

PHASE I ENVIRONMENTAL SITE ASSESSMENT

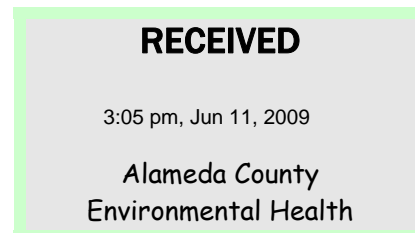
**160 14th Street
Oakland, California**


ACC Project No. 01-6179-014.00

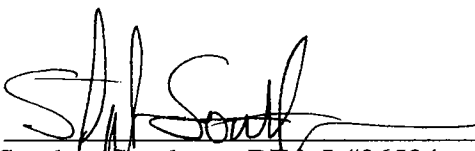
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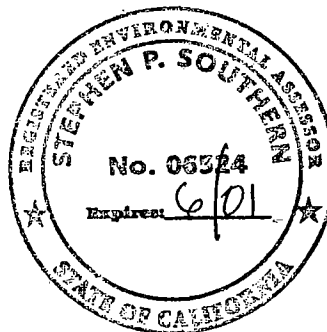
Affordable Housing Associates
1250 Addison Street, Suite G
Berkeley, California 94702

April 9, 2001



Prepared by: 
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Environmental Assessor

Reviewed by: 
Stephen Southern, REA I #06524
Senior Environmental Assessor



EXECUTIVE SUMMARY

- Consultant:** ACC Environmental Consultants, Inc. (ACC)
- Subject Property:** 160 14th Street, Oakland, California
- Client:** Affordable Housing Associates
- Location:** The subject property is located on the northwest corner of Madison and 14th Streets at 160 14th Street, Oakland, California (Figure 1).
- Current Use:** The subject property is a public parking lot.
- Current Owner:** Liang C. Lee
- Site Characteristics:** The subject property is an approximately 14,250-square-foot asphalt-paved parking lot.
- Vicinity Characteristics:** The property and surrounding areas are zoned Central Business by the City of Oakland Planning Department. The surrounding area is a mixture of service businesses and residential buildings.
- Purpose:** This environmental site assessment (ESA) was performed to provide a record of the site conditions and to evaluate what, if any, environmental issues exist on this site.

Recognized Environmental Conditions:

This assessment has revealed the following Recognized Environmental Conditions at the subject property:

According to information available at the City of Oakland Office of Emergency Services (OES), one 10,000-gallon gasoline UST, one 6,000-gallon gasoline UST, and one 550-gallon waste oil UST were removed from the subject property in May 1986 in relation to the dismantling of a Mobil gasoline service station. A soil sampling report prepared by Blaine Tech Services on May 8, 1986 indicated that the soil samples collected from the excavation were below laboratory detection limits for total petroleum hydrocarbons as gasoline (TPHg) and waste oil. Based on the laboratory results, Mobil Corporation considered the issue to be closed, but no closure letter was issued. It is ACC's opinion that the former USTs no longer pose an environmental concern based on the laboratory results. ACC recommends that regulatory case closure be pursued from the lead regulatory agency as the subject property is listed as a leaking underground storage tank site.

Additional Observations:

The following observations were made during this assessment:

During the site reconnaissance, ACC observed surficial staining in the parking lot of the subject property. The staining appeared to be the result of leaking fluid from automobiles. The asphalt pavement in the vicinity of the staining appeared to be intact. It is ACC's opinion that the presence of the staining poses a low potential to impact the environment.

Within 0.5 mile of the subject property, there are several sites with documented releases of hazardous substances and/or petroleum products. This report discusses sites located within 0.125 mile of the subject property. There is no documented evidence that constituent plumes originating from any of these sites have migrated to the subject property.

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Purpose and Scope of Services.....	1
1.2	Limitations and Exceptions of Agreement	1
1.3	Limiting Conditions	3
2.0	SITE DESCRIPTION	3
2.1	Location and Legal Description	3
2.2	Site and Vicinity Characteristics	3
2.3	Descriptions of Structures and Improvements	3
2.4	Environmental Liens or Specialized Knowledge	3
2.5	Current Uses of the Property	3
2.6	Past Uses of the Property	4
2.7	Current Uses of Adjacent Properties	4
3.0	RECORDS REVIEW	6
3.1	Physical Setting	6
3.2	Government Environmental Agency Record Review	7
3.3	Historical Use Information	10
3.4	Additional Record Sources	11
4.0	INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS	11
4.1	Recognized Environmental Concerns Observed	12
4.2	Physical Setting Analysis	12
4.3	Other Conditions of Concern.....	12
5.0	CONCLUSIONS	13
6.0	AGENCY REVIEW	14
7.0	REFERENCES	14
8.0	INTERVIEWS	14

FIGURES AND PHOTOGRAPHS

- 1 Location Map
- 2 Topographical Map
- 3 Site Map
- 4 Aerial Photograph
- 5 Alameda County Assessor's Map

Photographs 1 - 2

APPENDICES

- A: Scope of Work
- B: VISTA Report
- C: Former UST Documents

1.0 INTRODUCTION

On behalf of Affordable Housing Associates (hereinafter referred to as the Client), ACC Environmental Consultants, Inc., (ACC), performed a Phase I Environmental Site Assessment (ESA) of the property located at 160 14th Street, Oakland, California (hereinafter referred to as the subject property).

1.1 Purpose and Scope of Services

This ESA was performed to provide a record of the site conditions at the subject property and to evaluate what, if any, environmental issues exist at this site. Additional goals of this ESA are to assess the potential for adverse environmental impact from current and historical practices on the site and surrounding area.

The following tasks were performed in accordance with the Scope of Services (Appendix A).

- Site reconnaissance of the subject property to investigate for recognized environmental conditions.
- A historical review of the use and improvements of the subject property.
- A review of available geologic and hydrogeologic literature concerning the property and surrounding area.
- Interviews of persons familiar with the history of the subject property.
- Review of appropriate federal, state, and local regulatory agencies to reveal known hazardous wastes sites or significant leaks or spills of hazardous materials which may have occurred at the subject property and immediate vicinity.

No radon survey was conducted as there is no documented evidence suggesting excessive radon levels in the Oakland area (*State of California-Department of Health Services, "California Statewide Radon Survey - Interim Results," March 1990*).

1.2 Limitations and Exceptions to Agreement

ACC has performed the services for this project in accordance with our proposal, and within current standards of the American Society for Testing and Materials (ASTM) for Phase I Environmental Site Assessments. Except for the representations set forth in this Phase I ESA, no other representations, guarantees, or warranties are either expressed or implied. A record search was limited to reasonably ascertainable information.

The investigation was limited to a search for recognized environmental conditions at the subject property. The term recognized environmental condition means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water

of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

There is no investigation that is thorough enough to preclude the presence of hazardous materials that presently, or in the future, may be considered hazardous at the site. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants presently considered low may, in the future, fall under more stringent regulatory standards that require remediation.

The site reconnaissance was limited to visual observation of surface conditions at the site. Interviews with public agency personnel were conducted. Reasonably ascertainable information was reviewed. This approach reflects current ASTM standards unless the information obtained as part of this work suggests the need for further investigation. Except for site conditions observed by ACC expressed in this Phase I ESA, no other representations, guaranteed, or warranties of site conditions are either expressed or implied.

Where there is a conflict between the environmental database and ACC's actual knowledge with regard to the distance and direction from the subject property of sites listed on the database, information obtained by ACC from the site reconnaissance will be used. Whenever feasible, ACC will note such conflict within the text of the report.

The investigation addresses recognized environmental conditions at the subject site. However, certain conditions, such as those listed below may not be revealed:

- 1) naturally occurring toxic materials in the subsurface soils, rocks, or water, or toxicity of onsite-flora;
- 2) toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables;
- 3) biological pathogens;
- 4) contaminant plume below sampled or observed surface from remote source;
- 5) contaminants or contaminant concentrations that do not violate present regulatory standards, but may violate future standards; and
- 6) unknown site contamination, such as illegal dumping and/or accidental spillage which may occur following the site visit by ACC.

Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. This document and the information contained herein have been prepared solely for the Client and any reliance on this report by third parties not authorized by the Client shall be at such party's sole risk.

1.3 Limiting Conditions

ACC was unable to clearly inspect the ground beneath the cars parked in the parking spaces.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The subject property is located on the northwest corner of Madison and 14th Streets at 160 14th Street, Oakland, California (Figure 1). The Alameda County Assessor's office identifies the subject property as Assessor's Parcel Number 08-0628-5-1.

2.2 Site and Vicinity Characteristics

The subject property is an approximately 14,250-square-foot asphalt paved parking lot (Photograph 1). The property and surrounding areas are zoned Central Business by the City of Oakland Planning Department. The surrounding area is a mixture of service and commercial businesses and residential buildings.

2.3 Descriptions of Structures and Improvements

The subject property is an asphalt-paved parking lot. There are no structures located on the property.

2.4 Environmental Liens or Specialized Knowledge

ACC was not informed of any environmental liens associated with the subject property.

2.5 Current Uses of the Property

The subject property is a public parking lot.

2.5.1 Proposed Use of the Property

ACC was not informed of the proposed use of the subject property.

2.6 Past Uses of the Subject Property

ACC reconstructed a brief history of the subject property through a review of building permits available at the City of Oakland Building Department, historical Sanborn Fire Insurance Maps, Polk and Haines City Directories available at the Oakland Public Library, and aerial photographs available at Pacific Aerial Surveys. A listing of historical Sanborn Fire Insurance Maps, Polk and Haines City Directories, and aerial photographs reviewed can be found in Section 7.0 of this report.

- Circa 1903: According to Sanborn Fire Insurance Maps, the subject property was part of a larger property containing a single residential dwelling. The subject property contained no structures on it.
- Circa 1911: According to Sanborn Fire Insurance Maps, the subject property was occupied by a residential dwelling.
- Circa 1930 -
Circa 1959: Based on a review of aerial photographs and according to Sanborn Fire Insurance Maps, the subject property was occupied by two residential buildings.
- Circa 1960 -
Circa 1964: According to Sanborn Fire Insurance Maps, the subject property was occupied by a parking lot. According to building permits, the City of Oakland approved the construction of a gasoline service station at the subject property on May 22, 1964.
- Circa 1965 -
Circa 1986: According to Sanborn Fire Insurance Maps, Polk and Haines City Directories and based on a review of aerial photographs, the subject property was a gasoline service station. The underground storage tanks were removed from the property in May 1986.
- Circa 1989 -
Present: Based on a review of aerial photographs and visual observations, the subject property was and continues to be occupied by a parking lot.

2.7 Current and Past Uses of Adjacent Properties

1433 Madison Street, Adjacent Property to the Northeast

- Circa 1903: According to Sanborn Fire Insurance Maps, the property was part of a larger property containing a single residential dwelling. The property did not contain any structures.

Circa 1911 -
Circa 1959: According to Sanborn Fire Insurance Maps, this property was occupied by a residential dwelling and a church.

Circa 1960 -
Present: According to Sanborn Fire Insurance Maps, Polk and Haines City Directories, and based on a review of aerial photographs and visual observations, this property was and continues to be occupied by a church and a parking lot.

169 14th Street, Adjacent Property to the South/Southwest

Circa 1903 -
Circa 1959: According to Sanborn Fire Insurance Maps, this property was occupied by a residential dwelling and a retail store.

Circa 1960 -
Circa 1981: According to Sanborn Fire Insurance Maps and based on a review of aerial photographs, this property was occupied by a parking lot and a retail store.

Circa 1985 -
Present: Based on a review of aerial photographs and visual observations, this property was and continues to be occupied by a day care center.

1428 Madison Street and 130-144 14th Street, Adjacent Properties to the East

Sanborn Fire Insurance Maps provided by VISTA did not cover this property.

Circa 1930 -
Circa 1953: Based on a review of aerial photographs, 1428 Madison was occupied by a residential dwelling and 130-144 14th Street was occupied by the present building.

Circa 1959: Based on a review of aerial photographs, 1428 Madison was occupied by a parking lot and 130-144 14th Street continued to be occupied by the present building.

Circa 1966 -
Present: According to Polk and Haines City Directories and based on a review of aerial photographs and visual observations, 1428 Madison was and continues to be occupied by an apartment building and 130-144 14th Street was and continues to be occupied by various retail businesses and apartments.

190 14th Street, Adjacent Property to the West

- Circa 1889 -
Circa 1911: According to Sanborn Fire Insurance Maps, this property was occupied by a residential dwelling.
- Circa 1930 -
Circa 1957: Based on a review of aerial photographs, this property was occupied by a building. According to Sanborn Fire Insurance Maps, this building was occupied by a social service center from 1950 to 1957.
- Circa 1959 -
Circa 1960: According to Sanborn Fire Insurance Maps and based on a review of aerial photographs, this property was occupied by a parking lot.
- Circa 1963 -
Present: According to Sanborn Fire Insurance Maps and Polk and Haines City Directories and based on a review of aerial photographs and visual observations, this property was and continues to be occupied by a dry cleaning business.

1410 Jackson Street, Adjacent Property to the Northwest

- Circa 1889 -
Circa 1911: According to Sanborn Fire Insurance Maps, this property was occupied by a residential dwelling.
- Circa 1930 -
Circa 1983: According to Sanborn Fire Insurance Maps and based on a review of aerial photographs, this property was occupied by an apartment building.
- Circa 1987 -
Present: According to Haines City Directories and based on visual observations, this property was and continues to be occupied by an office building.

3.0 RECORDS REVIEW

3.1 Physical Setting

The subject property is located within the Coast Range geomorphic province and is underlain by the Merritt sand of Quaternary age. The formation consists of sand, fine-grained, silty, clay with lenses of sandy clay and clay.

According to subsurface investigations performed in the vicinity of the subject property, surficial soils consist primarily of sands and silty sands. Groundwater is present at a depth of approximately 20 feet below ground surface and groundwater flow direction is to the north/northeast.

3.2 Government Environmental Agency Record Review

Table 1: Records Review lists the government environmental agency databases ACC reviewed. Shaded cells indicate that, in accordance with ASTM guidelines, the Environmental Database was not searched to the corresponding distance. The database obtained from VISTA is included as Appendix B. When locations and distances reported by VISTA were observed to be incorrect, ACC amended the information to provide a more accurate assessment.

TABLE 1: RECORDS REVIEW						
<i>Environmental Database</i>	<i>Subject Site</i>	<i>Within 1/8 mile</i>	<i>1/8 - 1/4 mile</i>	<i>1/4 - 1/2 mile</i>	<i>1/2 - 1 mile</i>	<i>Total</i>
National Priority List	No	0	0	0	0	0
Resource Conservation and Recovery Act (RCRA) Corrective Action Sites	No	0	0	0	1	1
State Priority List	No	0	0	0	0	0
State Contaminant List	No	0	0	3		3
CERCLIS Sites/No Further Remedial Action Planned (NFRAP) Sites	No	0	0	0		0
RCRIS Treatment, Storage and Disposal Facilities	No	0	0	0		0
Leaking Underground Storage Tank (LUST) Database	Yes	5	6	38		50
California Solid Waste Landfills (SWLF), Incinerators, or Transfer Stations Database	No	0	0	0		0
Underground Storage Tank Database	Yes	6	3			10
Aboveground Storage Tank Database	No	0	0			0
Emergency Response Notification System (ERNS) Database	No	1				1
RCRA Large Quantity Generators	No	0				0
RCRA Small Quantity Generators	No	3				3
SLIC	No	0				0

3.2.1 Subject Property

The subject property appears on the leaking underground storage tank database and on the underground storage tank database. A detailed description can be found in Sections 3.2.4 and 3.2.5 of this report.

3.2.2 RCRA Corrective Actions Database

The RCRA Corrective Actions database contains RCRA facilities that are undergoing “corrective action.” A “corrective action order” is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility’s boundary and can be required regardless of when the release occurred, even if it predates RCRA. This database is maintained by the US-EPA. There is one site listed on the RCRA Corrective Actions database that are located within 1.0 mile of the subject property. This site is not located within 0.125 mile of the subject property. Based on the distance of this site relative to the subject property, the potential to impact the subject property is considered to be low. In addition, because the responsible party has been identified, should constituents originating at this site have an impact on the subject property, it is unlikely that the owner of the subject property would be held responsible.

3.2.3 State Contaminant List (SCL)

The SCL, also known as the California Calsites database, includes both known and potential hazardous waste sites. Two-thirds of these sites have been classified, based on available information, as needing “No Further Action” by the Cal-EPA, DTSC. The remaining sites are in various stages of review and remediation to determine if a problem exists at the site. Several hundred sites have been remediated and are considered certified. Some of these sites may be in long term operation and maintenance. This database is maintained by the Cal-EPA, DTSC. There are three sites listed on the SCL that are located within 0.5 mile of the subject property. None of these three sites are located within 0.125 mile of the subject property. Based on the distance of these sites relative to the subject property, the potential to impact the subject property is considered to be low. In addition, because the responsible parties have been identified, should constituents originating at these sites have an impact on the subject property, it is unlikely that the owner of the subject property would be held responsible.

3.2.4 Leaking Underground Storage Tank (LUST) Database

LUST sites are those that have had unauthorized releases of hazardous materials from underground storage tanks (USTs). The California Regional Water Quality Control Board (RWQCB) maintains this database. Based on the findings of the Lawrence Livermore Study, performed for the California State Resources Control Board to improve and streamline its Leaking Underground Storage Tank Guidelines, ACC does not consider petroleum hydrocarbon sites further than 0.125 mile (660 feet) from the subject property to be significant when assessing potential offsite impacts. Specifically, the Lawrence Livermore Study found that 90 percent of benzene (a carcinogenic and highly mobile

constituent of gasoline) plumes extend no further than 250 feet from the source. Thus, it is ACC's practice to review only LUST sites located within 0.125 mile of the subject property. There are 50 sites listed on the LUST database that are located within 0.5 mile of the subject property. Six of these sites are located within 0.125 mile of the subject property. Four of these six sites have been granted regulatory case closure by Alameda County Health Care Services Agency (ACHCSA), the lead agency. Due to the closed status of these sites, it is considered unlikely that constituents originating from these sites could migrate to the subject property. The following is a discussion of the remaining two sites, which includes the subject property:

Site Name: Mobil
Site Address: 160 14th Street
Gradient Direction: Subject Property
Distance/Direction: Subject Property
Radius Map: Figure 6, Mapped Site Subject Property

Discussion: According to information available at the City of Oakland Office of Emergency Services (OES), one 10,000-gallon gasoline UST, one 6,000-gallon gasoline UST, and one 550-gallon waste oil UST were removed from the subject property in May 1986 in relation to the dismantling of a Mobil gasoline service station. A soil sampling report prepared by Blaine Tech Services on May 8, 1986 indicated that the soil samples collected from the excavation were below laboratory detection limits for total petroleum hydrocarbons as gasoline (TPHg) and waste oil. Based on the laboratory results, Mobil Corporation considered the issue to be closed, but no closure letter was issued. It is ACC's opinion that the former USTs no longer pose an environmental concern based on the laboratory results. ACC recommends that regulatory case closure be pursued from the lead regulatory agency as the subject property is listed as a leaking underground storage tank site.

Site Name: AlcoPark Garage
Site Address: 165 13th Street
Gradient Direction: Downgradient
Distance/Direction: Approximately 0.01 mile to the Southwest of the Subject Property
Radius Map: Figure 6, Mapped Site #1

Discussion: According to information available at ACHCSA, two 10,000-gallon USTs were closed in place in 1994 in the northeast corner of 12th and Jackson Streets. Soil and groundwater samples collected in support of in-place closure indicated low concentrations of petroleum hydrocarbons in soil and measurable concentrations of petroleum hydrocarbons in the groundwater. ACHCSA requested additional investigation at this site. The investigation was performed in January 1999 and revealed a limited amount of petroleum hydrocarbon contamination. In the southeast corner of 13th and Jackson Street, two 10,000-gallon gasoline USTs are actively in use to fuel county vehicles. Three groundwater monitoring wells were installed at the site in March 1989 to assess the environmental condition subsequent to the repair of a line leak. Initial sample results indicated the presence of benzene, toluene, ethylbenzene, and xylenes (BTEX) in the groundwater. Subsequent sampling results indicated the presence of total petroleum hydrocarbons as gasoline (TPHg). Sampling resumed in 1997. Additional wells were installed at the site between 1998 and 1999.

Groundwater samples collected from these wells revealed elevated concentrations of TPHg, benzene, and methyl tertiary butyl ether (MTBE). According to information reviewed, groundwater flow direction at this site is to the east/southeast. Based on the downgradient location of this site relative to the subject property, the potential to impact the subject property is considered to be low.

3.2.5 Underground Storage Tank (UST) Database

The UST database contains sites with registered USTs. The California State Water Resources Control Board (SWRCB) maintains this database. In accordance with ASTM Standards (ASTM Standard Practice E 1527-00), only the subject property and adjoining properties are required to be reviewed. There are ten sites listed on the UST database that are located within 0.25 mile of the subject property. The subject property is identified on this database. For a detailed description, see section 3.2.4 of this report.

3.2.6 Emergency Response Notification System (ERNS)

ERNS stores information concerning the sudden and/or accidental release of hazardous materials to the environment. There is one site listed on the database that is located within 0.125 mile of the subject property. In accordance with ASTM Standards (ASTM Standard Practice E 1527-00), only the subject property is required to be reviewed. The subject property was not listed on the database.

3.2.7 RCRA Small Quantity Generator Database

RCRA small quantity generators are facilities that generate more than 100 kilograms but less than 1,000 kilograms of hazardous waste per month. The generator database is maintained by the US-EPA. In accordance with ASTM Standards (ASTM Standard Practice E 1527-00), only the subject property and adjoining properties are required to be reviewed. There are three sites listed on the database that are located within 0.125 mile of the subject property. The subject property nor any adjoining properties are identified on this database.

3.2.8 Other Sites of Potential Environmental Concern

During the site reconnaissance, ACC observed a dry cleaning business located adjacent to the subject property at 190 14th Street. The dry cleaning business has occupied the property since circa 1963. This site does not appear on any government agency databases reviewed by ACC. ACC does not believe that this business currently has dry cleaning operations onsite. ACC was unable to determine whether this business has performed dry cleaning operations onsite in the past. It is ACC's opinion that the presence of this site poses a low to moderate potential to impact the subject property.

3.3 Historical Use Information

For a history of the subject property see "Section 2.6, Past Uses of the Property."

3.4 Additional Record Sources

Information from the City of Oakland Building and Planning Departments and the City of Oakland Fire Department was reviewed. All relevant information from the source is discussed elsewhere in this report.

4.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

On Monday, March 26, 2001, ACC Environmental Assessor, Ms. Jyotika Patel, conducted a site reconnaissance at the subject property. No evidence of the following items were found at the property during the reconnaissance:

- aboveground high power transmission lines
- aboveground storage tanks (ASTs)
- active underground storage tank
- electrical transformers
- floor drains
- hazardous materials
- hazardous wastes
- hydraulic fluid reservoirs
- monitoring wells
- oil burners
- oil/water separators
- pipes of unknown use
- ponds, pits, lagoons, lakes
- storm drains
- stressed vegetation
- sumps
- suspect asbestos containing building materials
- used batteries
- wastewater other than domestic sewage

4.1 Potential Recognized Environmental Concerns Observed

Evidence was found of the presence of the following items during the site reconnaissance. A discussion of these items follows:

- stained surfaces

4.1.1 Stained Surfaces

During the site reconnaissance, ACC observed surficial staining in the parking lot of the subject property. The staining appeared to be the result of leaking fluid from automobiles. The asphalt pavement in the vicinity of the staining appeared to be intact. It is ACC's opinion that the presence of the staining poses a low potential to impact the environment.

4.2 Physical Setting Analysis

No contaminant plumes were identified which extend to the subject property from an offsite source according to information reviewed by ACC. Because the regional groundwater flow direction has been determined to be to the north/northeast, constituents originating at sites to the south/southwest would be more likely to migrate to the subject property.

4.3 Other Conditions of Concern

According to information available at the City of Oakland Office of Emergency Services (OES), one 10,000-gallon gasoline UST, one 6,000-gallon gasoline UST, and one 550-gallon waste oil UST were removed from the subject property in May 1986 in relation to the dismantling of a Mobil gasoline service station. A soil sampling report prepared by Blaine Tech Services on May 8, 1986 indicated that the soil samples collected from the excavation were below laboratory detection limits for total petroleum hydrocarbons as gasoline (TPHg) and waste oil. Based on the laboratory results, Mobil Corporation considered the issue to be closed, but no closure letter was issued. It is ACC's opinion that the former USTs no longer pose an environmental concern based on the laboratory results. ACC recommends that regulatory case closure be pursued from the lead regulatory agency as the subject property is listed as a leaking underground storage tank site.

5.0 CONCLUSIONS

ACC has performed this Phase I ESA in conformance with the scope of services and within the scope and limitations of ASTM Standard Practice E 1527-00, for the property located at 160 14th Street, Oakland, California. Exceptions to, or deletions from, the Standard Practice are described within the report.

This assessment has revealed the following Recognized Environmental Conditions at the subject property:

According to information available at the City of Oakland Office of Emergency Services (OES), one 10,000-gallon gasoline UST, one 6,000-gallon gasoline UST, and one 550-gallon waste oil UST were removed from the subject property in May 1986 in relation to the dismantling of a Mobil gasoline service station. A soil sampling report prepared by Blaine Tech Services on May 8, 1986 indicated that the soil samples collected from the excavation were below laboratory detection limits for total petroleum hydrocarbons as gasoline (TPHg) and waste oil. Based on the laboratory results, Mobil Corporation considered the issue to be closed, but no closure letter was issued. It is ACC's opinion that the former USTs no longer pose an environmental concern based on the laboratory results. ACC recommends that regulatory case closure be pursued from the lead regulatory agency as the subject property is listed as a leaking underground storage tank site.

The following observations were made during this assessment:

During the site reconnaissance, ACC observed surficial staining in the parking lot of the subject property. The staining appeared to be the result of leaking fluid from automobiles. The asphalt pavement in the vicinity of the staining appeared to be intact. It is ACC's opinion that the presence of the staining poses a low potential to impact the environment.

6.0 AGENCY REVIEW

The following governmental agencies were contacted to obtain the information in this report:

Jurisdiction	Agency
Federal	U.S. Environmental Protection Agency, Region IX, San Francisco.
State and Regional	Regional Water Quality Control Board, Oakland State of California Environmental Protection Agency, Department of Toxic Substances Control, Berkeley
County and Local	Alameda County Assessor's Office Alameda County Health Care Services City of Oakland Fire Department City of Oakland Fire Prevention City of Oakland Building Department City of Oakland Planning Department

7.0 REFERENCES

Polk City Directories: 1967 and 1969.

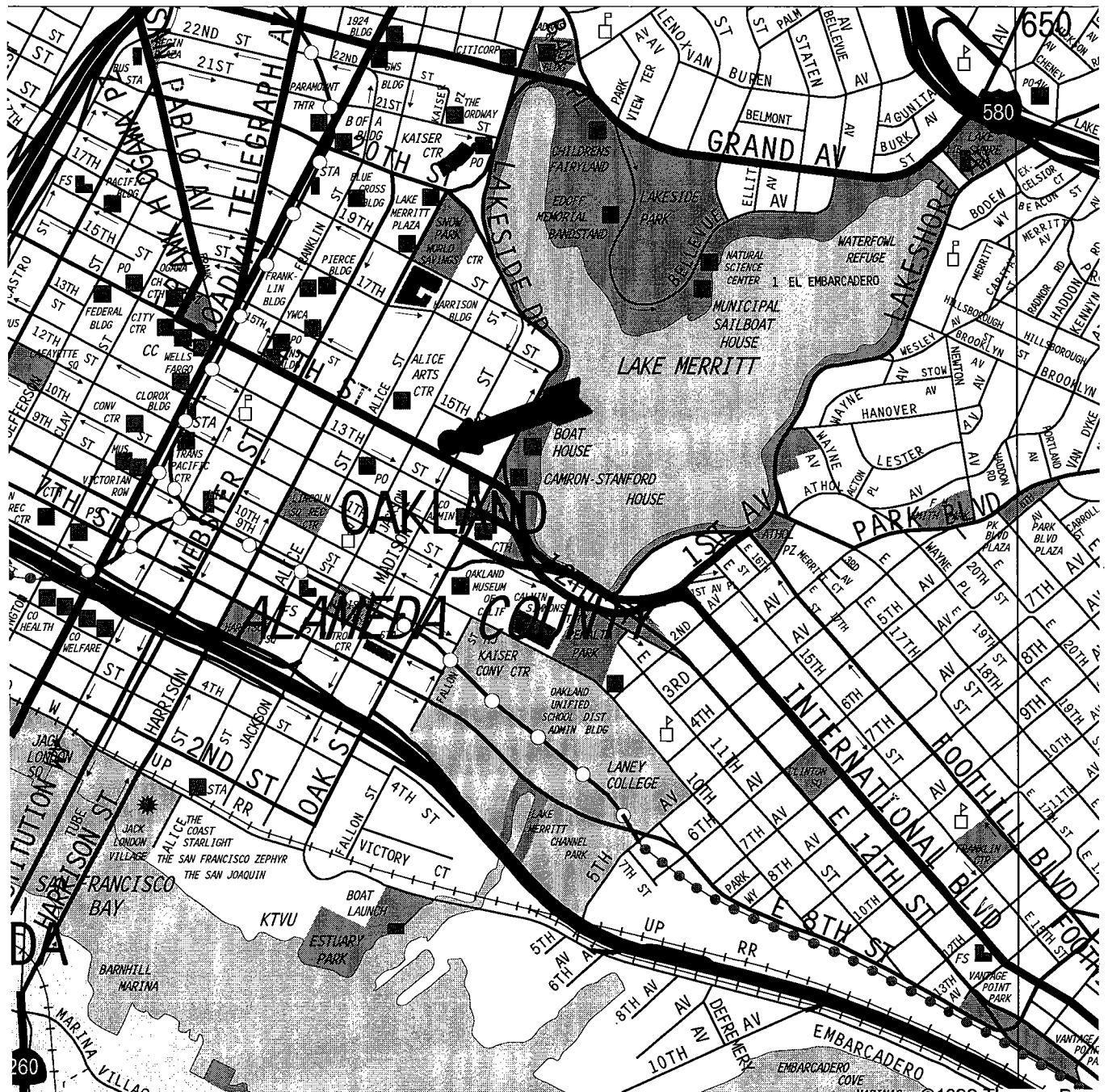
Haines City Directories: 1973, 1978, 1983, 1987, 1992, 1997, and 2000.

Pacific Aerial Surveys: 1930, 1947, 1950, 1953, 1959, 1966, 1969, 1973, 1977, 1981, 1985, 1989, 1994 and 1998.

Historic Sanborn Fire Insurance Maps: 1903, 1911, 1950, 1953, 1957, 1959, 1960, 1964, 1965, 1967, and 1969.

8.0 INTERVIEWS

Mr. Benny Kwong, Affordable Housing Associates



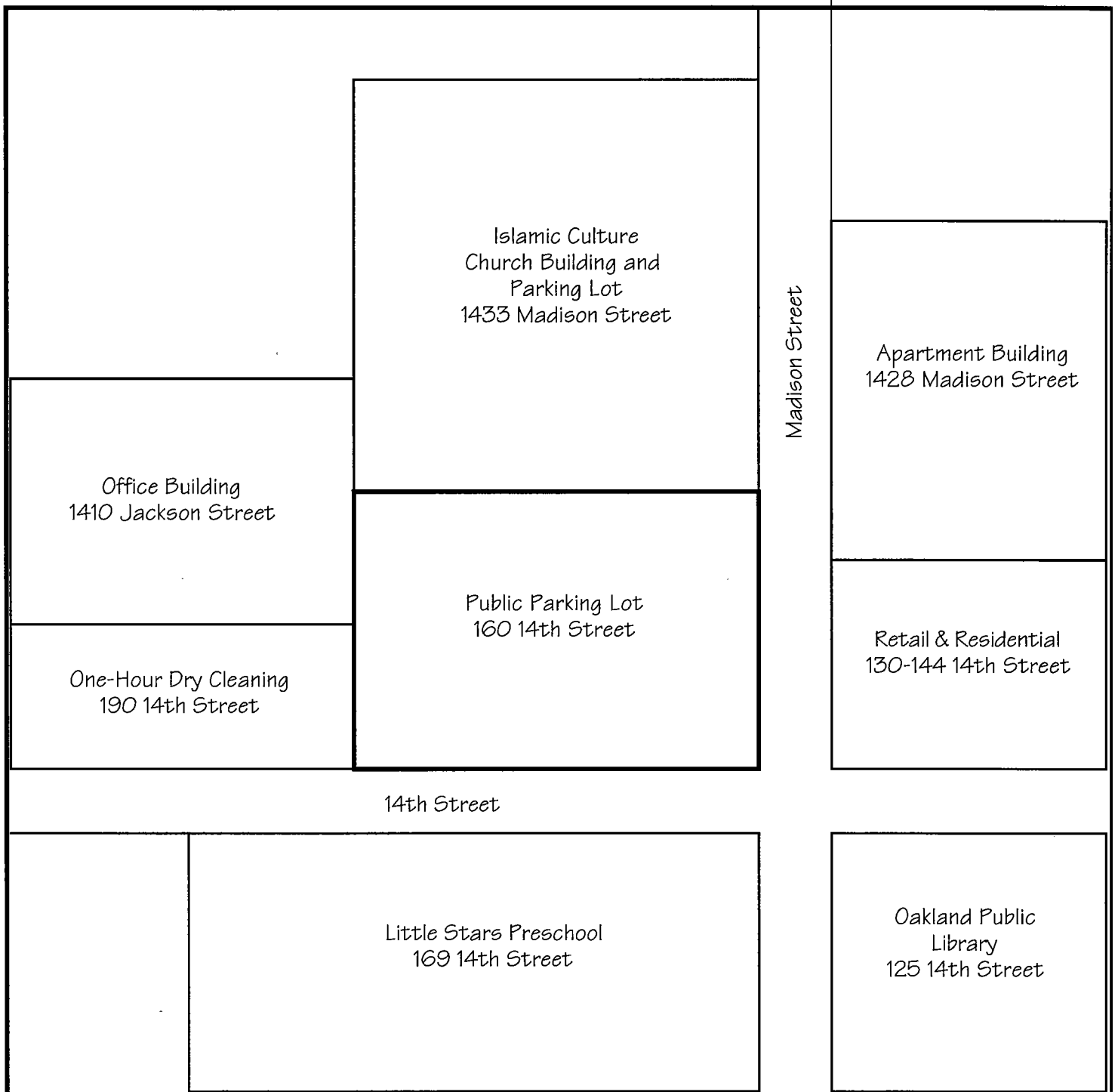
Source: The Thomas Guide, Alameda County, 2000

Title: Location Map 160 14th Street Oakland, California	
Figure Number: 1	Scale: None
Project No.: 01-6179-014.00	Drawn By: JTP
A · C · C ENVIRONMENTAL CONSULTANTS	Date: 4/6/01
7977 Capwell Drive, Suite 100 Oakland, California 94621 (510) 638-8400 Fax: (510) 638-8404	



Source: USGS Northern California Quadrangle

Title: Topographic Map 160 14th Street Oakland, California	
Figure Number: 2	Scale: 1:14400
Project No: 01-6179-014.00	Drawn By: JTP
A · C · C ENVIRONMENTAL CONSULTANTS 7977 Capwell Drive, Suite 100 Oakland, California 94621 (510) 638-8400 Fax: (510) 638-8404	Date: 4/6/01



Title: Site Plan 160 14th Street Oakland, California	
Figure Number: 3	Scale: None
Project No.: 01-6179-014.00	Drawn By: JTP
A · C · C ENVIRONMENTAL CONSULTANTS	Date: 4/6/01
7977 Capwell Drive, Suite 100 Oakland, California 94621 (510) 638-8400 Fax: (510) 638-8404	



Source: Pacific Aerial Surveys, 1999

Title: Aerial Photograph
160 14th Street
Oakland, California

Figure Number: 4

Scale: 1 : 12,000

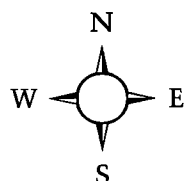
Project No.: 01-6179-014.00

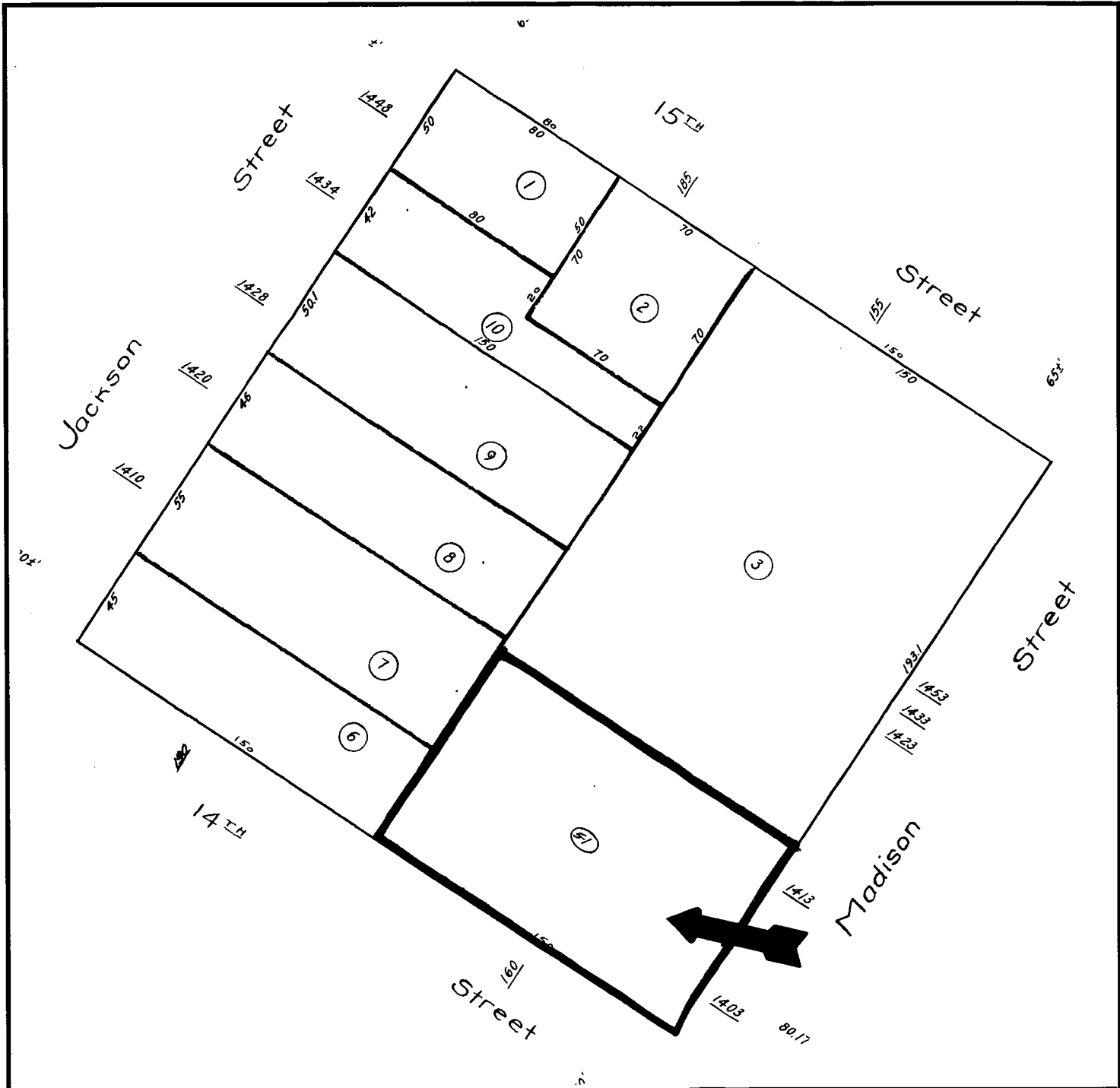
Drawn By: JTP

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Date: 4/6/01

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Oakland, California 94621
(510) 638-8400 Fax: (510) 638-8404





Source: Alameda County Assessor's Office

Title: Assessor's Map
 160 14th Street
 Oakland, California

Figure Number: 5

Scale: None

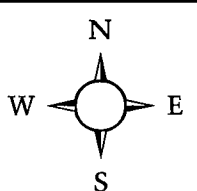
Project No: 01-6179-014.00

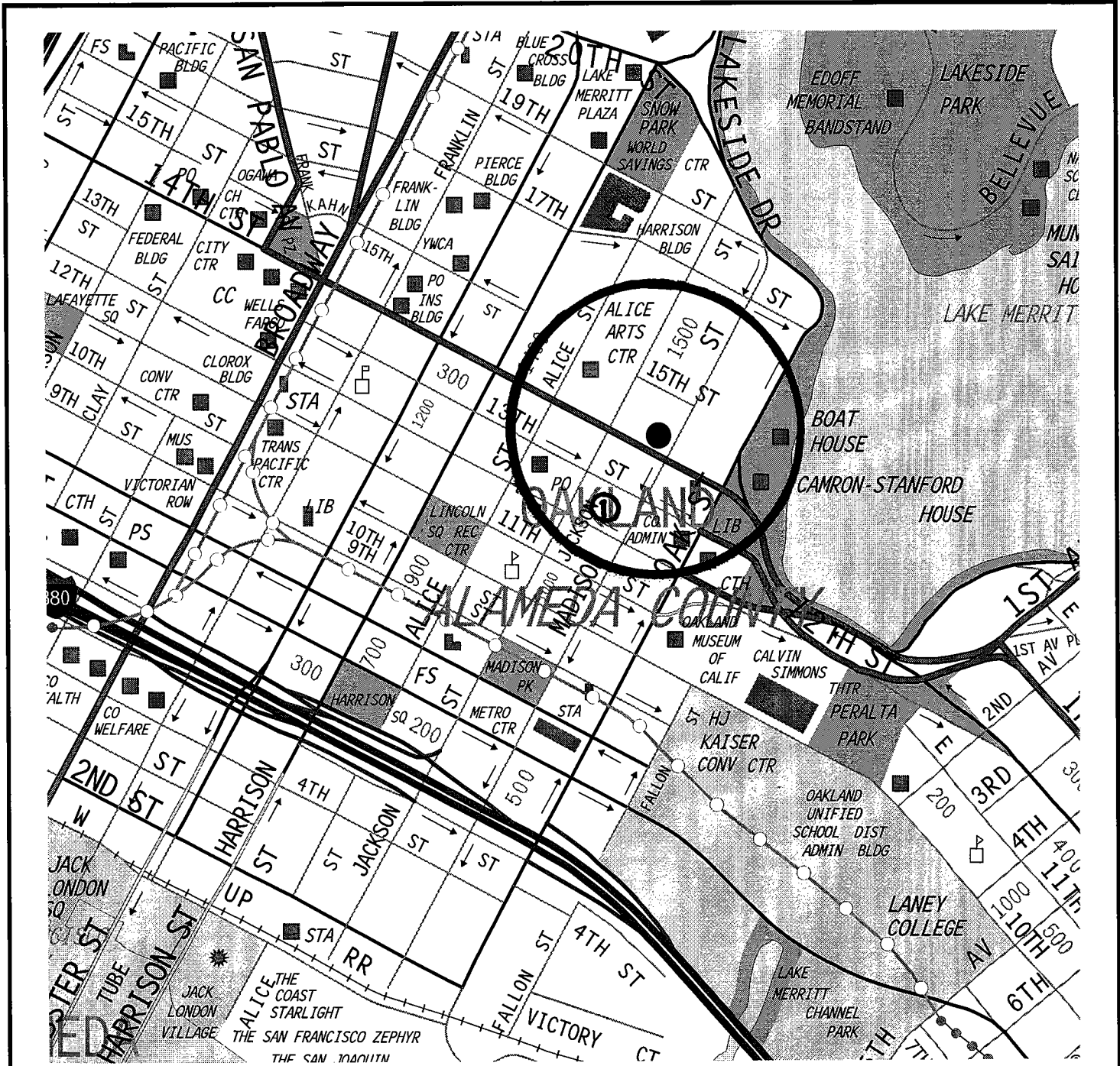
Drawn By: JTP

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- LEGEND**
- - SUBJECT SITE
 - ⊕ - Listed Sites
 - - 1/8 Mile Radius

Title: 1/8 Mile Radius Map 160 14th Street Oakland, California	
Figure Number: 6	Scale: None
Project No. 01-6179-014.00	Drawn By: JTP
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Photograph 1: View of the subject property.



Photograph 2: View of surficial staining in the parking lot.

Project:
Phase I ESA
160 14th Street
Oakland, California

Project Number: 01-6179-014.00

Date of Photos: 3/26/01

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