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**Date:** April 25, 2003

Hard Copy Sent? Y  N

**To:** Mr. Richard Weinstein

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**From:** Natalie Shaver 

**Pages:** 5, including this cover page

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**Subject:**

Addendum Letter to Phase I Environmental Report for 900-910 81<sup>st</sup> Avenue in Oakland.

Natalie



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April 3, 2003

Mr. Edwin Aquino  
United Commercial Bank  
20510 Stevens Creek Boulevard  
Cupertino, CA 95014

**Subject: Addendum Letter**  
900-910 81<sup>st</sup> Avenue  
Oakland, CA 94621  
AEI Project No. 6502

Alameda County  
AUG 2 2006  
Environmental Health

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Dear Mr. Aquino:

AEI Consultants (AEI) was retained by United Commercial Bank to conduct a Phase I Environmental Site Assessment (ESA), in conformance with the scope and limitations of ASTM Practice E1527, for the property located at 900-910 81<sup>st</sup> Avenue in the City of Oakland, Alameda County, California. This report was issued on February 25, 2003. A summary of AEI's initial findings follows.

**Property Description**

The subject property is located on the south side of 81<sup>st</sup> Avenue, east of San Leandro Street, in a commercial and light industrial area of Oakland. The property consists of one parcel of land totaling approximately 10,399 square feet. The property is developed with two single-story buildings. According to records reviewed at the Oakland Building Department, the building identified with the address 900 81st Avenue was constructed in approximately 1949 and totals approximately 345 square feet. The building identified as 910 81<sup>st</sup> Avenue was also constructed in 1949 and totals approximately 10,620 square feet. For the purpose of this report, the building at 900 81<sup>st</sup> Avenue will be referred to as Building 1 and the building at 910 81<sup>st</sup> Avenue will be referred as Building 2. Building 1 is currently occupied by a cafe. Building 2 is currently occupied by fourteen tenants that utilize the building for light industrial and storage purposes. In addition, three of the units in Building 2 are vacant and one of the tenant spaces (Unit 1A) is currently utilized for a residence. Prior to the construction of the buildings, the property was undeveloped land.

**Findings**

Recognized environmental conditions (RECs) are defined by the ASTM Standard as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

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AEI Consultants  
AEI Job No. 6502  
April 2, 2003  
Page 2

- One unlabeled 55-gallon drum was observed along the western edge of the property that appeared to be full of oil. Stained gravel was observed around this drum that was unsealed except for being covered by a plastic garbage bag. Two other containers that are approximately five-gallons in size were observed along the western edge of the subject property. These containers were open and also appeared to contain oil. Stained gravel was also observed around these containers. Another 55-gallon drum containing solid waste was also observed along the western edge of the subject property. Staining was also observed on this container and on the gravel surrounding it. The staining represents evidence of a release to the subject property.

Historical recognized environmental conditions are defined by the ASTM Standard as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

- In June 1992, a 1,000-gallon gasoline UST was removed from the property. Analytical test results from soil sampled beneath the tank indicated the soil was impacted by petroleum hydrocarbons with maximum concentrations of 490 milligrams per kilogram (mg/kg) total petroleum hydrocarbons as gasoline (TPH-g), 280 micrograms per kilogram (ug/kg) benzene, 2,200 ug/kg toluene, 4,800 ug/kg ethylbenzene and 9,200 ug/kg xylenes (BTEX). In January 1993, five test borings were advanced to a maximum depth of 18 feet below ground surface (bgs). One boring was subsequently converted to a groundwater monitoring well. Initial groundwater sampling detected a maximum concentration of 1,500 ug/L TPH-g and non-detectable levels of BTEX. Subsequent over-excavation of the tank pit was performed in August 1993. Quarterly groundwater monitoring was conducted at the site since February 1993. As of the last monitoring event in 1996, only low levels of contaminants were detected in the groundwater. Based on the removal of the tank and since natural attenuation appeared to have been occurring at the site, the California Regional Water Quality Control Board (RWQCB) granted case closure to the site in 1996, and no further action in connection with the former UST is required.
- Elmhurst Anodizing, a former tenant of Unit 18 of the subject property, operated a metal plating shop from approximately 1990 to early 1996 when they were evicted from the subject property. Upon vacating the property, Elmhurst left an extensive amount of equipment and hazardous chemicals used for metal plating. Following a routine inspection by the Alameda County Health Care Services Agency (ACHCSA), it was determined that the chemicals remaining at the site posed a significant threat to human health and safety. A site assessment was subsequently conducted by Ecology and Environment, Inc., an Environmental Protection Agency (EPA) contractor, to inventory the chemicals and various equipment remaining at the property. Following removal and decontamination activities, Subsurface Consultants, Inc. (SCI), obtained a soil sample from outside the rear door of the facility. The metal concentrations in the sample were below reportable limits. Based on the results of wipe samples collected, SCI concluded that the walls and floor of the building space were exposed to chemicals and would most likely contain surface residues. A wipe sampling survey was

AEI Consultants  
AEI Job No. 6502  
April 2, 2003  
Page 3

performed by AEI to determine if remnant concentrations of arsenic, cadmium, chromium, lead, zinc, and mercury were still present in 2000. Six wipe samples were collected from the concrete floor and walls of this unit in October 2000. Elevated concentrations of metals were detected in the samples collected. Consequently, AEI recommended pressure washing the concrete slab and walls and encapsulating both surfaces in order to reduce the potential of exposure to future occupants of the unit. Four additional wipe samples were collected after the pressure washing and encapsulation which indicated that the levels of metals detected within the unit had been significantly reduced in comparison with the 1996 sampling episode performed by SCI. Based on the significant decrease in concentrations of the metals from the 1996 sampling episode and the continued commercial use of the unit, AEI recommended no further remediation, except for periodic inspection to ensure the integrity of the encapsulation. However, the subject property is currently listed as an open CERCLIS site by the EPA.

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- A 1986 hazardous waste manifest for LCB Associates, a former tenant, indicated the storage of waste flammable corrosive solids and waste corrosive liquids. After vacating the space, the tenant space was utilized as a drug lab for the manufacturing of illegal drugs and was found to contain numerous chemical containers during a drug raid by enforcement officials. According to the Oakland Fire Department files, no spills or releases were reported at the site, and no significant subsurface impact is anticipated.
- Two storm drains were observed in the driveway along Building 2. Vehicle washing in the vicinity of the storm drains was observed. AEI recommends that this practice be discontinued.
- Due to the age of the subject property buildings, there is a potential that asbestos-containing materials (ACMs) and/or lead-based paint are present. All suspect ACMs and painted surfaces were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time.

#### ***Conclusions, Opinions, and Recommendations***

AEI's investigation revealed recognized environmental conditions associated with the subject property/nearby properties that require further investigation. AEI recommended that the 55-gallon drum containing oil and associated staining located on the western edge of the subject property be properly removed and disposed. In addition, it was recommended that the stained gravel surrounding the drum be excavated and removed from the subject property. Furthermore, AEI recommended that case closure of the subject property's CERCLIS status be pursued through the USEPA based on the analytical results of the wipe sampling. Lastly, it was recommended that verification of the decommissioning of the onsite groundwater monitoring

AEI Consultants  
AEI Job No. 6502  
April 2, 2003  
Page 4

well associated with the former UST investigation be obtained or that the well be properly decommissioned.

***Addendum Findings***

On April 2, 2003, Natalie Shaver of AEI re-inspected the subject property to confirm that the 55-gallon drum containing oil and associated staining on the gravel surrounding the drum on the western edge of the subject property were removed. Ms. Shaver confirmed that the drum and stained gravel were removed and that no additional containers of hazardous materials were present along the western boundary of the subject property. Consequently, AEI recommends no further investigations in relation to the 55-gallon drum and stained gravel identified during the initial inspection at this time.

Please call me at (925) 283-6000, extension 116, if you have any questions.

Sincerely,



Natalie Shaver  
Environmental Scientist