by a chain-link fence. An old concrete propane tank support was located at the entrance to the station.

The second antenna station consisted of a concrete building, a chain-link fence and an antenna tower. No evidence of underground or above ground tanks was found. All three antenna stations on site appeared to be in current use.

Finally, two above ground wooden water tanks were located at the base of Vollmar Peak near the access road. These tanks currently supply water to the East Bay Park District.

The California Hazardous Waste and Substances Sites list, also known as the CORTESE list, was examined for any regulatory action at the site, including UST's, abandoned dump sites, hazardous materials releases, and hazardous waste disposal sites. The database includes input from the Department of Health Services, the State Water Resources Control Board, the nine Regional Water Quality Control Boards, and the California Waste Management Board. The records were searched for the Alameda County. No records were found for the site.

CATEGORY OF HAZARD: NOFA

PROJECT DESCRIPTION: None proposed.

AVAILABLE STUDIES AND REPORTS: None identified.

PA POC: John Hoge, CESP-K-ED-M-HTW, 916-557-7421

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM  
FORMERLY USED DEFENSE SITES PROGRAM  
FINDINGS AND DETERMINATION OF ELIGIBILITY

GRIZZLY PEAK UHF STATION, CA  
Site No. J09CA081600

FINDINGS OF FACT

1. On 10 April 1942, the U.S. Government acquired 72.20 lease acres and 1.71 easement acres from East Bay Regional Park District. On 15 July 1949, the U.S. Government acquired .05 license acre from east Bay Municipal Utility District. Total acreage acquired for the subject site was 73.96.
2. The site was known as the Grizzly Peak VHF Site, CA. The site was situated in Alameda County, one mile northeast of Berkeley, CA. The site was used as a VHF site for Hamilton Air Force Base. Improvements included a concrete civil defense building, barracks, mess hall, latrine, administration building, two antenna stations (concrete buildings and antenna), concrete pump house, pipeline, and two wooden water tanks.
3. On 28 October 1952, 73.91 lease acres terminated. On 29 October 1952, .05 license acre was transferred to the Army. Records did not indicate if restoration was required.

DETERMINATION

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

18 FEB '92

Date

Mark W. Feller, COL, EN  
for Roger F. Yankoupe  
Brigadier General, U.S. Army  
Commanding



