

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

1370 7th Street
Oakland, CA 94621

Prepared for:

Oakland Housing Authority
1619 Harrison Street
Oakland, CA 94621

Prepared by:

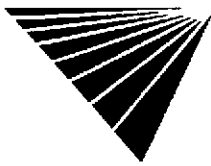
WARD & ASSOCIATES
San Francisco, CA 94103

Ward & Associates Project No. 2001-120

June 20, 2001

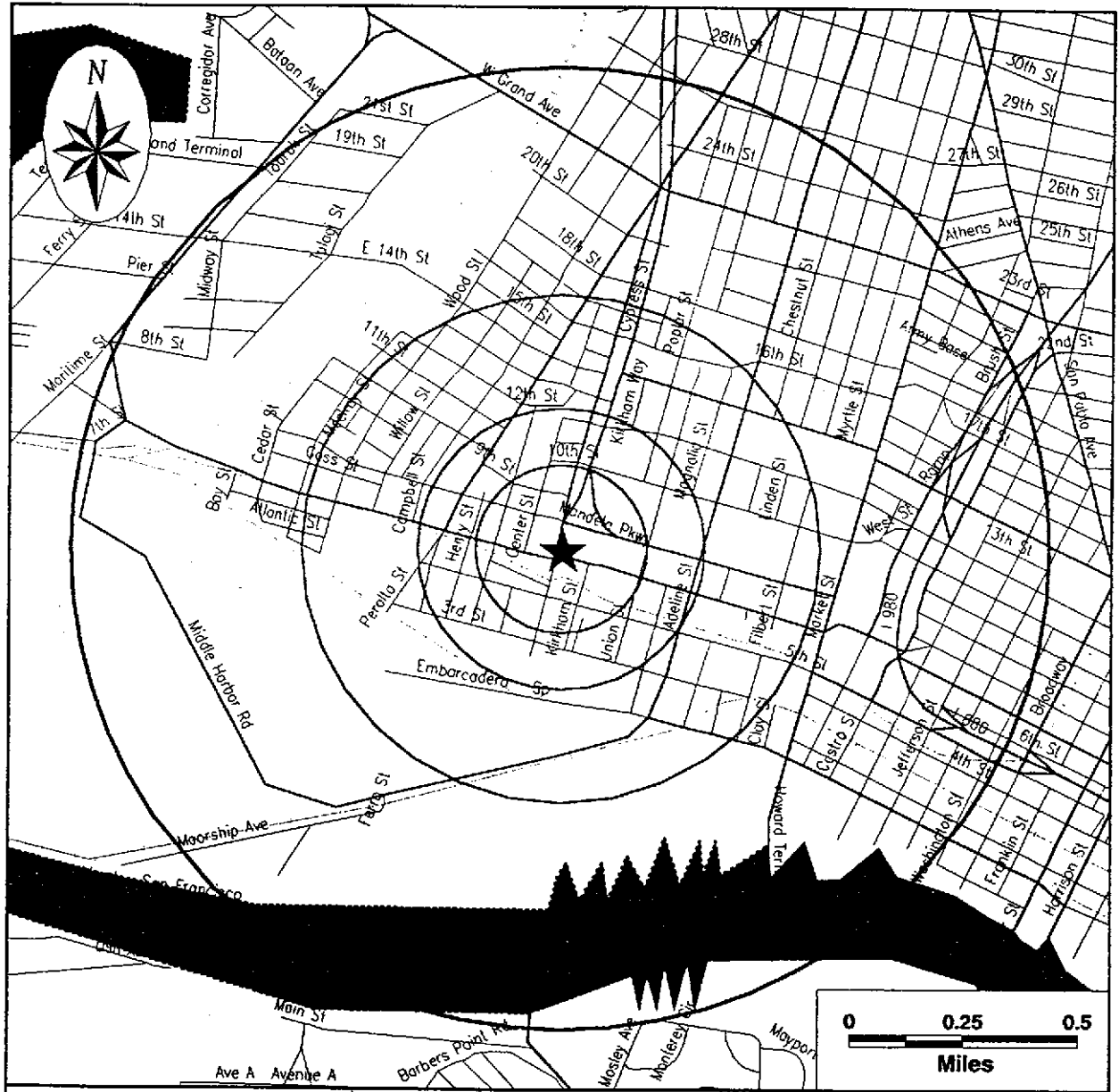
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SITE ASSESSMENT REPORT

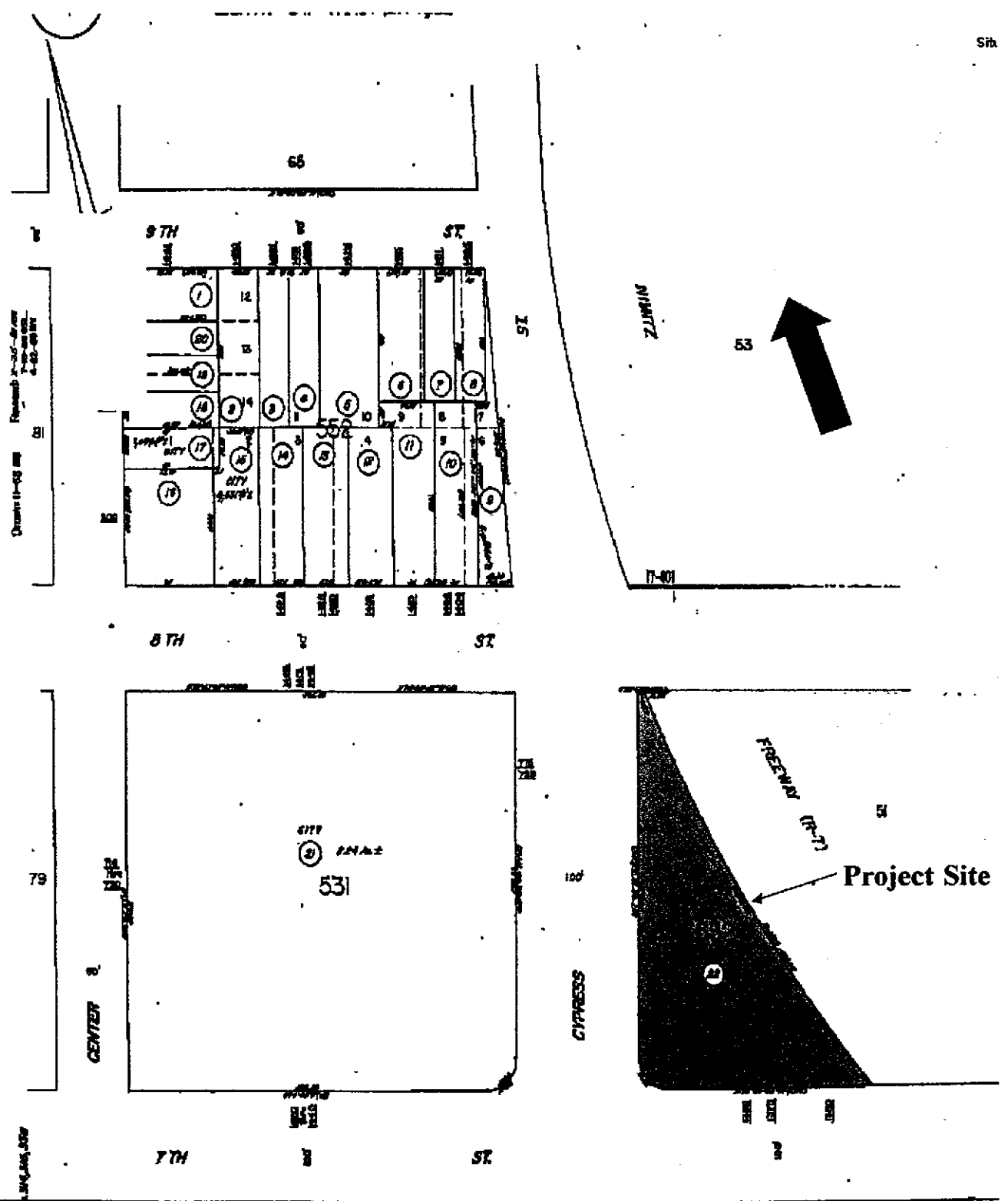
Street Map



Subject Site



Highways and Major Roads
Roads
Railroads
Rivers or Water Bodies
Utilities



1370 7th Street, Oakland, CA: Parcel Identification

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Figure 2. Site Location Map

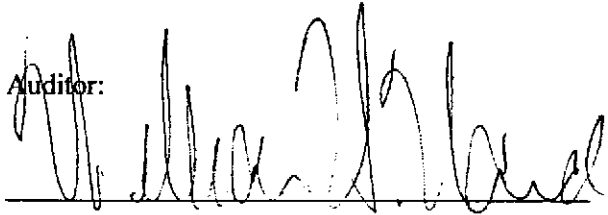
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Appendix B. VISTA Environmental Information, Inc.

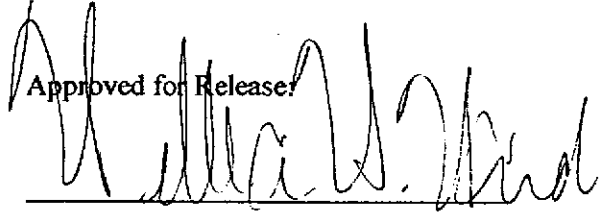
Ward & Associates performed an environmental site assessment of the 1370 7th Street located in Oakland, CA, to investigate and evaluate the environmental condition of the subject site and surrounding properties. Based on the assessment, discussions with knowledgeable parties, and a review of available information, Ward & Associates has identified issues of potential environmental concern at the subject site.

Auditor:



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Approved for Release:



A handwritten signature in cursive script, appearing to read 'W. Ward', written over a horizontal line.

1.0 INTRODUCTION

Ward & Associates was retained by Oakland Housing Authority to investigate and evaluate the environmental condition of the site and surrounding properties to identify if any areas of potential environmental impairment are evident. Bill Ward performed the site assessment on June 1, 2001.

The scope of work for this project included: (1) a visual inspection of the property; (2) a review of surrounding land use to assess the potential for environmental contamination and liability; (3) an investigation of the environmental setting of the area; (4) an evaluation of the site with respect to the potential presence of asbestos, radon, and lead-containing "materials"; (5) contact with the appropriate federal, state, and local regulatory agencies; (6) a review of historical aerial photographs and other relevant documentation to evaluate the potential for environmental contamination due to prior land use; (7) a review of pertinent records and permits; and (8) interviews with the Alex Aguilar representing the tenant and Douglass Kelly Green, property owner, and other knowledgeable parties. The results of Ward & Associate's investigations are discussed in the following sections. Site visit photographs are presented in Appendix A.

2.0 BACKGROUND INFORMATION

2.1 Description

The subject site is a triangular shaped essentially level parcel, extending generally east from the southeast corner of Mandela Parkway (formerly Cypress Street) extending approximately 205 feet east along East 7th Street, and northwest along the east property line to 8th Street at its intersection with Mandela Parkway. The subject site is identified by Alameda County Assessor Parcel Number (APN 004-0067-022-00) and consists improved level land with an existing active truck repair operation. There are three existing structures on the site including; a 50 x 101 foot building used for truck repairs, a one story building used as a storage facility and one storage shed used to house an aboveground storage tank. Other uses on the site include a temporary trailer and several trucks in various states of repair. The subject site is zoned Industrial (M-20). A site location map is presented in Figure 1.

The site consists of a large asphalt paved area with a single-story 50x100 foot building located along the western portion of the site. A trailer, used as an office is located immediately south of the larger structure.

Current uses at the site consist of a truck repair, maintenance and truck storage facility. Prior uses included truck repair, maintenance and storage activities, similar to the current use; outdoor storage activities for metals and related items; and residential uses, which were located on the site prior to construction of the Cypress Freeway. The current user has occupied the site since 1993.

Exterior construction material used at the subject site includes concrete block walls and tar and gravel roofing material. Interior construction materials consist of concrete block walls, wooden truss ceiling, and flooring including vinyl floor tile.

2.2 Surrounding Land Use

The subject site is surrounded by public roads or paved parking areas on all sides. Unimproved land is located north of the site across 8th Street, an industrial use is located south of the site across 7th Street, a paved parking lot abuts the site on the east, and residential uses are located west of the site across Mandela Parkway.

2.3 Environmental Setting

The site is located in the western portion of Oakland, California, USA, and is situated north and east of the intersection at 7th Street and Mandela Parkway. The site covers approximately 26,804 square feet. The approximate elevation for the property is 18 feet above mean sea level (USGS, 1993). The majority of the improved surface area on the subject site is paved, however some weeds exist on the subject site.

2.4 Utilities

Utilities provided to the property include electricity, natural gas, public sanitary sewer, and drinking water. Pacific Gas and Electric Company provide electricity and natural gas services. The East Bay Municipal Utility District (EBMUD) provides public drinking water and sanitary sewer services to the property and surrounding area. According to EBMUD, the site receives drinking water from the District's storage reservoirs in the vicinity.

2.5 Historical Aerial Photograph Review/Prior Land Use

Ward & Associates viewed historical aerial photographs from the years 1930, 1947, 1959, 1971, 1989 and 1990, 1996 and 1998. In the 1930 and 1947 aerial the subject site contains three (4) residential type structures along the 7th Street frontage, with side yards abutting Mandela Parkway (Cypress Street). Property north of the subject site contains residential type structures. Other properties south and west of the subject site contain residential type structures. In the 1959 and 1971 photographs, the Cypress Freeway appears immediately east of the site and the subject appears to be vacant. In the 1989 (10/18/89) photograph, the Cypress Freeway is still shown adjacent to the site and two structures appear on the site. In the 1990, 1996 and 1998 photographs, after destruction of portions of the Cypress Freeway, the area adjacent to and immediately east of the site appears to be vacant. Other areas appear similar to the 1989 photograph.

Site History

The area contained dwellings between 1911 and 1935

The area was shown to be clear of dwellings in 1951

A small gas station was located on the site for a few years later in the 1950's

Between 1967 and 2001 the Polk and Haines Directories listed the following owners/tenants at this site address:

1967 & 1969	No Listing
1973	McClains Trucking
1975	R & R Truck Repair
1977	No Listing
1979 & 1981	Swearing Trucking
1982	No Listing
1985	Kelly's Truck Repair
1998-2001	J & R Trucking

2.6 Site Ownership Data and Sanborn Data

Sanborn maps show residential uses on the subject site during the period prior to 1953. The site appears to be vacant for the period between 1953 and 1980 with the exception of period where it was used to store materials related to highway construction. The current structure with an original address of 1390 7th Street was constructed and approved for occupancy in July 1984 as Kelly's Truck Repair. The building permit was issued in 1981 to Douglass Kelly Green, 845 Juana, San Leandro, the current owner of record for the site.

3.0 SITE ASSESSMENT OBSERVATIONS

Ward & Associates personnel conducted a field survey of the subject property for evidence of hazardous substances, potential hazardous substance sources and other matters, which may be of environmental concern. The onsite investigation examined the subject site for the use, storage, handling and disposal of potentially hazardous substances and indications of possible past, present, or future releases of such substances into the environment. The subject site was examined for aboveground and underground storage tanks, pipes, drums, sumps, ponds, floor drains, dry wells, leach fields, and other types of containment or drainage facilities into which hazardous substances may have been placed. The site was also inspected for indications of dumping, staining of soils and paved surfaces, odors, distressed vegetation and other evidence suggesting the possibility of hazardous substances. The survey of the property included an investigation of all reasonably accessible portions of the site. The following sections discuss the findings of the inspection.

3.1 Hazardous Materials Use and Storage

Hazardous materials including oil and related products and antifreeze are stored at the site.

3.2 Solid and Hazardous Waste Storage and Disposal

Wastes generated by the facility consist primarily of automotive oil, general municipal trash including paper, cardboard, food waste, and miscellaneous items. The site utilizes waste oil storage tanks, and refuse bins, which are emptied by of Alameda County, which services the property twice weekly. Collected wastes are taken to Altamont Landfill in the eastern part of Alameda County for disposal.

3.3 Discharges to Water

Ward & Associates did not observe any water discharges from the subject property that would require pretreatment or a National Pollution Discharge Elimination System (NPDES) permit or other federal, state, or local permit or approval.

3.4 Releases to Air

There are currently no air emission sources at the subject property that are regulated by the federal, state and/or local regulatory agencies. Ward & Associates observed no point sources of air emissions at the subject property other than HVAC exhausts. No air pollution permits are required for any operations at the site.

3.3 PCBs in Electrical Equipment

Fluorescent light fixtures are present in structures on the project site. The use of PCBs as a dielectric fluid in fluorescent light ballasts manufactured after 1979 is prohibited by U.S. EPA regulations. Any major renovation or replacement involving the disposal of ballasts should include checking the light ballast labels for the presence of PCBs. In California, the disposal of fluorescent light ballasts which contain PCBs are considered hazardous waste and must be transported and disposed of as hazardous waste. During the site visit, random samples of in-place fluorescent light ballasts were inspected. The fluorescent light ballasts inspected were labeled No PCBs in the truck repair building.

3.6 Aboveground and Underground Storage Tanks

Three above ground storage tanks were observed. One 300-gallon tank is used to store used automotive waste oil. Some oil spillage on the ground adjacent to the tank was observed (see Site Photograph 4, page 16). The site user indicated that used oil was removed from the tank by a licensed waste hauler on an as needed basis, approximately once each month. One 50-gallon tank used to store liquid cleaning agent was observed near the rear of the larger building. The third aboveground tank used to store anti-freeze was also located near the rear of the larger building. Approximately twenty 50-gallon drums, used to store oil and oil filters, were observed at the site. The Ward & Associates site visit included an inspection of the entire property for evidence of USTs.

Areas of the subject property were inspected for vents; fill pipes, or unexplained concrete patching. The current user reported that an underground storage tank was removed from a location near the site entrance adjacent to 7th Street between 1992 and 1993. Information contained in the Vista report indicates a Leaking Underground Storage Tank (LUST) at 1390 7th Street (previous address of subject site) reported in 1994. Kerosene was noted as the substance leaked with affects on groundwater. Vista reports case closure in 1994.

In December 1992, Caltrans District 4 retained Tetra Tech, Inc. to conduct a subsurface geophysical and geologic investigation in order to verify the location of one known 500-gallon UST, to determine if other UST's were present, and to perform a preliminary assessment of the type and extent of soil and groundwater contamination, if any, at the site. Although this investigation did not reveal a UST, subsequent investigation, and information obtained for the property owner, Mr. Kelly Green, indicated a UST located approximately under the sidewalk on 7th street near the entrance to the site (See Figure 2).

According information contained in a report dated July 31, 1995, prepared by Blymer Engineers Inc. for the Alameda County Health Care Services Agency. In January 1993, the UST was removed. Impacted soil in the vicinity of the UST basin as removed during two events of over-excavation and subsequently aerated. The assumed extent of the final excavation was an approximately 90 by 20 by 9.5 foot deep area. Blymer Engineers assumed that the over excavated soil was remediated to soil contaminant levels acceptable to the Alameda County Health Care Services Agency, a representative of which provided oversight of the UST removal and over-excavation events.

No evidence suggesting the presence of underground storage tanks was observed during the site visit.

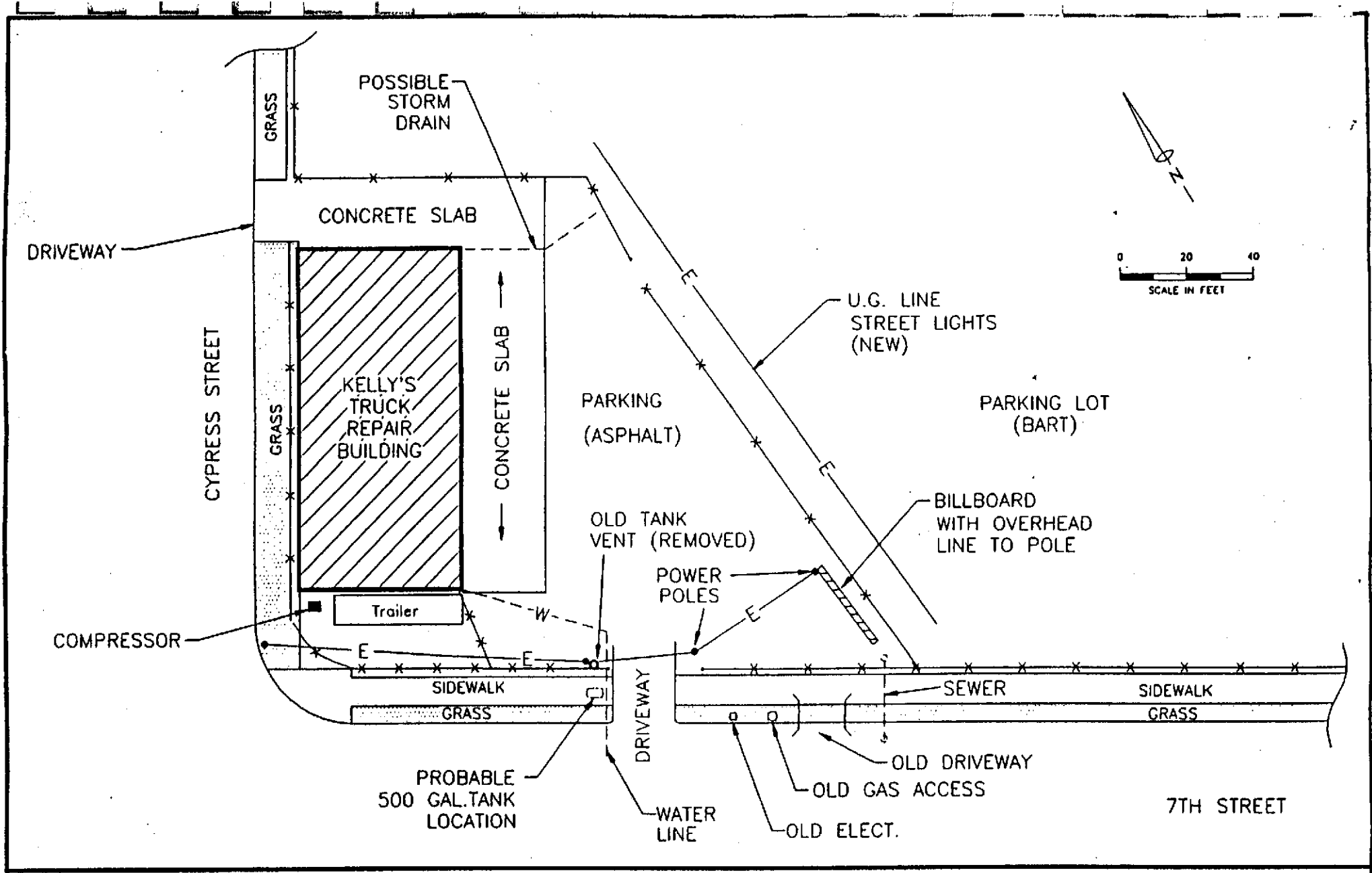


Figure 2

Site Map

KELLY'S TRUCK REPAIR
 1370 7TH STREET
 OAKLAND, CALIFORNIA



4.0 ENVIRONMENTAL

4.1 Asbestos

Airborne asbestos contamination in buildings is a significant environmental problem. Various diseases have been linked with industrial exposure to airborne asbestos, and the extensive use of asbestos products in buildings has raised concerns about exposure to asbestos in non-industrial settings. The presence of asbestos in a building does not mean that the health of building occupants is necessarily endangered. As long as asbestos-containing materials remains in good condition and is not disturbed, exposure is unlikely. When building maintenance, repair, renovation or other activities disturb asbestos-containing materials, or if it is damaged, asbestos fibers are released, creating a potential hazard to building occupants.

The scope of services did not include asbestos sampling.

5.0 REGULATORY/RECORDS REVIEW

Ward & Associates contacted appropriate federal, state, and local regulatory agencies/offices for information to determine if any past or present uses of the subject property or surrounding areas are of environmental concern. The results of these inquiries and associated records research are discussed in this section.

5.1 Environmental History and Site Compliance Record

According to Alex Aguilar, the subject property has no ongoing lawsuits, citations, or administrative proceedings related to the use, handling, or generation of hazardous wastes or materials or alleging environmental damage. Based on review of available information and contact with appropriate regulatory agencies the subject property appears to be in compliance with applicable environmental laws.

5.2 Results of Regulatory Agency List Review and File Research

Ward & Associates contacted appropriate regulatory agencies for additional information to determine if any past or present uses of the site or surrounding properties are of environmental concern. Ward & Associates also consulted Vista Environmental Information, Inc. (Vista) to search the following twelve federal and state regulatory agency databases to determine if areas of environmental concern exist at the

subject site or surrounding properties. The Vista Search includes sites listed in the following environmental programs:

- 1) NPL - Federal Environmental Protection Agency (EPA) National Priority List federal Superfund sites;
- 2) CERCLIS - Federal EPA Comprehensive Environmental Responsibility Compensation and Liability Act (CERCLA) contaminated or potentially contaminated sites;
- 3) RCRA-LgGen - Federal EPA Resource Conservation and Recovery Act (RCRA) Large Quantity Generators;
- 4) RCRA-SmGen - Federal EPA RCRA Small and Very Small Quantity Generators;
- 5) RCRA-TSD - Federal EPA RCRA Treatment, Storage, and/or Disposal Sites;
- 6) RCRA-Transp - Federal EPA RCRA Transporters;
- 7) ERNS - Emergency Response Notification System Record of Reported Releases of Oil and Hazardous Substances;
- 8) SPL - State of California, Department of Toxic Substances Control Actual or Potentially Contaminated Sites (AWP Sites);
- 9) LUST (5/93) - California EPA Suspected or Known Leaking Underground Storage Tank (LUST) list;
- 10) SWLF - California Integrated Waste Management Board List of Active and Inactive Solid Waste Landfills, Incinerators, and Transfer Stations;
- 11) UST's (6/93)- California State Water Regional Control Board List of Registered Underground Storage Tanks;
- 12) UST's (9/93)- California State Water Regional Control Board List of Registered Aboveground Storage Tanks.

The information reported by Vista to Ward & Associates is contained within Appendix C. The Vista report contains an area map that identifies the location of the property in the 12 searched databases. The

Vista report indicates that a total of 6 regulated sites are located within a one-half mile radius of the subject site. Ward & Associates' review indicates that the site is not included in the Vista databases.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Ward & Associates performed an environmental assessment of 1370 7th Street and surrounding properties, located in Oakland, California to investigate and evaluate the environmental condition of the subject site and surrounding properties. Based on the site survey, discussion with knowledgeable persons, and review of available information, no areas of environmental concern were identified and recommendations for further investigations do not appear to be necessary.

7.0 REFERENCES

In accordance with the American Society for Testing and Materials (ASTM) Standard, E 1527, the following databases and minimum search distances were used in this assessment to evaluate the subject site and surrounding properties:

DATABASE NAME	MINIMUM SEARCH DISTANCE
Federal NPL	1.0 mile
Federal CERCLIS	0.5 mile
Federal RCRA TSDF	1.0 mile
Federal RCRA Generators	Property and adjoining properties (1/8 mile)
Federal ERNS	Property Only
State Hazardous Waste Sites (including State NPL or State CERCLIS)	1.0 mile
State Landfill	0.5 mile
State Leaking USTs	0.5 mile
State Registered USTs	Property and adjoining properties (1/8 mile)

Tetra Tech, *Site Investigation for Kelly's Truck Repair*, Oakland, California, dated February 1993.

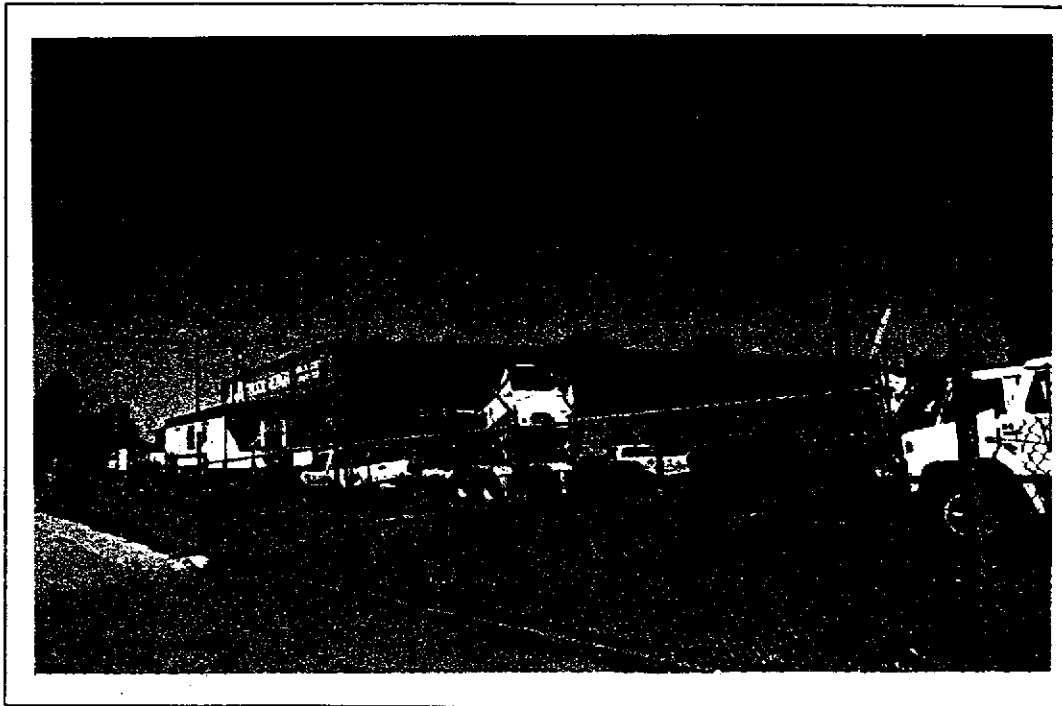
Blymer Engineers Inc., Limited Subsurface Investigation, D.K. Green Property, 1370 7th Street, Oakland, California, dated July 31, 1995.

Blymer Engineers Inc., 1996 Groundwater Monitoring Report, D.K. Green Property, 1370 7th Street, Oakland, California, dated March 14, 1996.

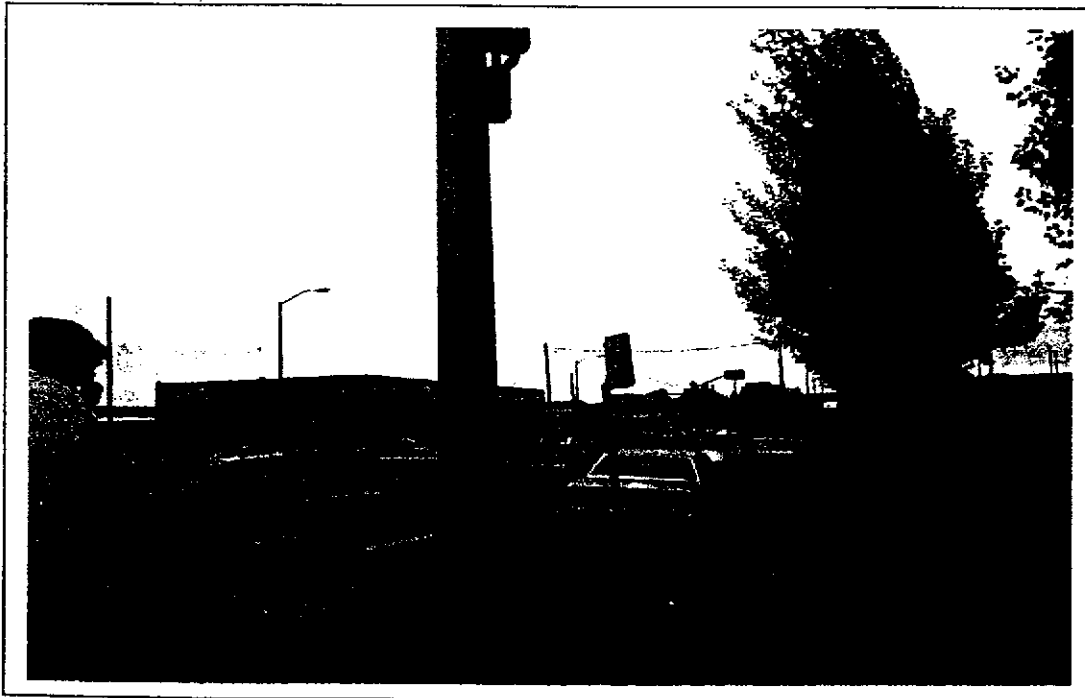
8.0 STATEMENT OF LIMITATIONS

The data presented and the opinions expressed in this report are qualified as follows:

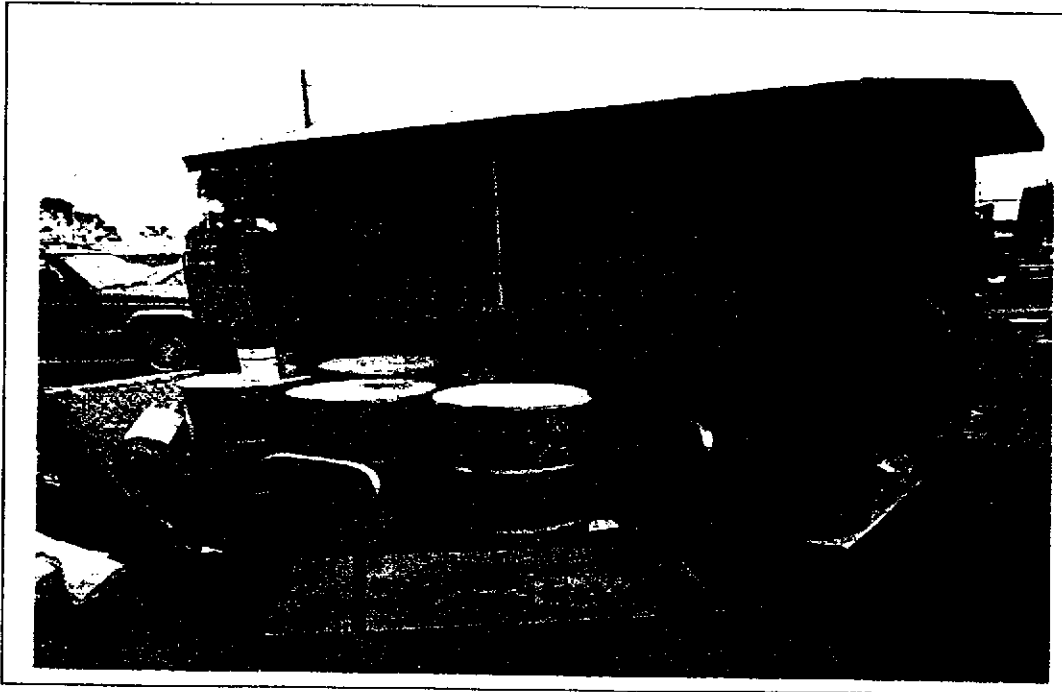
- The sole purpose of the investigation and of this report is to assess the physical characteristics of the Site with respect to the presence or absence of oil or hazardous materials and substances in the environment as defined in the applicable state and federal environmental laws and regulations and to gather information regarding current and past environmental conditions at the Site.
- Ward & Associates derived the data in this report primarily from visual inspections, examination of records in the public domain, interviews with individuals with information about the Site, as indicated by the Scope of Services for the Site. The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration at the Site, analysis of the data, and reevaluation of the findings, observations, conclusions, and recommendations expressed in the report.
- In preparing this report, Ward & Associates has relied upon and presumed accurate certain information (or the absence thereof) about the Site and adjacent properties provided by governmental officials and agencies, the Client, and others identified herein. Except as otherwise stated in the report, Ward & Associates has not attempted to verify the accuracy or completeness of such information.
- The data reported and the findings, observations, conclusions, and recommendations expressed in the report are limited by the Scope of Services, including the extent of environmental sampling and other tests. The Scope of Services was defined by the requests of the Client, the time and budgetary constraints imposed by the Client, and the availability of access to the Site.
- Because of the limitations stated above, the findings, observations, conclusions and recommendations expressed by Ward & Associates in this report are limited to the information obtained and the surface and/or subsurface investigation undertaken and should not be considered an opinion concerning the compliance of any past or current owner or operator of the Site with any federal, state, or local law or regulation. No warranty or guarantee, whether express or implied, is made with respect to the data reported or findings, observations, conclusions, and recommendations expressed in this report. Further, such data, findings, observations, conclusions, and recommendations are based solely upon Site conditions in existence at the time of investigation.
- This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in connection with the Agreement and the provisions thereof.



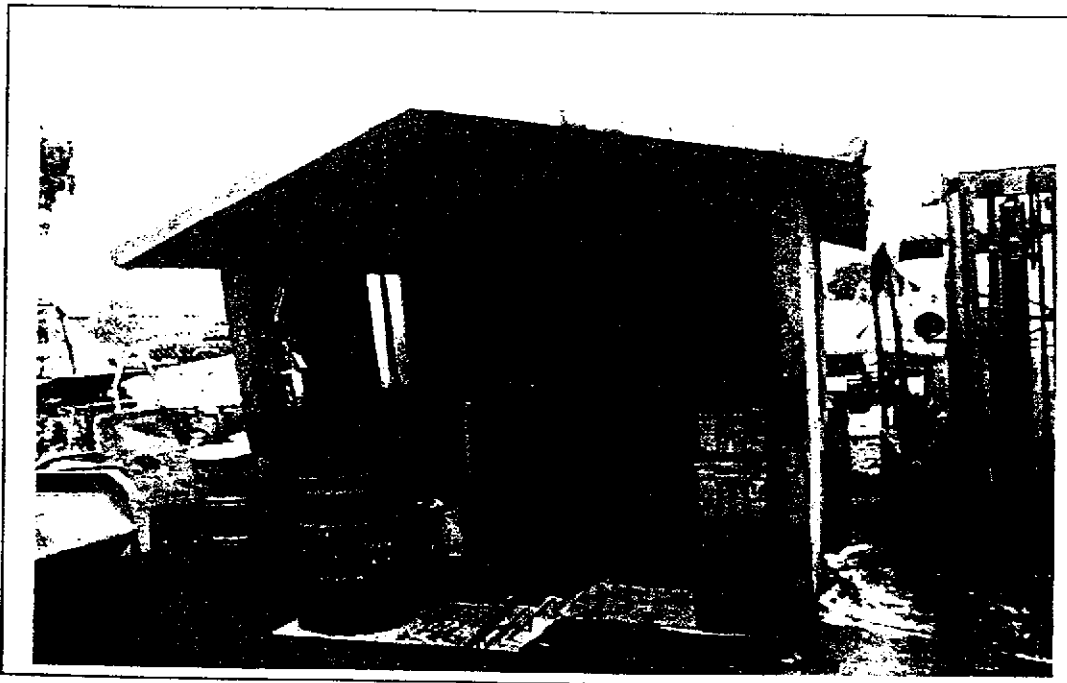
Site Photograph 1: Project Site looking west from 7th Street toward Mandela Parkway



Site Photograph 2: Project Site looking southeast from Mandela Parkway



Site Photograph 3: Storage shed for used oil aboveground storage tank and 50 gallon oil



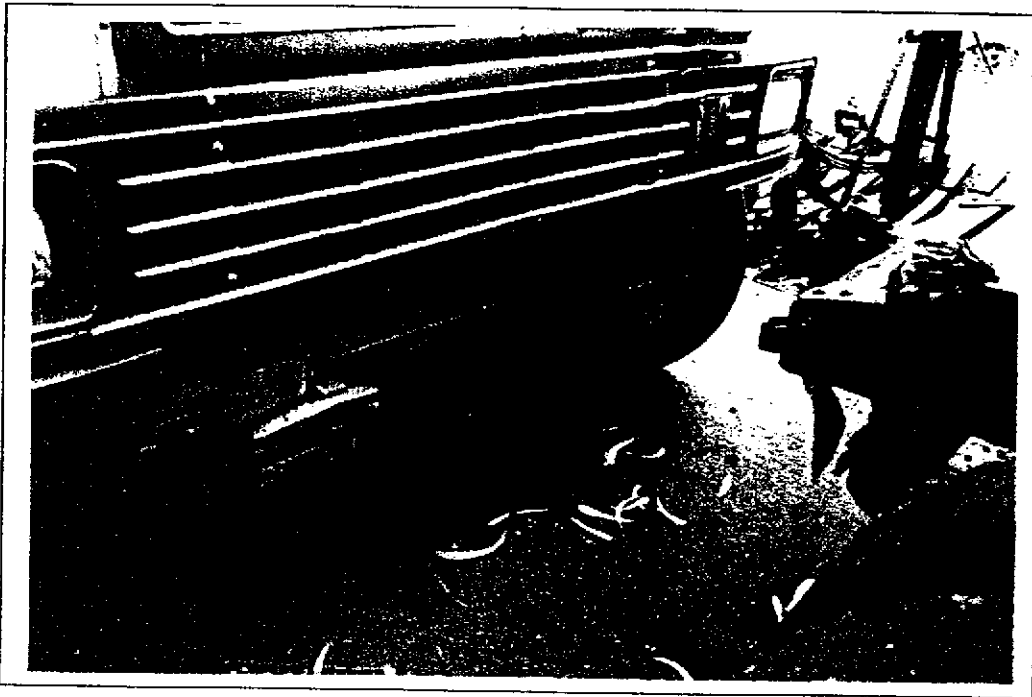
Site Photograph 4: Interior view of Storage shed for used oil aboveground storage tank and 50 gallon oil storage drums.



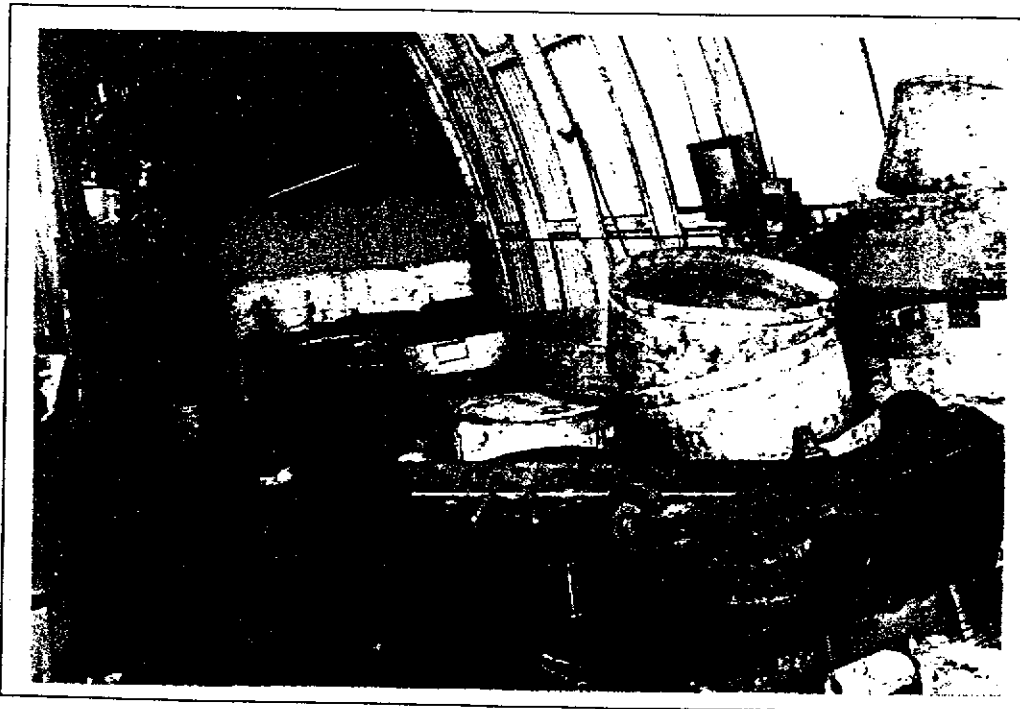
Site Photograph 5 View of the northern portion of site showing various truck parts and misc. items stored on a paved asphalt surface.



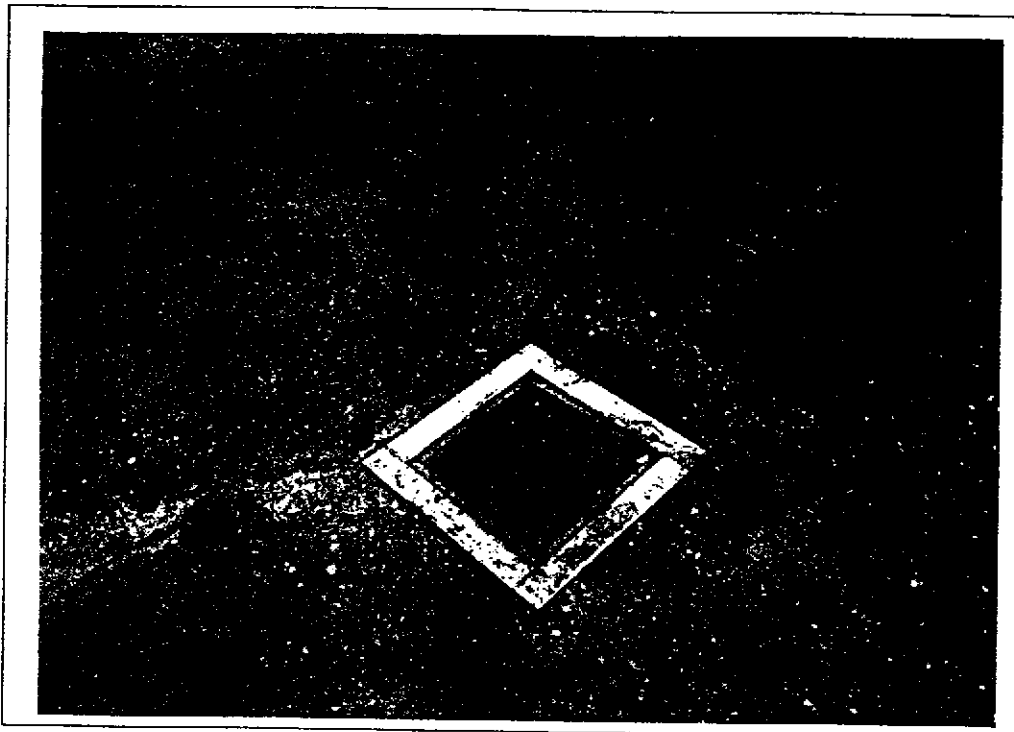
Site Photograph 6: View of main building interior showing 50-gallon drums containing oil, filters, misc. parts and equipment used for truck repair and maintenance.



Site Photograph 7: View of site exterior showing oil stains on a paved asphalt surface.



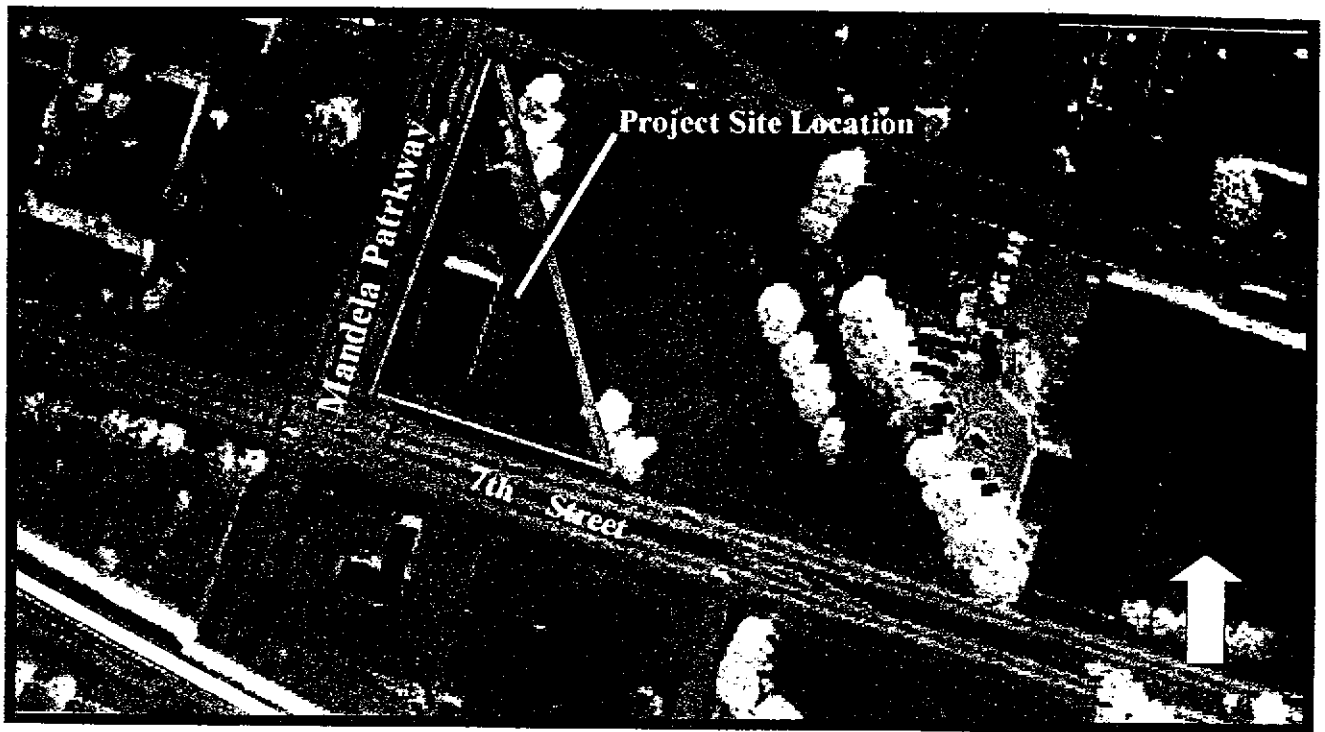
Site Photograph 8: View of the northern portion of site showing various truck parts and misc. items stored on a paved asphalt surface.



Site Photograph 9: Site drainage containing oil/water separator.



Site Photograph 10: View of site exterior showing oil stains on a paved asphalt surface.



Aerial Showing Project Site Location



Zoning

1370 7th Street, Oakland
Phase One Environmental Site Assessment

Ward & Associates

SITE ASSESSMENT REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: OHA_826082 Oakland Housing Authority 1370 7th Street Oakland, CA Cross Street: Mandela Parkway Latitude/Longitude: (37.805678, 122.292635)	Bill Ward Ward Associates 505 Beach Street San Francisco, CA 94133

Site Distribution Summary	within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
Agency / Database - Type of Records				
A) Databases searched to 1 mile:				
US EPA NPL National Priority List	0	0	0	1
US EPA CORRACTS RCRA Corrective Actions (w/o TSD)	0	0	0	3
US EPA TSD RCRA Corrective Actions and associated TSD	0	0	0	2
STATE SPL State equivalent priority list	0	0	0	6
B) Databases searched to 1/2 mile:				
STATE SCL State equivalent CERCLIS list	5	8	11	-
US EPA CERCLIS / NFRAP Sites currently or formerly under review by US EPA	2	3	3	-
US EPA TSD RCRA permitted treatment, storage, disposal facilities	0	0	0	-
STATE LUST Leaking Underground Storage Tanks	9	7	23	-
STATE SWLF Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
C) Databases searched to 1/4 mile:				
STATE UST Registered underground storage tanks	2	9	-	-
STATE AST Registered aboveground storage tanks	1	0	-	-



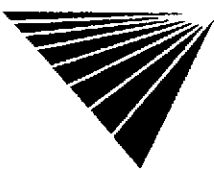
For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 492601901

Version 2.7

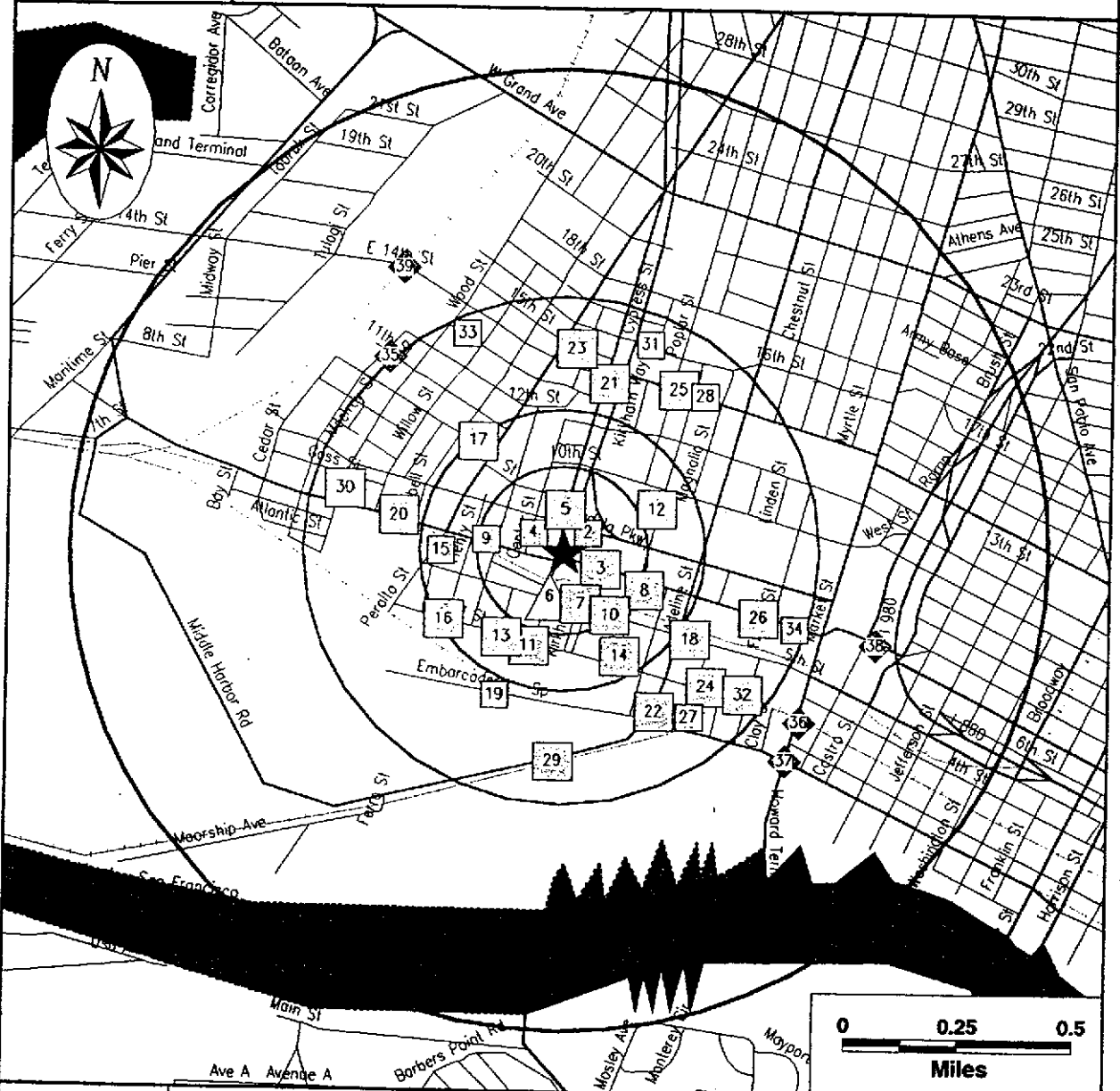
Date of Report: May 29, 2001

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SITE ASSESSMENT REPORT

Map of Sites within 1 Mile



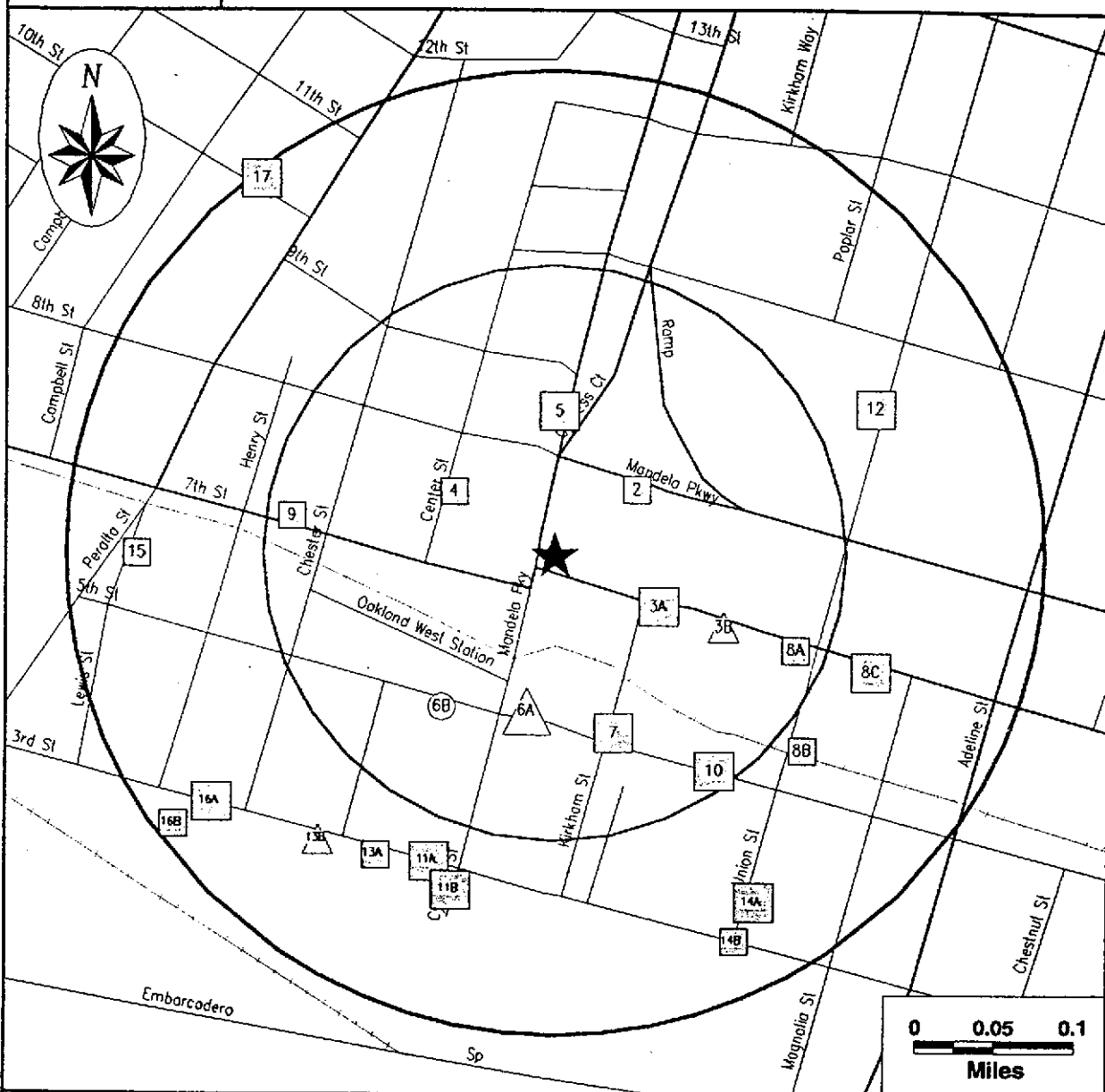
Subject Site 	Category: Databases Searched to: Single Sites Multiple Sites	A 1 mi. NPL, SPL, CORRACTS (TSD)	B 1/2 mi. CERCLIS/ NFRAP, TSD, LUST, SWLF, SCL	C 1/4 mi. UST	D 1/8 mi. ERNS, GENERATORS
	Highways and Major Roads Roads Railroads Rivers or Water Bodies Utilities				

For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403
 Report ID: 492601901

Date of Report: May 29, 2001
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SITE ASSESSMENT REPORT

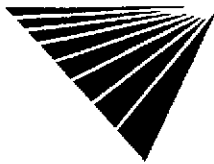
Map of Sites within 1/4 Mile



Subject Site 	Category: Databases Searched to: Single Sites Multiple Sites	A 1 mi. 	B 1/2 mi. 	C 1/4 mi. 	D 1/8 mi.
	Highways and Major Roads Roads Railroads Rivers or Water Bodies Utilities	NPL, SPL, CORRACTS (TSD)	CERCLIS\ NFRAP, TSD, LUST, SWLF, SCL	UST	ERNS, GENERATORS

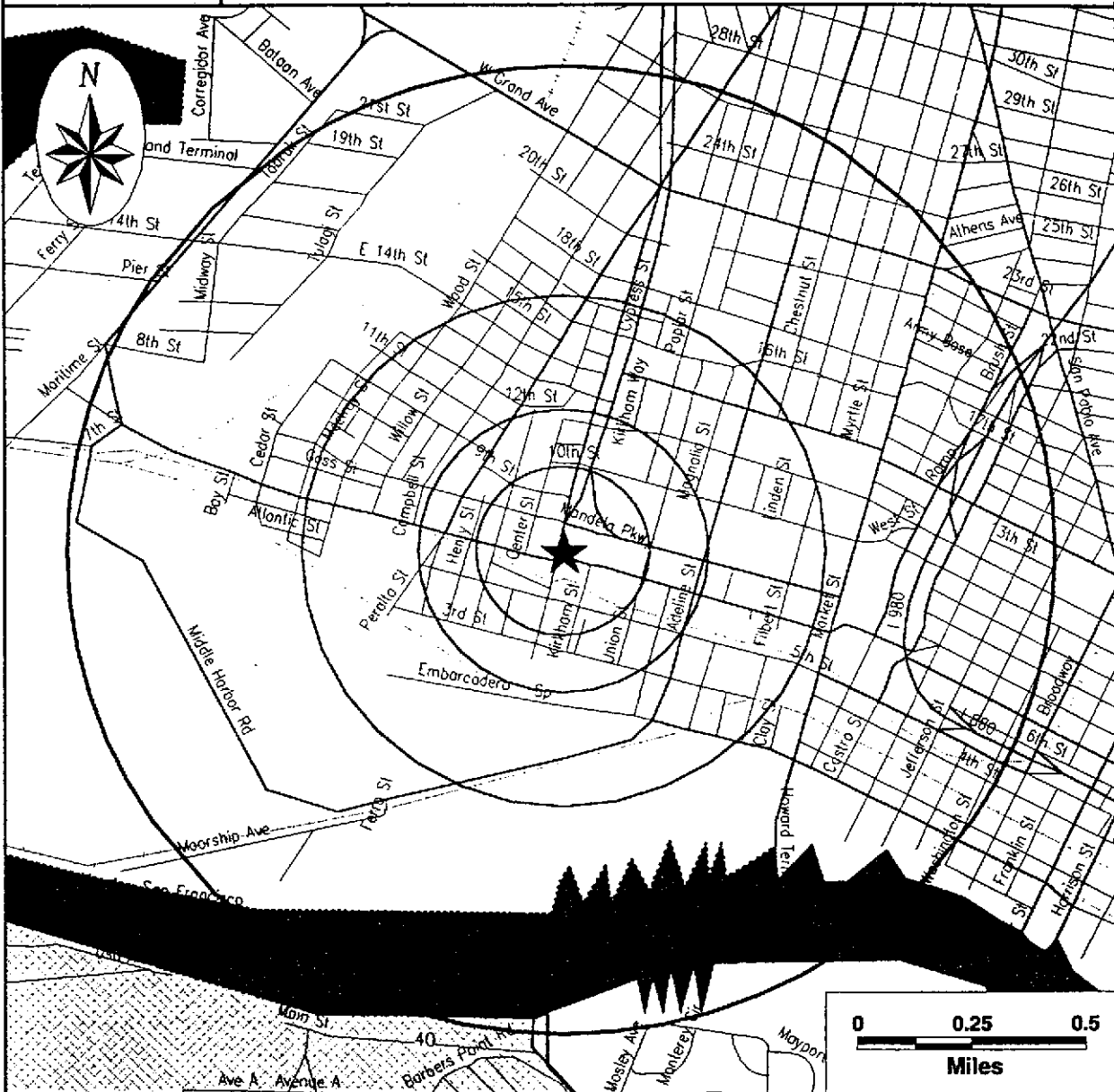
For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403
 Report ID: 492601901

Date of Report: May 29, 2001



SITE ASSESSMENT REPORT

Sites Represented as Polygons



These boundaries are approximated from agency records or other sources such as published maps. They may represent property boundaries, impact zones, or study areas. For more information contact the agency referenced by source number in the site listing.

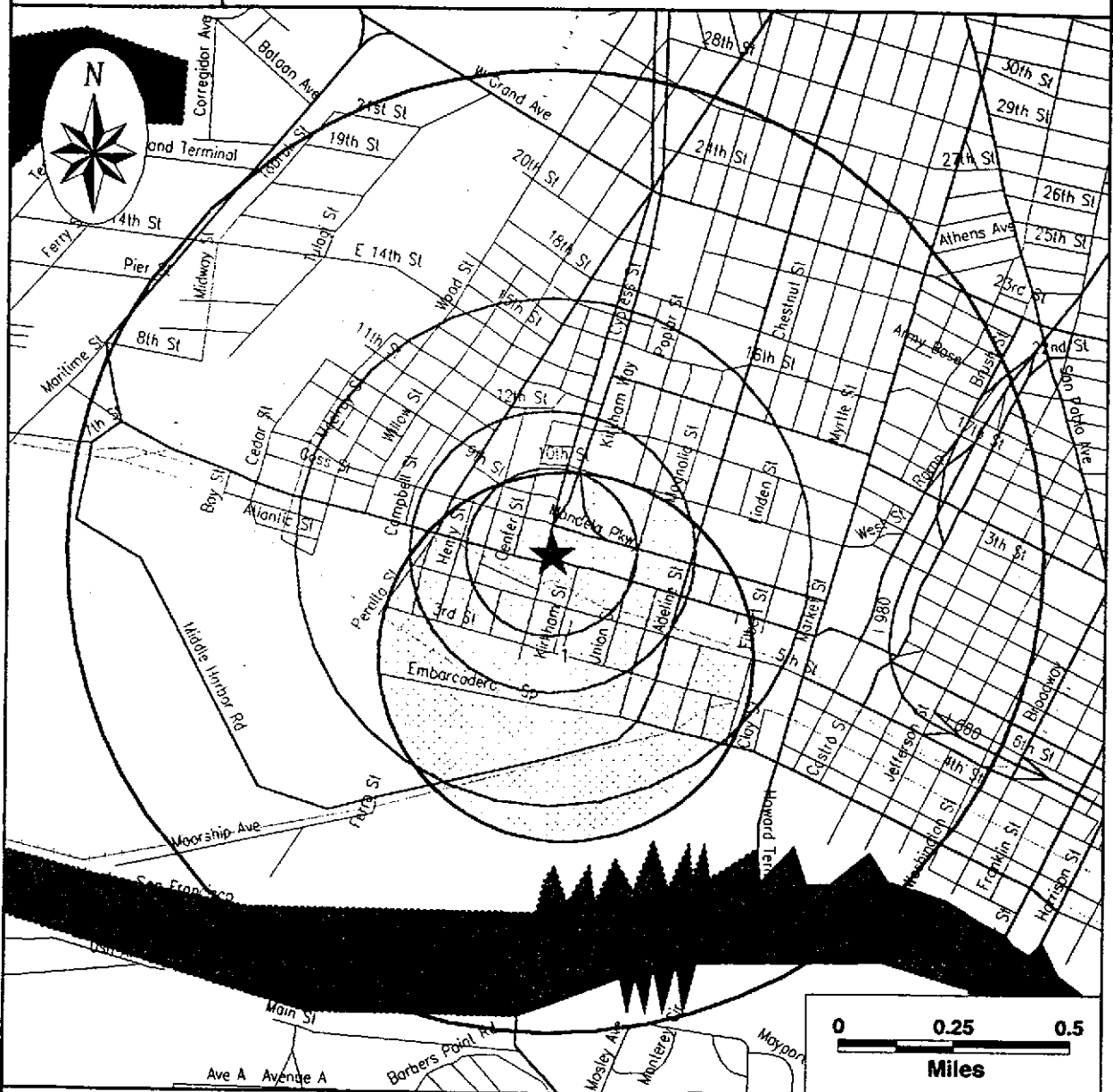
★ Subject Site

- Highways and Major Roads
- Roads
- Railroads
- Rivers or Water Bodies
- Utilities



SITE ASSESSMENT REPORT

Sites Represented as Radius Buffers



These radii are estimated from agency records or detailed street maps. The radii may be based on the furthest boundary of each property or study area from its center. For more information contact the agency referenced by source number in the site listing.



Subject Site



Highways and Major Roads
Roads
Railroads
Rivers or Water Bodies
Utilities

For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403
Report ID: 492601901

Date of Report: May 29, 2001