



**California Environmental Protection Agency
Department of Toxic Substances Control
Region 2, 700 Heinz Avenue, Berkeley, CA 94710**

COMMUNITY PROFILE

**Tassafaronga Village
968 81st Avenue, 1001 83rd Avenue
and 945 84th Avenue
Oakland, California**

Approved by:

A handwritten signature in blue ink, appearing to read "Richard A. Perry", written over a horizontal line.

Richard A Perry
Public Participation Specialist
Department of Toxic Substances Control
700 Heinz Avenue
Berkeley, CA 94710

TABLE OF CONTENTS

- 1.0 INTRODUCTION**
 - 1.1 Purpose of the Community Profile**
 - 1.2 Department of Toxic Oversight Responsibilities**
 - 1.3 Sources of Information for Community Profile**
 - 1.4 Summary of Community Concerns**
 - 1.5 Organization of Community Profile**

 - 2.0 SITE BACKGROUND**
 - 2.1 Site Location and Description**
 - 2.2 History**
 - 2.3 Agency Involvement**

 - 3.0 COMMUNITY PROFILE**
 - 3.1 Community Demographic Profile**
 - 3.2 Community Concerns and Issues**

 - 4.0 RECOMMENDED PUBLIC PARTICIPATION ACTIVITIES**

 - 5.0 KEY CONTACT LIST & ADJACENT PROPERTY**
-

1.0 INTRODUCTION

1.1 Purpose of the Community Profile

The California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), prepared this Community Profile to describe the potential community concerns regarding the investigation and cleanup of environmental conditions at the 968 81st Avenue site in Oakland, California. This document provides a basis for documenting a public participation strategy for the site, should further action be required.

1.3 Sources of Information for the Community Profile

This Community Profile is based on information obtained from a variety of sources including file reviews, demographic data, site visits, environmental test results, and from discussions with the Oakland community and City agencies.

1.4 Summary of Community Concerns

According to discussions with representatives from the Oakland community and City agencies, there is low public concern regarding this site. The community's main concerns are toxic chemicals in the soil from previous industrial uses, if any, and with related clean-up efforts.

1.5 Organization of Community Profile

This Community Profile includes information on site description and contaminants and recommended Public Participation Activities. In addition, this Profile relies upon the site-specific information for previous site investigations.

2.0 SITE BACKGROUND

2.1 Site Location and Description

The Tassafaronga Village Site is located in the Elmhurst neighborhood of East Oakland, and is generally bounded by 81st Avenue on the north; E Street on the east; 85th Avenue on the south; and G Street on the west. The addresses of the project Site are 1001 83rd Avenue, 945 84th Avenue, and 968 81st Avenue, Oakland, California. The Site is located in the Coliseum Area Redevelopment Plan area. The Site is currently owned and operated by the Oakland Housing Authority (OHA).

The approximately 7-acre site consists of the following Assessor Parcels: APN 042-4280-001-01, APN 042-4281-007-04, OHA owned public housing complex; APN 041-4206-002-00, OHA owned private road; and APN 041-4206-001-00, OHA owned former pasta manufacturing facility and storage yard.

The Site is relatively level and is divided into two development areas by a private road running parallel to an old rail spur. The southern 5-acre portion of the Site comprises the Tassafaronga Village public housing complex. The northern 2.19-acre portion of the Site is occupied by a vacant 18,000 sq.ft. warehouse and open storage areas.

Environmental conditions at 968 81st Avenue are under review as part of DTSC's efforts to ensure that the Oakland Housing Authority has undertaken proper investigation of all environmental concerns and implemented the necessary remediation efforts to ensure that the site is safe for residential development within State standards.

Current Land Use

The Site is located in a neighborhood containing a mixture of industrial, institutional, and residential land uses. Particularly, the Site is bordered by manufacturing uses and the Acorn Woodland Elementary School to the north (comprised of two, small K-5 schools); residential uses and Tassafaronga Park and Community Center to the east; residential and mixed-commercial uses to the south; and industrial uses to the west.

Sensitive receptors include school age children, and elderly residents of the neighboring residential community. There are no documented wetland habitats in close proximity to the Site.

Future Land Use

The Site will be redeveloped into a mixed income housing development; both affordable rental and home-ownership units will be constructed. The proposed development includes construction of a medium density residential community with new streets and associated infrastructure. All of the existing buildings and surface improvements on the housing portion of the Site will be demolished. The existing warehouse structure on the pasta factory portion of the Site will be remodeled into residential lofts.

2.2 Site History

The southern portion of the Site was first developed by the U.S. Government as Tassafaronga Temporary War Housing in 1945 for war workers who flocked to the ship building yards along the Oakland Inner Harbor Channel. This complex was not considered for nor used as military housing. The OHA acquired the housing parcels in 1955 and continued to operate the war worker housing until 1964 at which time the original structures were demolished and the current public housing development (Tassafaronga Village) was built. The development currently includes 87 federally subsidized rental units.

The northern portion of the Site was developed initially for use as a pasta manufacturing business in 1947 (Alita Brand Macaroni Facility). The pasta manufacturing was performed in an 18,000 sq.ft. warehouse which was constructed on a raised pad of soil. In 1949 the northern half of the pasta factory parcel was leased to an auto repair business. In 1975 records indicate that the portion of the lot that was operated as an auto repair shop was being used by a trucking service. The trucking service installed underground storage tanks ("USTs") to provide fuel for their vehicles. Records further indicate that by 1989 the trucking service was no longer operating at the site and the USTs were no longer operational. After the trucking service vacated the Site, this portion of the parcel was used as a storage/salvage yard. The USTs were removed in 1996 and the local regulatory agency provided a conditional site closure until such time that the site ownership and/or use changed. The pasta manufacturing business ceased operations in March 2004 and the storage/salvage yard continued until the OHA purchased the entire parcel in November 2005. Soon after taking over ownership of this portion of the Site, the Quonset hut and all debris was removed from the northern portion of the Site. The former pasta factory site is entirely fenced.

2.3 Agency Involvement

DTSC is providing oversight over environmental investigation and remediation on the site, including: sampling and analysis; a Removal Action Workplan (RAW); preparation of CEQA documents; coordinating public participation; approval of plans for sampling protocol and data analysis.

3.0 COMMUNITY PROFILE

3.1 Community Demographic Profile

Oakland, California is located in the San Francisco Bay area of California. Additionally, Oakland is located within close proximity to several major colleges, universities, and research institutions, including Stanford University, the University of California, Berkeley, Santa Clara University, and San Jose State University.

Oakland has a population of 399,484. (U.S. Census, 2001). The approximate number of families is 86,347. The amount of land area is approximately 56 sq. miles.

According to Census 2000, the population by ethnic background in Oakland is comprised of: White (31.3%), African American (35.7%), American Indian (0.7%), Asian (15.2%), Pacific Islander (0.5%), two or more races (5.0%) and other race (11.7%). The average household size was 2.6 and the average family size was 3.38.

Census 2000 showed median household income of \$40,055, per capita income of \$21,936, and with individuals (19.4%) living below the poverty level. Of the total population, 30.9% held bachelor's degree or higher and 73.9% were high school graduates or higher (Census, 2000).

3.2 Community Concerns and Issues

The community concern in the project is low and the general consensus among community members and leaders is in favor of the site being redeveloped into a mixed income housing development.

DTSC has also been working with and will continue to work with the Oakland Housing Authority to remediate areas of environmental concerns.

4.0 RECOMMENDED PUBLIC PARTICIPATION ACTIVITIES

Several public participation activities are contemplated for the Avenue Project site.

- Prepare a Community Mailing List that can be used to disseminate information about site activities.
 - Prepare Draft Fact Sheets for DTSC approval when requested.
 - Publish a public notice in a major local newspaper to notify public about the availability of the Draft Removal Action Workplan for public review and comment.
 - Provide a 30-day review period to receive public comments on the Draft RAW.
 - Provide a response to public comments received on the Draft RAW to DTSC after the close of the comment period.
-

Additional public participation activities may be required (such as holding a community meeting) if the level of community interest in the site appears to warrant them. These activities will be determined according to the requirements found in the DTSC Public Participation Policy and Guidance Manual.

5.0 KEY CONTACT LIST & ADJACENT PROPRTY**Key Community Contacts:**

The Honorable Diane Feinstein
Member U.S. Senate
One Post Street, Suite 2450
San Francisco CA 94104

The Honorable Barbara Boxer
Member U.S. Senate
1700 Montgomery Street, Suite 240
San Francisco, CA 94111

Don Perata
State Senator
State Capitol, Room 205
Sacramento, CA 95814

Sandre Swanson
State Assemblyman
State Capitol
P.O. Box 942849
Sacramento, CA 94249-0016

The Honorable Ron Dellums
Mayor of City of Oakland
One City Hall Plaza
Oakland, CA 94612

Henry Change
At-Large Oakland Council Member
One City Hall Plaza
Oakland, CA 94612

Jane Brunner
Oakland City Council Member, District 1
One City Hall Plaza
Oakland, CA 94612

Pat Kernighan
Oakland City Council Member, District 2
One City Hall Plaza
Oakland, CA 94612

Nancy Nadel
Oakland City Council Member, District 3
One City Hall Plaza
Oakland, CA 94612

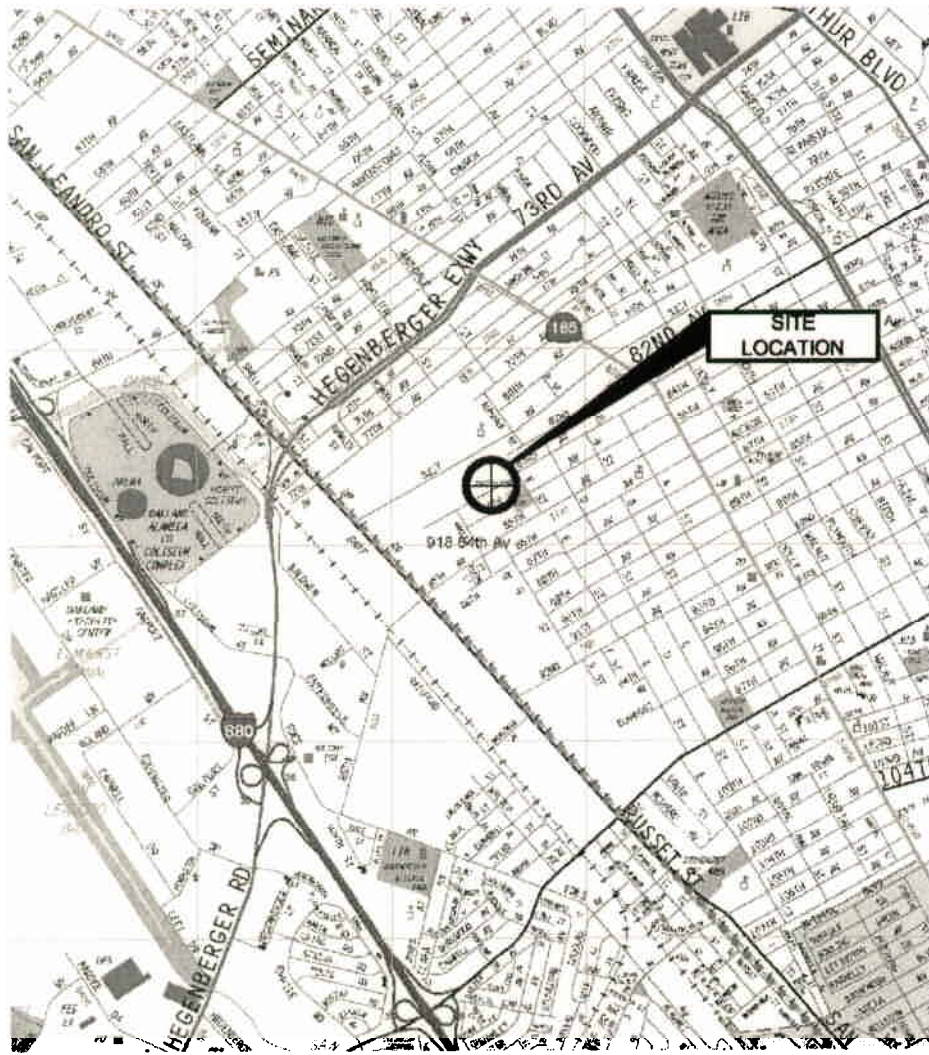
Jean Quan
Oakland City Council Member, District 4
One City Hall Plaza
Oakland, CA 94612

Ignacio De La Fuente
Oakland City Council Member, District 5
One City Hall Plaza
Oakland, CA 94612

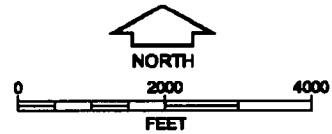
Desley Brooks
Oakland City Council Member, District 6
One City Hall Plaza
Oakland, CA 94612

Larry Reid
Oakland City Council Member, District 7
One City Hall Plaza
Oakland, CA 94612

G:\pilot\1541\1541_004\Drawings\1541_004_01.dwg 2-01-08 02:30:08 PM vtorq



SOURCE: This Base Map was based on 2006 Street Guide, Bay Area Counties, The Thomas Guide.



VICINITY MAP
Tassafaranga Complex
Oakland, California

PLATE 1

Community Profile

Tassaforanga Village

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MCP INDUSTRIES INC
1655 E 6TH ST STE A5A
CORONA CA 92879-1719

MARIO R. & NORA E. MEJIA
214 RIPLEY AVE
RICHMOND CA 94801-2640

LAND CATTLE & WINE 2. MILLER
PO BOX 14068
OAKLAND CA 94614-2068

CARMEN MORALES
1014 81ST AVE
OAKLAND CA 94621-2409

OAKLAND UNIFIED SCHOOL DISTRICT
7404 N SPALDING AVE
FRESNO CA 93720-3370

LARRY PERRIN
1015 82ND AVE
OAKLAND CA 94621-2427

HENRY J. PERRY
1001 84TH AVE
OAKLAND CA 94621-1831

QUINTOR ENTERPRISES LLC
866 81ST AVE
OAKLAND CA 94621-2512

EMILY & ALDO RISSO
8310 AMELIA ST
OAKLAND CA 94621-1834

SCONZA PROPERTIES LLC
919 81ST AVE
OAKLAND CA 94621-2511

FERNANDO SIERRA
1006 81ST AVE
OAKLAND CA 94621-2409

JIM & BOUAPHANH SIHACHACK
1020 81ST AVE
OAKLAND CA 94621-2409

DEBORAH E. WILLIAMS
1037 83RD AVE
OAKLAND CA 94621-1805

873 81ST AVENUE LLC
3713 BRANDY ROCK WAY
REDWOOD CITY CA 94061-1800

ACTS COMMUNITY DEVELOPMENT
1034 86TH AVE
OAKLAND CA 94621-3536

ACTS COMMUNITY DEVELOPMENT
1034 86TH AVE
OAKLAND CA 94621-3536

ACTS COMMUNITY DEVELOPMENT
1034 86TH AVE
OAKLAND CA 94621-3536

LEONIDEZ BURGOS ALEJANDRO
1042 104TH AVE
OAKLAND CA 94603-3169

TEMPLE CHURCH CALVARY
1000 82ND AVE
OAKLAND CA 94621-2428

CALVARY TEMPLE CHURCH OF GOD IN
1000 82ND AVE
OAKLAND CA 94621-2428

CALVARY TEMPLE CHURCH OF GOD IN
1000 82ND AVE
OAKLAND CA 94621-2428

CALVARY TEMPLE CHURCH OF GOD IN
1000 82ND AVE
OAKLAND CA 94621-2428

CALVARY TEMPLE CHURCH OF GOD IN
1000 82ND AVE
OAKLAND CA 94621-2428

IRMA CERON
1006 83RD AVE
OAKLAND CA 94621-1806

DELZIE M. CHEEK
15 CROXTON AVE
OAKLAND CA 94611-5728

CITY OAKLAND HOUSING AUTHORITY
1619 HARRISON ST
OAKLAND CA 94612-3307

MIGUEL A. CORONA
1012 83RD AVE
OAKLAND CA 94621-1806

REYNALDO D. COURTOIS
1007 86TH AVE
OAKLAND CA 94621-1643

IRENE & RONALD DEAN
1800 DONNER AVE
SAN FRANCISCO CA 94124-3220

ANN EDDINGTON
1021 83RD AVE
OAKLAND CA 94621-1805

LENA EWELL
1000 84TH AVE
OAKLAND CA 94621-1832

LLC GRAYLING
999 42ND ST
OAKLAND CA 94608-3711

HERB HOUSTON
4550 SEQUOYAH RD
OAKLAND CA 94605-4645

HERBERT A. HOUSTON
4550 SEQUOYAH RD
OAKLAND CA 94605-4645

MARVIN P. JENKINS
1024 82ND AVE
OAKLAND CA 94621-2428

NEAL & GEORGIA M. LANE
1011 83RD AVE
OAKLAND CA 94621-1805

LAQUITA MABON
1000 81ST AVE
OAKLAND CA 94621-2409

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340

MACARTHUR LTD LIABILITY COMPANY
360 17TH ST STE 204
OAKLAND CA 94612-3340
