



Environmental Services, Inc.

2111 Jennings Street, San Francisco, CA 94124-3224, Phone (415) 822-4555 FAX (415) 822-5290

July 10, 1989

L & W Project No. 9077.001

Mr. Robert P. Gates
Erskine & Tulley
580 Market Street
San Francisco, California 94104

RECEIVED

By Alameda County Environmental Health at 11:22 am, Mar 11, 2015

Subject: Environmental Site Assessment and Subsurface Evaluation - Mike Roberts Color Productions property, 6707 Bay Street, Emeryville, California.

Mr. Gates:

In accordance with your request, we have completed an environmental site assessment and subsurface evaluation for the subject site located at 6707 Bay Street in Emeryville, California. Our purpose was to evaluate the historical background and subsurface conditions of the site for environmental and public health concerns.

Scope

Our scope of services for the subject site consisted of performing the following tasks:

- * Perform an initial walk-through of the site to evaluate site parameters and collect representative samples of suspect materials for qualitative environmental analysis.
- * Review available regulatory agency records to establish site history and usage and assess reported environmental violations.
- * A review of utility company drawings and plans regarding pipeline easements and underground structures that may adversely affect property.
- * Review topographic and geologic maps and reports.

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- * Provide a physical description of the site, including:
 - Unusual soil coloration or odors
 - Fill or other imported materials
 - Physical irregularities at the surface
 - Chemical storage tanks
 - Electrical transformers

 - * Perform a cursory inspection of adjacent properties, including:
 - Evaluation of present land-use conditions adversely affecting the subject property
 - Evaluate onsite chemical storage and handling

 - * Perform preliminary subsurface evaluation consisting of four soil borings into ground water.

 - * Collect representative soil and water samples. Soil samples to be described in accordance with the Unified Soil Classification System (USCS).

 - * Analyze representative printing materials, construction materials and soil and ground water samples to evaluate for the presence of contaminants. Analysis includes that for CAM metals (Title 22, reference SW 846, third edition), pesticides, polychlorinated biphenyls (PCB's) (EPA method 8080) and total petroleum hydrocarbons (EPA method 8015).

 - * Prepare a report presenting the findings from each category mentioned above and our opinion regarding the presence of contamination by hazardous substances currently on the site.

Historical Review

A search of records and documents from the City of Emeryville Fire Department - Office of Fire Prevention, the California North Coast Region of the Department of Health Services (DOHS) Abandoned Site Program Information System, and the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) indicated there are several permits issued to adjacent property owners for the use and/or storage of hazardous substances. We also conducted a review of the Expenditure Plan for the Hazardous Substance Cleanup Bond Act of 1984 (State of California Health and Welfare Agency, Toxic Substances Control Division, Department of Health Services) and the Hazardous Wastes & Substances List (pursuant to AB 3750 from the State Water Resource Control Board, California Waste Management Board, and the Department of Health Services as of August 1988).

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According to information provided by the DOHS and SFBRWQCB, there were violations reported to these agencies for the following sites:

Address	Comment
4030 Hollis Street	Failed underground storage tank leak test. Investigation results not reported.
65th Street & Christie Avenue	Site was a municipal dump between 1940 and 1960. Extensive subsurface and ground water contamination reported.

Site Conditions

The subject site is a 4.6 acre, roughly triangular corner lot with a two story, business administrative office complex adjoining a printing and light manufacturing warehouse facility. Parking is provided along the north, east, and west perimeter of the office building and north and west of the warehouse. A fenced, drum storage area, was located at the rear of the warehouse facility. The site is located on the west side of Bay Street, south and east of the Ashby Avenue exit ramp off of Interstate Highway 80. The southern property line has a six foot easement between the warehouse and neighboring Leopard Trading Co. in Emeryville, California.

The buildings are concrete and steel tilt-up structures, built during the late 1960's. The office structure occupies approximately 14,624 square feet and the warehouse, approximately 43,200 square feet. A printing operation is presently utilizing approximately 15 percent of the warehouse space. The office complex is about 10 percent occupied.

Preliminary Surface Evaluation

On March 13, 1989, L & W Environmental Services representatives performed a preliminary walk-through at the subject site. Our evaluation consisted of a site survey and observing, documenting, and sampling selective materials, where accessible.

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evaluation consisted of a site survey and observing, documenting, and sampling selective materials, where accessible.

Sample collection during the preliminary evaluation concentrated on 89 drums of suspected hazardous waste, located at the rear of the warehouse facility. The sampled materials were collected in laboratory-cleaned, 500-milliliter glass sample vials with teflon lined lids. Samples were then labeled and placed in ice storage for transportation. A Chain of Custody Record was initiated by L & W Environmental Services personnel in the field and accompanied the samples to a State-certified laboratory for analytical testing. This chain-of-custody protocol was followed throughout the field and laboratory procedures. The Chain of Custody Records for samples tested are included in the Appendix to this report. Please refer to our Status Report of Activities Relating to the Removal and Disposal of Hazardous Wastes for the subject site, dated June 27, 1989, for a detailed account of the drum sampling and disposal activities.

No other suspect hazardous materials were observed during our walk-through of the site.

Subsurface Evaluation

On April 26 and June 8, 1989, representatives of L & W Environmental Services performed a subsurface investigation of the subject site. This consisted of mapping surface features and logging and sampling three soil borings and one monitoring well. The borings (B-1a, B-2a, and B-2) were drilled to depths between 11 and 21.5 feet below grade. The monitoring well (B-1/MW-1) was drilled to 31.5 feet. The soil borings were located west and northwest of the drum storage area and northwest of the office building. The monitoring well was drilled near the southeast corner of the office structure in the parking area (Appendix).

The borings located by the drum storage area were drilled with an eight-inch-diameter, continuous-flight, hollow-stem auger using a CME-45 drill rig operated by K & L Drilling, of Alameda, California. Boring B-2 was drilled with an eight-inch-diameter, continuous-flight, hollow-stem auger using a CME-55 drill rig operated by West Hazmat Drilling Corp, out of Rancho Cordova, California. Monitoring well MW-1 was drilled with a twelve-inch-diameter, continuous-flight, hollow-stem auger using a CME-55 drill rig operated by West Hazmat Drilling Corp, of Rancho Cordova, California. The augers were steamed cleaned before use to minimize the possibility of cross-contamination.

Subsurface Conditions

Samples were described using the Unified Soil Classification System. Subsurface materials observed in the drill cuttings and sampler were composed of brown and gray-brown, damp to moist, unconsolidated, gravel and sand underlain by gray to blue-gray, clay interbedded with light to medium-gray, loose, fine and medium grained sand lenses. Borings B-1 and B-2 ended in light-brown, stiff clay. Detailed descriptions of earth materials encountered in the soil boring are presented in the boring logs. Upon completion, borings B-1a and B-2a were backfilled with drill cuttings. Boring B-1 was completed into a 4 inch well and Boring B-2 was backfilled with portland cement.

Soil samples were collected from the borings at five foot intervals beginning at a depth of 5 feet below grade. The undisturbed samples were collected from the borings utilizing a 2.5 inch diameter, California-modified split-spoon sampler. The sampler, containing 2.0 inch diameter brass sleeves, was driven 18 inches with a standard 140-pound hammer, repeatedly dropped 30 inches. The number of blows to drive the sampler each successive 6 inches was recorded to evaluate relative consistency of the soil. The driven samples were immediately sealed in their brass sleeves with aluminum foil, plastic caps and airtight tape. They were then labeled and placed in ice storage for transportation. A Chain of Custody Record was initiated by L & W Environmental Services personnel in the field and accompanied the samples to a State-certified laboratory for analytical testing. The Chain of Custody Record for boring samples tested is included in the Appendix to this report.

Soil samples were analyzed for hydrocarbon vapor using an organic vapor meter (OVM). Field instruments, such as the OVM, are used to evaluate relative concentrations of vapor but cannot be used to give absolute levels of hydrocarbon contamination. The OVM measurements for soil samples collected from the borings indicated ambient conditions.

Monitoring Well Construction

On July 5, 1989, The ground-water monitoring well MW-1 was installed in boring B-1. The well was constructed with schedule 40, 4-inch-diameter, polyvinyl chloride (PVC) casing. The upper 5 feet of the well casing is blank. The preceding 25 feet consist of machine-perforated PVC with 0.020-inch-wide slots. The remaining 5 feet of casing, from the top of the screened portion to the ground surface, is blank. All casing joints are flush-

threaded. Glues, chemical cements, or solvents were not used to join the casing sections. The top of the casing is covered with an expandable, locking cap. The bottom has a threaded end plug.

The annular space of the well was backfilled with No. 3 grade sand from the total depth of each well to approximately 2 to 3 feet above the screened casing. A bentonite plug, approximately 1-foot-thick, was placed above the sand as a seal against cement entering the sand pack. The remaining annulus was backfilled with a portland cement and bentonite mixture to grade. Graphic representations of well construction is shown in the right column of the Log of Boring plates.

The well is protected with a cast-iron and steel wellhead cover installed approximately 1 inch above the surrounding grade and set in place with concrete overlain by a 3 inch-thick asphalt cold patch. The wellhead cover has a locking, watertight, expanding seal to protect the well against surface water infiltration and reduces the possibility of vandalism or accidental disturbance of the well.

Water Sampling

On July 6, 1989, water samples were collected from the monitoring well for subjective analysis. A sample was collected by lowering a Teflon bailer approximately half its length through the air-water interface. The sample was examined and no floating product, sheen, or emulsion was observed. The monitoring well was purged of approximately four well volumes of water before water samples were collected for laboratory analysis. Following the purge period, and after well recovery to a static water level, fluid samples were collected using a laboratory-cleaned Teflon bailer. The bailer was lowered approximately 2 feet into the fluid to retrieve a sample. The fluid samples were stored in laboratory-cleaned, 40-milliliter and one liter glass vials. Each vial was rinsed with fluid from the bailer, emptied, then slowly filled again with fluid. Each sample was then immediately sealed with a Teflon-lined cap, labeled, and placed on ice for transport to a state-certified laboratory. Chain-of-custody protocol, as described earlier, was followed throughout the field and laboratory procedures. Samples were taken to Precision Analytical Laboratory in Richmond, California and IT Analytical Laboratory in San Jose, California, for testing. Precision Analytical and IT Analytical Laboratories are certified by the State of California for the analysis requested. The Chain of Custody Record for the water samples is included in the Appendix to this report.

Analytical Results

Soil samples collected during the preliminary investigation were analyzed for CAM metals (Title 22, reference SW 846, third edition), polychlorinated biphenyls (PCB's) (EPA method 8080), total petroleum hydrocarbons (TPH) (EPA method 8015), purgeable aromatic hydrocarbons benzene, toluene, ethylbenzene, and total xylene isomers (BTEX) (EPA method 602), halogenated solvents (EPA method 8010), and volatile organic compounds (EPA methods 624, 8240). These analyses were performed at Precision Analytical Laboratory in Richmond, California and IT Analytical Laboratory in San Jose, California.

Analytical results of the soil samples are pending their completion, scheduled for July 14, 1989.

The water sample collected from Monitoring Well B-1/MW-1 during the preliminary investigation was analyzed for CAM metals, TPH, BTEX, volatile organic compounds, halogenated solvents, and PCB's. These analyses were also performed at Precision Analytical Laboratory in Richmond, California and IT Analytical Laboratory in San Jose, California.

Analytical results of the water sample from Monitoring Well B-1/MW-1 indicated non-detectable concentrations of TPH (<0.5 mg/1 method detection limit MDL), BTEX (<0.3 mg/1 MDL), halogenated solvents (<0.3 mg/1 MDL), and PCB's (<0.05 mg/1 MDL). Analytical results for CAM metals indicate background concentrations. Analytical results of volatile organic compounds in water are also scheduled for completion by July 14, 1989. A copy of the laboratory analytical report is included in the Appendix to this report.

Conclusions and Recommendations

Laboratory analytical results acquired to date of the water sample collected from Monitoring Well B-1/MW-1, indicate nondetectable concentrations of TPH, BTEX, halogenated solvents, and PCB's. Analytical results of CAM metals indicate background concentrations. Analytical results of volatile organic compounds in ground water are pending their completion. Analytical results of the soil samples are pending their completion, scheduled for July 14, 1989.

BASED ON THE WATER SAMPLE ANALYTICAL RESULTS ANOMALOUS CONCENTRATIONS OF HAZARDOUS SUBSTANCES WERE NOT DETECTED IN THE GROUND WATER AT THE SUBJECT SITE. Although sample analysis are

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incomplete, preliminary indications are favorable. However, we recommend a conservative approach be followed until the completed analytical tests are presented for the soil samples and additional ground water sample.

Limitations

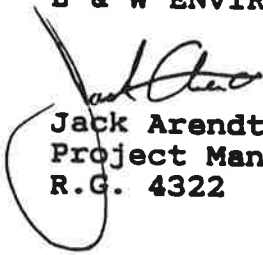
The field investigation, laboratory testing, and analysis presented in this report were prepared in accordance with generally accepted standards of environmental geological practice in California at the time this investigation was performed. This investigation was conducted solely for the purpose of evaluating environmental conditions of the site with respect to hydrocarbon product, CAM metals concentration, pesticide, and chlorinated phenol contamination in the vicinity of the subject property. No soil engineering or geotechnical references are implied or should be inferred. Evaluation of the geologic conditions at the site for the purpose of this investigation is made from a limited number of available data points. Subsurface conditions may vary away from the available data points. Additional work, including further subsurface investigation, can reduce the inherent uncertainties associated with this type of study.

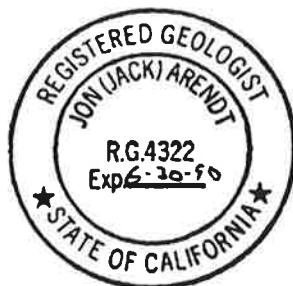
The information researched during our historical review to date was made available from government agencies. We cannot make any assurances concerning the completeness of the data presented to us.

If you have any questions regarding this report, please contact the undersigned. We appreciate this opportunity to be of service.

Sincerely,

L & W ENVIRONMENTAL SERVICES, INC.


Jack Arendt
Project Manager
R.G. 4322



APPENDIX

Blows per 1/2 Ft.	SAMPLE NUMBERS	UNCS	DEPTH IN FEET	DESCRIPTION	WELL CONST.
			- 0 -	0.2 ft. Asphalt Brown, damp, loose, gravel and SAND	NEAT CEMENT BENTONITE SEAL BLANK CASING
		GM	- 1 -	Gray-brown, damp to moist, medium-dense, gravel (concrete fragments) cobbles and SAND	
			- 2 -		
			- 3 -		
15 19 25	S-B1-5.5		- 4 -		
		CL	- 5 -	Blue-gray, damp to moist, firm to stiff, gravely CLAY OVA = 340	
			- 6 -		
			- 7 -		
			- 8 -		
		SM	- 9 -	Gray and white (salt & pepper), moist to wet, medium dense, very-fine-grained SAND with shell fragments OVA = 370	
5 12 18	S-B1-10.5		- 10 -	GROUND WATER	
			- 11 -		
			- 12 -		
			- 13 -		
			- 14 -		
			- 15 -		
2 3 19	S-B1-16		- 16 -	Light-gray and dark blue gray, saturated, stiff, CLAY with wood fibers and greasy, hydrocarbon and transformer odor OVA = 640	NO. 3 SAND SLOTTED CASING
		CL	- 17 -		
			- 18 -		
			- 19 -		
			- 20 -	Light gray and blue gray, saturated, firm to stiff CLAY with sand and wood fragments OVA = 520	
		CL/SM			



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LOG OF BORING B-1

Mike Roberts Color Productions
6707 Bay Street
Emeryville, California

PROJECT NUMBER: 9077

PLATE 1a

Blows: per 1/2 Ft.	SAMPLE NUMBERS	USCS	DEPTH IN FEET	DESCRIPTION	WELL CONST.
14 14 17	S-B1-20.5	CL/SM	- 20 - 21 - 22 - 23 - 24	Light gray and blue gray, saturated, firm to stiff CLAY with sand and wood fragments OVA - 520 wood fragments common	NO. 3 SAND SLOTTED CASING
10 13 30	S-B1-25.5	CL	- 25 - 26 - 27 - 28 - 29	Brown to tan, wet, stiff CLAY (few wood fibers) OVA - 350	
5 11 32	S-B1-30.5	CL SM	- 30 - 31	Brown to tan, saturated, stiff CLAY Light-gray, saturated, medium-dense, silty, very-fine-grained SAND	BLANK CASING
			- 32 - 33 - 34 - 35 - 36 - 37 - 38 - 39 - 40	Total Depth: 31.5 feet Ground water encountered at 10.7 feet Monitoring well installed 7-5-89 0 - 5.0 ft. blank casing 5.0 - 25.0 ft. slotted casing 25.0 - 30.0 ft. blank casing Well developed on 7-6-89	



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LOG OF BORING B-1

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Emeryville, California

PROJECT NUMBER: 9077

PLATE
1b

Blows per 1/2 Ft.	SAMPLE NUMBERS	USCS	DEPTH IN FEET	DESCRIPTION	WELL CONST.
			- 0 -	0.2 ft. Asphalt Gray-brown, damp, loose, sandy GRAVEL	
		GW	- 1 -		
			- 2 -	Blue-gray, moist, soft, silty, sandy. CLAY with some organics	
		CL	- 3 -		
			- 4 -		
			- 5 -	Blue-gray, moist, soft, silty, sandy. CLAY with some organics OVA = 0	
7	S-B2-6		- 6 -		
8			- 7 -		
8			- 8 -		
			- 9 -		
12	S-B2-10	SM	- 10 -	Blue-gray and light-gray, moist to wet, loose silty, clayey, fine to medium grained SAND slight hydrocarbon odor OVA = 40	
45			- 11 -		
31		SM	- 12 -	GROUND WATER Light-gray to gray, saturated, medium dense, silty, SAND	
			- 13 -		
			- 14 -		
10	S-B2-16		- 15 -		
14			- 16 -	Light-brown, saturated, soft to firm, gravelly CLAY, trace hydrocarbon odor OVA = 540	
17			- 17 -		
				- 18 -	
			- 19 -		
		CL	- 20 -	Blue gray, saturated, very soft CLAY OVA = 320	



BACKFILLED WITH PORTLAND CEMENT ON JULY 5, 1989




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LOG OF BORING B-2

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Emeryville, California

PROJECT NUMBER: 9077

PLATE 2a

Blows per 1/2 Ft.	SAMPLE NUMBERS	UNCS	DEPTH IN FEET	DESCRIPTION	WELL CONST.
6 5 8	S-B2-20.5	CL	- 20 - 21	Blue gray, saturated, very soft CLAY OVA - 320	
			- 22 - 23 - 24 - 25 - 26 - 27 - 28 - 29 - 30 - 31 - 32 - 33 - 34 - 35 - 36 - 37 - 38 - 39 - 40	<p>Total Depth: 21.5 feet Ground water encountered at 11.5 feet No caving Backfilled with portland cement 7-5-89</p> 	



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LOG OF BORING B-2

Mike Roberts Color Productions
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Emeryville, California

PROJECT NUMBER: 9077

PLATE
2b

APPENDIX

Precision Analytical Laboratory, Inc.

4136 LAKESIDE DRIVE, RICHMOND, CA 94806

PHONE (415) 222-3002

FAX (415) 222-1251

CERTIFICATE OF ANALYSIS

State License No. 211

Received: 07/06/89

Reported: 07/10/89

Job No #: 70921

Attn: George Wilson
Mike Roberts Color Productions
6707 Bay Street
Emeryville, CA.

Project: Monitoring Well MW-1

Total Petroleum Hydrocarbon Analysis: By Modified Method 8015
Polychlorinated Biphenyls Analysis; EPA Method 8080
mg/l

Lab ID	Client ID	Diesel	Gasoline	PCB's
70921-1	#W MW1-11	ND<0.5	ND<0.5	ND<0.5

QA/QC: Spike Recovery for Gasoline: 100.8%
Spike Recovery for PCB's: 116%

MDL: Method detection limit; Compound below this level would not be detected.

Detection Limit for Diesel: 0.5
Detection Limit for Gasoline: 0.5
Detection Limit for PCB: 0.5

Surinder Sidhu
Surinder Sidhu
Senior Chemist

APPENDIX

Precision Analytical Laboratory, Inc.

4136 LAKESIDE DRIVE, RICHMOND, CA 94806

PHONE (415) 222-3002

FAX (415) 222-1251

CERTIFICATE OF ANALYSIS

State License No. 211

Received: 07/06/89

Reported: 07/10/89

Job No #: 70921

Attn: George Wilson
Mike Roberts Color Productions
6707 Bay Street
Emeryville, CA.


Project: Monitoring Well MW-1

Aromatic Volatile Hydrocarbon Analysis:
EPA Method 8020
ug/l

Lab ID	Client ID	Benzene	Toluene	MDL
70921-1	#W MW1-11	ND<0.3	ND<0.3	0.3

Lab ID	Client ID	Ethylbenzene	Xylene	MDL
70921-1	#W MW1-11	ND<0.3	ND<0.3	0.3

QA/QC: Spike Recovery for Benzene: 84%



Surinder Sidhu
Senior Chemist

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CERTIFICATE OF ANALYSIS

STATE LICENSE NO. 211

Received: 07/06/89

Reported: 07/10/89

Job #: 70921

Attn: George Wilson
Mike Roberts Color Production
6707 Bay Street
Emeryville, CA.

Project: Monitoring Well MW-1

Analysis Method EPA 6010
Prep Method EPA 3010
mg/l

Lab ID #: 70921-1

Client ID: #W MW1-11 Monitoring Well MW-1

METAL		MDL	% SPIKE RECOVERY
Tl	ND<0.088	0.088	96
As	ND<0.088	0.088	102
Hg	ND<0.2	0.2	108
Se	ND<0.2	0.2	90
Mo	ND<0.040	0.04	86
Sb	ND<0.040	0.04	70
Zn	0.18	0.06	83
Cd	0.013	0.012	90
Pb	0.063	0.044	88
Co	0.021	0.02	86
Ni	0.10	0.026	83
Cr	0.064	0.006	90
V	0.060	0.004	90
Be	ND<0.001	0.001	96
Cu	0.040	0.004	87
Ag	0.022	0.004	66
Ba	0.60	0.004	86

MDL: Method detection Limit: Compound below this level would not be detected.

Surinder Sidhu
Senior Chemist

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Precision Analytical Laboratory, Inc.

4136 LAKESIDE DRIVE, RICHMOND, CA 94806

PHONE (415) 222-3002

FAX (415) 222-1251

CERTIFICATE OF ANALYSIS

STATE LICENSE NO. 211

Received: 07/06/89
Reported: 07/10/89
Job No. #: 70921

Attn: George Wilson
Mike Roberts Color Production
6707 Bay Street
Emeryville, CA.

Halogenated Volatile Organics
EPA Method 8010
ug/l

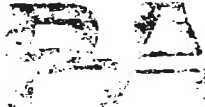
Lab ID: 70921-1
Client ID: #W MW1-11 Monitoring Well MW-1

Table with 3 columns: Compound, Concentration, MDL. Lists various organic compounds and their detection levels.

QA/QC: Spike Recovery for Carbon tetrachloride: 99%

MDL: Method detection limit: Compound below this level would not be detected.

Signature of Surinder Sidhu
Surinder Sidhu
Senior Chemist



Mike Roberts Color Production
Job No. 70921

Halogenated Volatile Organics
EPA Method 8010
ug/l

Compound	Concentration	MDL
Trans 1,3-dichloropropene	ND<0.3	0.3
2-chloroethyl vinyl ether	ND<0.3	0.3
Bromoform	ND<0.3	0.3
Tetrachloroethene	ND<0.3	0.3
1,1,2,2-tetrachloroethane	ND<0.3	0.3
Chlorobenzene	ND<0.3	0.3
1,3 Dichlorobenzene	ND<0.3	0.3
1,2 Dichlorobenzene	ND<0.3	0.3
1,4 Dichlorobenzene	ND<0.3	0.3
Dichlorodifluoromethane	ND<0.3	0.3
Trichlorofluoromethane	ND<0.3	0.3

