



SEQUOIA ENVIRONMENTAL
Consulting Services

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July 26, 1996

Ms. Pamela J Evans
Senior Hazardous Materials Specialist
Environmental Health Department
Alameda County Health Agency
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

95 JUL 29 AM 10:19
ENVIRONMENTAL
PROTECTION

Re: Site Assessment
4701 San Leandro Street
Oakland, California

Dear Ms. Evans:

Listed below are the enclosed documents for the referenced site.

- Previous Phase I Environmental Site Assessment by RGA.
- Sequoia Environmental Insurance.
- Site Plan for the project site.

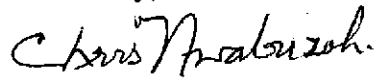
The site plan will be subdivided into different floors in future reports to be submitted. Any subdivision at this time will make it difficult to correlate the floors with their respective buildings.

On July 31, 1996, the soil pile at the project will be sampled. The soil pile was generated during the removal of three fuel underground storage tanks in 1991. The volume of the soil pile is approximately 250 cubic yards. Nine soil samples will be collected with a core sampler containing brass sleeves. The samples will be sent to a state-certified environmental laboratory and they will be made to three composites under laboratory conditions. The composite samples will be analyzed for the constituents consistent with the accepting facility. In addition the samples will be analyzed for chlorinated hydrocarbons (methylene chloride) using EPA 8010.

At the completion of the laboratory analyses, the soil pile will be sent to an appropriate disposal site. Disposal plans are being worked out with National Lead. National Lead was the company that installed the fuel underground storage tanks. Upon disposal, a copy of the manifest will be sent to you.

Please call if you have any addition or objection to the scheduled soil pile sampling.

Sincerely,

A handwritten signature in cursive script that reads "Chris Wabuzoh".

Chris Wabuzoh
Senior Geologist
Registered Environmental Assessor

sla011



ROBERT GILS
ASSOCIATES, INC.



ENVIRONMENTAL
CONSULTANTS
HAZARD
ASSESSMENTS



CERTIFIED
INDUSTRIAL
HYGIENISTS

Environmental Site Assessment
4701 San Leandro Street
Oakland, California

March 12, 1991



March 12, 1991

Francis Collins
c/o 4701 San Leandro Street
6050 Hollis Street
Emeryville, CA 94608

Environmental Site Assessment
4701 San Leandro Street
Oakland, California

Following is a report of an Environmental Site Assessment conducted by RGA at 4701 San Leandro Street in Oakland, California. Mr. Francis Collins and Ms. Daphne Brown provided assistance and answered questions.

WORK SCOPE

1. Visually inspect subject property, including all building spaces and exterior areas for the presence of the following potential hazards:
 - a. chemical or hazardous materials use, storage, or disposal;
 - b. underground storage tanks;
 - c. above ground storage tanks;
 - d. sumps or impoundments;
 - e. waste ponds and pits;
 - f. waste piles;
 - g. stained pavement or soil;
 - h. discolored storm drains;
 - i. noxious odors;
 - j. water wells;
 - k. asbestos-containing materials¹;
 - l. radon;
 - m. PCB²s.

¹ Asbestos is a general name that applies to a family of naturally occurring fibrous silicate minerals. Asbestos fibers were used mainly for insulation and as a fire retardant material in the construction industry, in ship building and as a brake liner for automobiles. Exposure to asbestos fibers via inhalation has been shown to result in lung disease (asbestoses) and in lung cancer (mesothelioma). The risk of developing mesothelioma is significantly enhanced in smokers. Recent evidence also suggests that ingestion of asbestos in drinking water may result in cancer of the pancreas and gastrointestinal tract.

² PCBs (Polychlorinated Biphenyls) are highly stable compounds that are persistent in the environment. PCBs have been used in electrical transformers and capacitors, as plasticizers in waxes and in paper manufacturing. Reported adverse effects in humans include chloracne, liver dysfunction, immune suppression and impaired reproductive performance. PCBs accumulate in body fat and have been detected in the human breast milk. PCBs are carcinogenic in rodents and are probable human carcinogens.



NOTE: Phase I Environmental Assessments are nonintrusive investigations. They do not involve sampling or positive identification of materials.

2. Research past uses and modifications to the subject property including review of building permits, title report, appraisal, and historical aerial photographs.
3. Research and review information from the following local, state and federal environmental regulatory agencies and computerized databases concerning the subject property and its neighbors:

FEDERAL RECORDS SEARCH

- a. U.S. Environmental Protection Agency "National Priorities (Superfund) List" (NPL);
- b. U.S. Environmental Protection Agency "Facility Index System" (FINDS);
- c. U.S. Environmental Protection Agency "Comprehensive Environmental Response, Compensation and Liability Information System" (CERCLIS);
- d. U.S. Environmental Protection Agency "Resource Conservation and Recovery Act" (RCRA) Notification System;
- e. National "Emergency Response Notification System" (ERNS);
- f. U.S. Environmental Protection Agency Solid Waste Facilities Not in Compliance with RCRA Subtitle D Criteria (Open Dump);

CALIFORNIA STATE RECORDS SEARCH

- a. California Department of Environmental Affairs "California Facility Inventory Database" (CALFID);
 - b. California Health and Welfare Agency, Department of Health Services, Toxic Substances Control Division Hazardous Substance Cleanup Bond Act "California Bond Expenditure Plan" (CALBEP);
 - c. California Office of Planning and Research "Hazardous Waste and Substances Sites List" (CORTESE);
 - d. California Department of Health Services, Toxic Substance Control Program "Abandoned Site Program Information System" (ASPIS);
 - e. California State Water Resources Control Board "California Safe Drinking Water and Toxic Enforcement Act" (California Proposition 65) Sites;
 - f. California State Water Quality Control Board, Underground Storage Division "Underground Storage Tank Database";
4. Submit a final written Phase I Environmental Assessment report.

PROPERTY DESCRIPTION

The subject property, parcel no. 34-2269-2, is at 4701 San Leandro Street, in Oakland, California. The site is in an industrial/residential area of Oakland. The subject site has seven warehouses subdivided into 51 units. A representative unit in each of the seven warehouses was surveyed. The date of the conversion will be made known upon receipt of information expected from the owner. Buildings are a mixture of masonry, wood, metal and poured in place concrete. Internal construction is a combination of masonry and steel beams with wood frames. Generally, the building construction is exposed internally. Interior partition walls are mostly gypsum wallboard. The roof is a combination of corrugated metal, tar and gravel membrane. The stairs are combination of wood steel and concrete.

Information regarding the building's history requires awaited information from the owner. Currently the units are used for art studios, painting, glass work, ceramics and wood works.

There is evidence of an underground storage tank, but there is no record of it with the City of Oakland Fire Department. The owner is not aware of any building usage that required storage or treatment of any reportable quantities of chemical or hazardous materials.

Some components of the building may contain asbestos. These materials include roofing tars and felts, sheet rock muds, wall texturizing and external transite pipes. The potential hazard associated with the asbestos material identified is not considered significant as these materials are in good condition.

NEIGHBORING PROPERTIES

The subject site fronts San Leandro Street to the north, rail tracks to the south, Chevron asphalt plant to the west and a vacant warehouse to the east.

SITE HISTORY

Historical air photos were examined to document changes in the subject property and the neighborhood. The findings, in descending order, follow:

1. 3-24-47 Photo AV 11-05-20. This picture is included with the report. The subject property has been constructed. West and east ends of the property appear to be used as loading docks. To the north and south the property is surrounded by industrial buildings and to the east is a vacant lot. The buildings to the south and west have above ground storage tanks.
2. 4-14-50 Photo AV 28-18-17. Same as previous photo
3. 8-5-53 Photo AV 119-13-27. Same as previous photo.
4. 7-7-59 Photo AV 337-07-35. Same as previous photo.
5. 6-22-81 Photo AV 2040-06-27. East end of property appears to be the only loading dock. The property is now surrounded by industrial

buildings on all sides.

6. 3-30-88 Photo AV 3268-6-29. Same as previous photo.
7. 6-12-90 Photo AV 3845-10-34. This photo is included with the report. The subject property has the same structures. The east end of building is no longer used as a loading dock. The above ground tank south of the subject property has been removed and more above ground tanks are on the building west of subject property.

ON SITE INSPECTION

RGA visually inspected the entire property, including all building spaces and exterior areas for the presence of the following:

1. Chemical or hazardous materials use, storage, or disposal;
2. Underground storage tanks;
3. Above ground storage tanks;
4. Sumps or impoundments;
5. Waste ponds and pits;
6. Waste piles;
7. Stained pavement or soil;
8. Discolored storm drains;
9. Noxious odors;
10. Water wells;
11. Asbestos-containing materials;
12. PCB's.

The current owner does not use, store or treat any reportable quantities of chemicals or hazardous materials during normal business operations.

REGULATORY REVIEW AND RESEARCH

Files of the following agencies and databases were researched for potential environmental contamination sources concerning the subject property.

1. California State Water Quality Control Board (Region 4). "Underground Fuel Leaks List" and "North Bay Toxics Leak List." The Water Quality Control Board has information concerning subsurface contamination that affects or may affect aquifers.
2. US EPA "Comprehensive Environmental Response Compensation and Liability Information System" (CERCLIS) database. The CERCLIS List is a compilation by the EPA of the sites which EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the

Comprehensive Environmental Response, Compensation and Liability Act of 1980.

3. California Office of Planning and Research "Hazardous Waste and Substances Sites List" (Cortese List). The Cortese List is a list of hazardous waste sites throughout California compiled by the Office of Planning and Research. It is compiled from information provided by the Department of Health Services, the State Water Resources Control Board and local enforcement agencies. This list is one of the best sources for underground fuel tank information.
4. California Department of Health Services "Bond Expenditure Plan" list. The Bond Expenditure Plan list contains sites that are either currently being cleaned up with money from the California "Superfund" or are scheduled to be cleaned up with California "Superfund" money. These sites are among the worst in the state.
5. California Department of Health Services "Abandoned Site Program Information System" (ASPIS) database. The ASPIS database is an on-line system maintained by the California Department of Health Services.
6. US EPA "National Priorities List." The National Priorities List (NPL) is EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions, under the Superfund Program. These are considered the worst sites in the nation.
7. US EPA "National Spill Reports System." The National Spill Reports is a compilation of reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation.

Upon review of Regional Water Quality Control Board (RWQCB) files for leaking underground storage tanks, the following sites were identified:

1. UNOCAL 4251 14th Street. On January 5, 1990, underground storage tanks were removed and soil samples collected. Laboratory results indicated subsurface contamination. Three monitoring wells were installed. Laboratory analyses of water samples showed non-detectable levels of total petroleum hydrocarbons (TPH) including gasoline, diesel and BTXE. There was a concentration of 0.64 ppb Toluene in monitoring well MW-1. Groundwater direction was determined to be west-northwest. This site is north northwest of

subject site.

2. PETERSON PROPERTIES 1066 47th Avenue, operates a groundwater monitoring program for three on-site monitoring wells. The last quarter sampling on record was performed in August 28, 1990. Laboratory results indicated that oil and grease levels ranged from 2100 ppb to 28,000 ppb, and diesel levels ranged from non-detectable to 1200 ppb. This site is north northeast of subject site.
3. NORCAL 1234 47TH Avenue, closed two underground sumps. No laboratory sampling data is available. On November 2, 1988, a workplan was submitted to The Alameda County Health Care Services and was approved. No other information is available. This site is north northeast of subject site.
4. HATTEN PROPERTY 752 High Street, removed underground storage tanks. Soil and water samples were collected and analyzed for petroleum hydrocarbons. Laboratory analysis indicated the levels of contaminants to be above county action levels. Alameda County has requested a contaminant assessment workplan. This site is west of subject site.
5. EVERETT STERN PROPERTY 1033 44th Avenue. On April 24, 1988 one diesel underground storage tank was removed and a monitoring well was installed. Groundwater samples indicated the diesel levels were below detection limits. This site is north of subject site.
6. SHELL 630 High Street, has ten on-site monitoring wells. The last quarterly monitoring performed on October 18, 1990 indicated the presence of total petroleum hydrocarbons above action levels. This site is west of subject site.

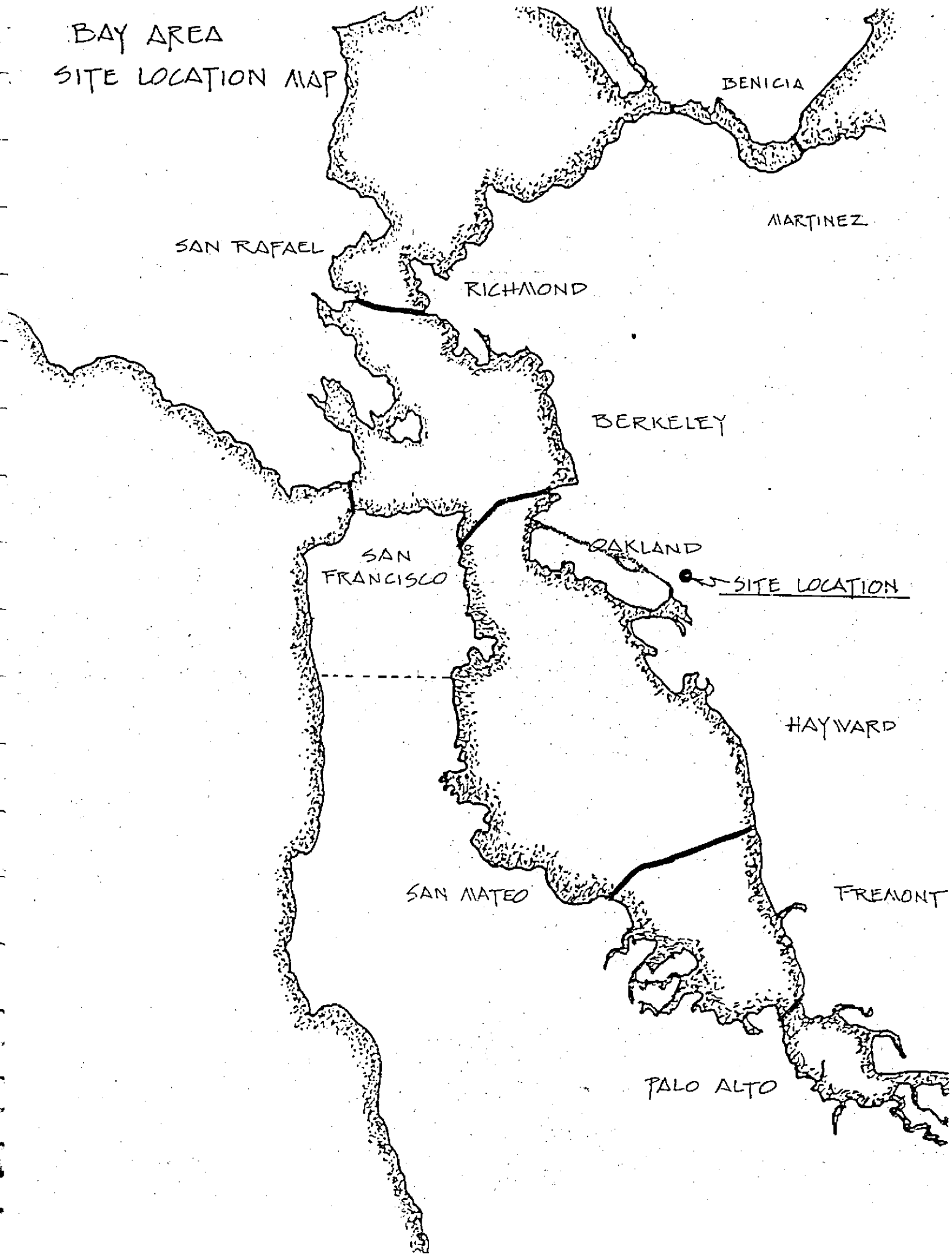
LOCAL GEOLOGY

The subject site is located approximately one mile north of the San Leandro Bay. The depth to water ranges from 9 feet to 14 feet below the ground surface. Groundwater flow is generally southeast. The topography is a flat area with a gentle southeast slope. Groundwater beneath this area is not currently used as a municipal supply.

The soil type is composed of silty clay and clay with lenses of sand and gravelly sand. The subject site is situated between the San Andreas and Hayward-Calaveras Fault Zones.

There is no known reported case of radon gas in the subject area.

BAY AREA
SITE LOCATION MAP



BENICIA

MARTINEZ

SAN RAFAEL

RICHMOND

BERKELEY

SAN FRANCISCO

OAKLAND

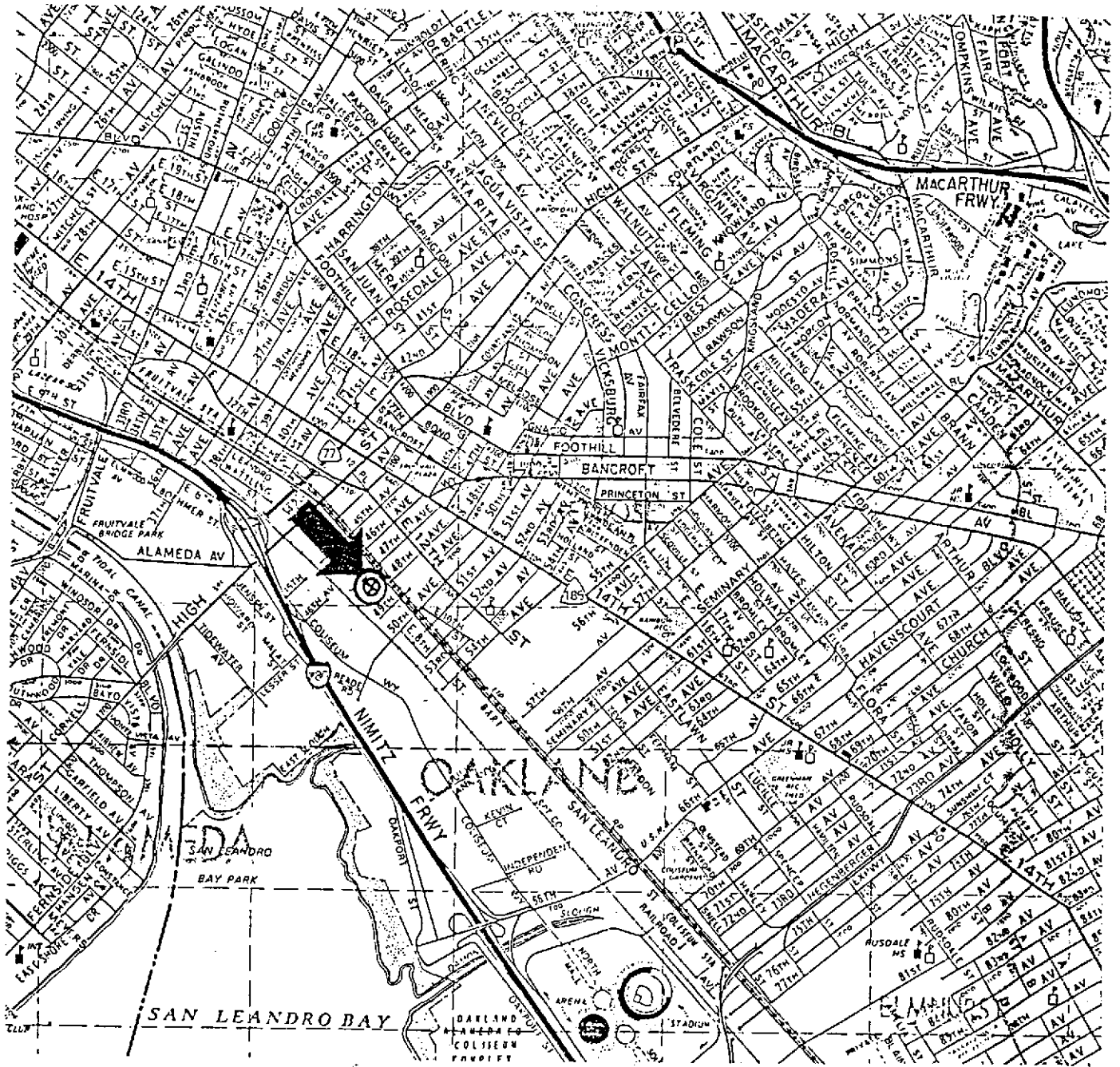
SITE LOCATION

HAYWARD

SAN MATEO

FREMONT

PALO ALTO



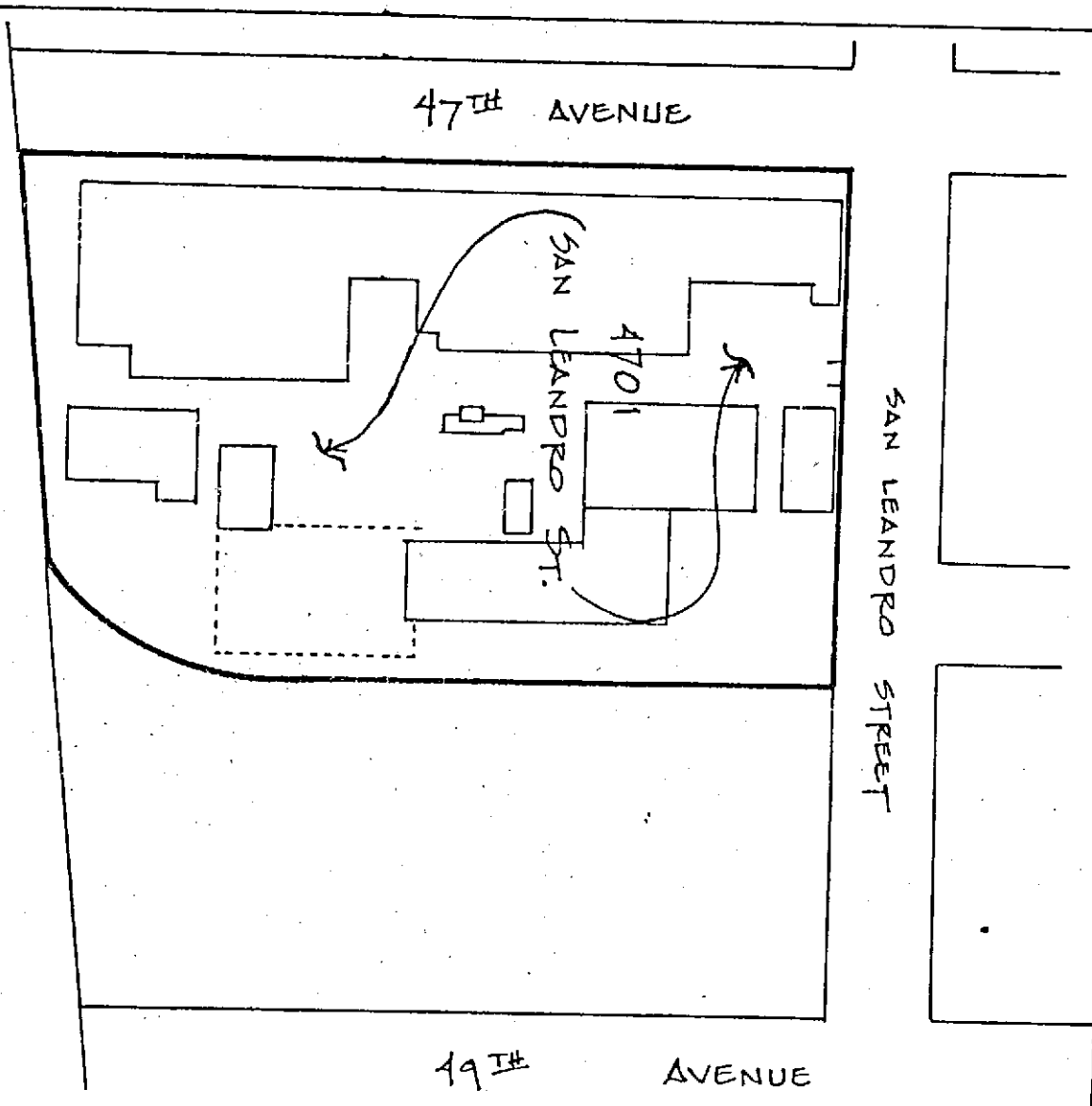
LOCAL AREA SITE LOCATION MAP

Ⓢ - SITE LOCATION





CENTRAL PACIFIC RAILROAD

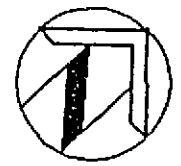


47TH AVENUE

4701
SAN LEANDRO ST.

SAN LEANDRO STREET

49TH AVENUE



DRAWING IS SCHEMATIC
SCALE IS APPROXIMATE
LOCATIONS ARE APPROXIMATE

SITE PLAN
4701 SAN LEANDRO STREET
OAKLAND, CALIFORNIA
PHASE I ASSESSMENT
JOB NUMBER: 100497
APPROXIMATE SCALE 1" = 110'



SITE PHOTO: 4701 SAN LEANDRO ST., OAKLAND, CALIF.

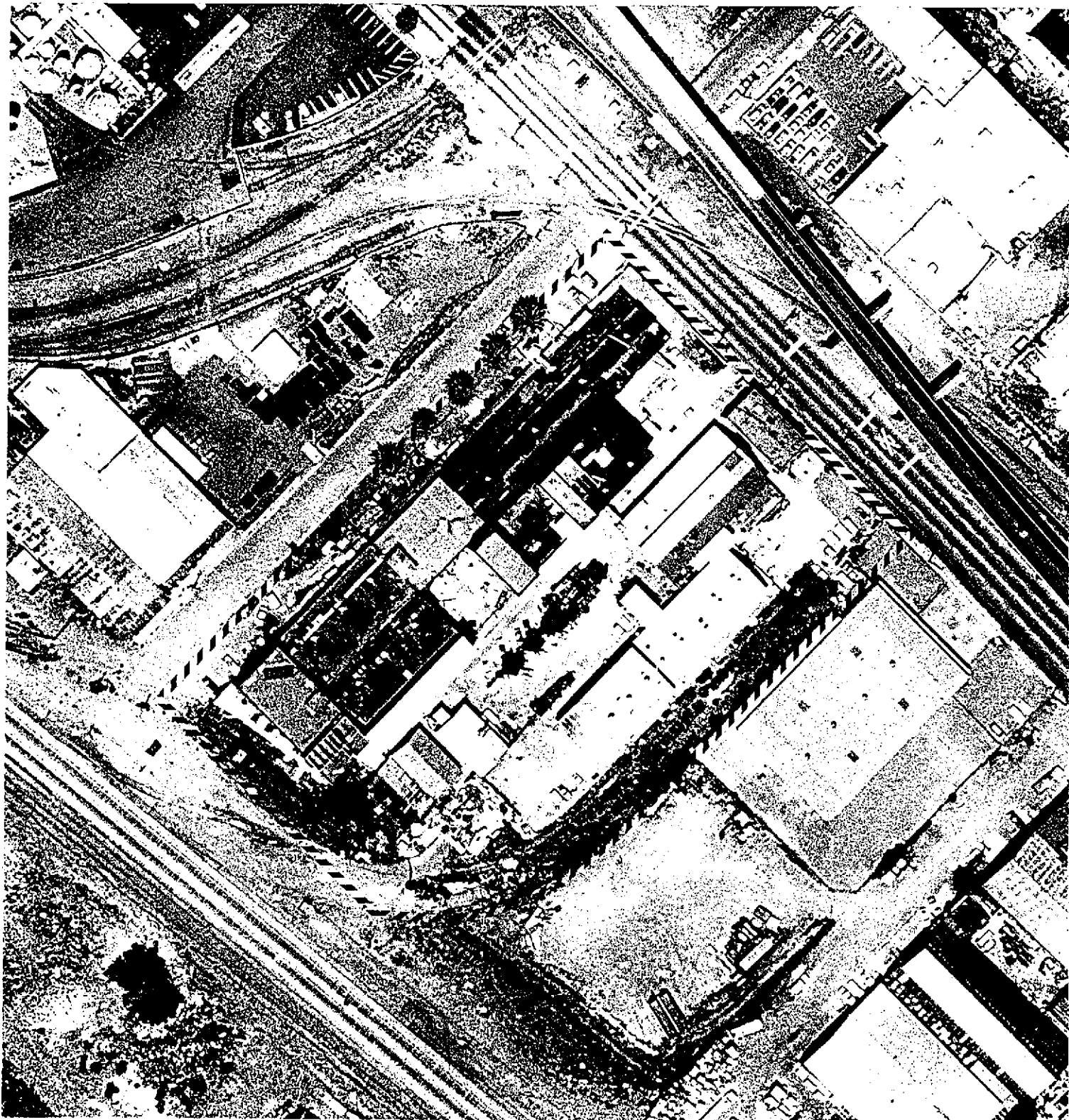
PHOTO DATE: 3-24-47

APPROXIMATE SCALE: 1" = 95'



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SITE PHOTO: 4701 SAN LEANDRO ST., OAKLAND, CALIF.

PHOTO DATE: 6-12-90

APPROXIMATE SCALE: 1" = 100'



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