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**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT REPORT  
4600 and 4700 COLISEUM WAY  
OAKLAND, CALIFORNIA**

**December 13, 2002**

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A Report Prepared for:

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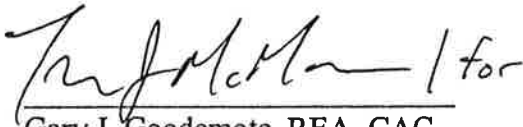
**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT REPORT  
4700 COLISEUM WAY  
OAKLAND, CALIFORNIA**

Kleinfelder Job No.: 17195

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December 13, 2002

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## 1.0 SUMMARY

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Kleinfelder, Inc. (Kleinfelder) was retained by Bergen Properties to conduct a Phase I Environmental Site Assessment (ESA) of 4600 and 4700 Coliseum Way (site) in Oakland, California.

A summary of our findings, conclusions and recommendations is presented below. Kleinfelder's findings are discussed in further detail in the text of this report. This report is subject to the limitations in Section 9.0.

Information in this report is presented for both 4600 and 4700 Coliseum Way. The property at 4600 Coliseum Way is approximately 1-acre in size and is located on the northern portion of the site. The property at 4700 Coliseum Way is approximately 1.6-acres in size and is located on the southern portion of the site. For the purposes of this report each of these properties was considered one site.

### SITE HISTORY

The property at 4600 Coliseum Way occupies approximately 1.0-acre and currently includes a two story wooden building constructed some time between 1925 and 1947 and a one-story meat storage shed. Additional structures and a rail spur, visible in historic aerial photographs, were removed by 1979.

The property at 4700 Coliseum Way occupies approximately 1.6-acres and currently includes a four-story office structure, a large workshop area with cranes, and a paved parking area. The site was first developed in 1969.

Bostrom-Bergen Metal Products, industrial metalworking company, first appears in city directories at 4700 Coliseum Way in 1973.

### REGULATORY REVIEW

The site is listed on the LUST<sup>1</sup> and FID<sup>2</sup> databases because a 6,000 gallon unleaded fuel tank, formerly present at the site, was removed from the site and a leak was observed. Remedial action was considered unnecessary, however, and a letter of clean closure was issued by Alameda County.

Bostrom-Bergen was cited for improperly disposing of waste paint and paint thinner on the ground in 1986 and 1987 by Alameda County. Per Alameda County's request, Bostrom-Bergen completed a Corrective Actions Plan to correct this violation. Bostrom-Bergen was also cited in May of 2000 for improper labeling and storage of Hazardous Waste and training of personnel in hazardous waste management procedures. The violations noted in the May of 2000 inspection were corrected by their next inspection in 2001.

Surrounding facilities, which may impact the site, were listed on the following databases:

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<sup>1</sup> Leaking Underground Storage Tank Information System maintained by the State Water Resources Control Board

<sup>2</sup> The Facility Inventory Database lists active and inactive underground storage tank locations.

- CAL-SITES<sup>3</sup>
- CORTESE<sup>4</sup>
- CHMIR<sup>5</sup>
- LUST

## RECOGNIZED ENVIRONMENTAL CONCERNS

The following three recognized environmental concerns were identified for this site:

- A rail spur terminated inside the property, used as recently as 1959, for the shipment of dry grains. Note the rail spur is no longer present.
- Minor oil stains were observed on the concrete in various locations but appear to have been isolated incidents and did not indicate a re-occurring event. Additionally, soil that was stained red from non-lead based paint over-spray was observed in the metal painting area at the rear of the site.
- The primary concern associated with surrounding areas is impacted ground water quality from past discharges at up-gradient properties, including a sodium dichromate spill and MTBE reported in ground water. Remediation activities are currently being conducted. Additionally, a vacant lot at a nearby property was observed to contain corroding, leaking, unlabeled drums and other containers of unknown waste fluids. These drums have been removed and it is Kleinfelder's understanding that a subsurface investigation of the site is being conducted. It should be noted that the site is not adjacent to or down gradient of this lot.

## CONCLUSIONS

Based upon these concerns, and the observations made in this work, Kleinfelder recommends that concrete stains be properly cleaned at the site.

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<sup>3</sup> This database lists both known and potential hazardous substance sites (DTSC).

<sup>4</sup> This CAL-EPA database maintains information on contaminated public water wells, hazardous substance sites selected for remedial action, UST sites with reported releases, and sites with abandoned toxic waste.

<sup>5</sup> The California Hazardous Material Incident Report Systems contains information on accidental releases or spills of hazardous materials.

## 2.0 INTRODUCTION

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In May 2002, Mr. Donald Bergen retained Kleinfelder to conduct a Phase I ESA of the site. Kleinfelder understands that this report will assist Mr. Bergen in understanding site-specific recognized environmental conditions associated with the subject property's past and current use. Kleinfelder performed this Phase I ESA in general accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (E1527-00).

Recognized environmental conditions are defined by ASTM as, "*the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.*"

### REPORT FORMAT

The remainder of this report is organized as follows:

Section 3, *Site Setting*, is a compilation of information concerning the site's location, physical setting, geologic and hydrogeologic conditions, and adjacent property use.

Section 4, *Records Review*, is a compilation of Kleinfelder's review of several databases available from federal, state, and local regulatory agencies regarding hazardous substance use, storage, or disposal at the subject site; and for off-site facilities.

Section 5, *History of the Site*, details the history of the site and adjoining properties based on review of various sources which may have included aerial photographs, city or suburban directories, and historical maps.

Section 6, *Site Reconnaissance*, describes the site reconnaissance conducted by Kleinfelder.

Section 7, *Interviews*, summarizes the interviews and telephone conversations conducted by Kleinfelder with people knowledgeable about the site.

Section 8, *Findings and Conclusions*, is a presentation of our findings and conclusions regarding the information contained in Sections 3 through 7; and presents our opinion regarding recognized environmental conditions at the site.

Sections 9 and 10 include our limitations and references, respectively.

### 3.0 SITE SETTING

The site setting is evaluated to assess the impact of possible migration of potential contamination from recognized environmental conditions on the site. Tables 1 through 4 summarize the physical characteristics of the site and bordering properties. The site location is shown on Plate 1, Site Vicinity Map.

The information presented in Table 1 includes the physical location and size of the site, as well as the current and proposed use of the site. This information was obtained from review of various maps (such as topographic maps), and/or review of public records at the city and/or county offices. As shown on the Site Vicinity Map (Plate 1), the site is located at 4700 Coliseum Way in Oakland, California.

TABLE 1 SITE SETTING	
ADDRESS	4600 and 4700 Coliseum Way
LOCATION	Oakland, Alameda County, California
TOWNSHIP/RANGE SECTION/SUBSECTION	Township 12 South, Range 3 West, Section 16 (projected) (Source: Oakland East Quadrangle Topographic Map)
ASSESSOR'S PARCEL NO.	34-2293-3 and 34-2293-4-2
ACREAGE	Approximately 2.6 Acres
CURRENT USE	Industrial
PROPOSED USE	Unknown

Table 2 includes information on the physical setting of the site. As noted in Table 2, the United States Geological Survey (USGS) Oakland East Quadrangle 7.5 Minute Topographic Map was reviewed during the course of this assessment. The map was produced in 1980.

The Munger Map Book noted in Table 2 is a comprehensive atlas published by the Department of Conservation, Division of Oil and Gas (DOG). The maps in this book show field locations of active and inactive oil and gas wells.

TABLE 2 PHYSICAL SETTING		
SOURCE TITLE	AUTHOR/ SOURCE	COMMENTS
USGS TOPOGRAPHIC QUADRANGLE MAP	Oakland East quadrangle	Site elevation approximately 12 feet above mean sea level MSL. Site is primarily graded flat and level.
GEOTECHNICAL INVESTIGATION, 745 50 <sup>th</sup> AVENUE, OAKLAND	Kleinfelder, June 2002	The four 20-30 foot borings and two 50 foot borings drilled in the site area indicate that the site may be underlain predominantly by silts and clays with intervening fingers of sands and gravels. These soils were observed beneath about 6-10 feet of fill. Confined groundwater was observed at about 15 feet bgs and rose to about 4 feet bgs.
MUNGER MAP BOOK	Averill H. Munger, 1997	No oil or gas wells were located within one mile of the site.



Information on regional geology and hydrogeology is presented in Table 3 below. This information was obtained from published data and maps of the site vicinity.

TABLE 3 REGIONAL GEOLOGY AND HYDROGEOLOGY		
SOURCE TITLE	AUTHOR/SOURCE	COMMENTS
REGIONAL GEOMORPHIC PROVINCE	Norris and Webb, 1990	Coast Range
GENERALIZED GEOLOGIC MAP	<i>Quaternary Geology of Alameda County and Surrounding Areas, California, Derived from the Digital Database Open File 97-97, 1997.</i>	Site is underlain by Holocene alluvial fan deposits.
DEPTH TO REGIONAL GROUNDWATER	Kleinfelder experience in the area and Environmental Data Resources, Inc. (EDR) Site Assessment Report	Approximately 15 feet bgs
EXPECTED LOCAL GROUNDWATER FLOW DIRECTION	Surface Topography, surface water, and EDR Site Assessment Report and Kleinfelder experience in the area.	West to southwest
REGIONAL GROUNDWATER QUALITY PROBLEMS	EDR Site Assessment Report	No regional groundwater quality problems were noted.

A brief drive-by survey of the parcels adjacent to the site was conducted on the same day as the site visit on May 30, 2002. The results of this survey are presented below in Table 4.

TABLE 4 BORDERING PROPERTIES	
LOCATION	PROPERTY USE
North	46 <sup>th</sup> Avenue and industrial facilities
East	Vacant lot
South	Industrial lot
West	Coliseum Way and other Bostrom-Bergen properties

## 4.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that would help to evaluate recognized environmental conditions in connection with the site and bordering properties. Kleinfelder reviewed databases available from the federal, state, and local regulatory lists. This review was performed by EDR of Southport, Connecticut and is summarized below in Table 5. The acronyms used in Table 5 are defined in EDR's Site Assessment Report in the Executive Summary (pages 1 and 2). The entire EDR report is included in Appendix A.

EDR utilizes a geographical information system to plot the locations of reported incidents. This information is reviewed by Kleinfelder to help establish if the site or nearby properties have been included on the noted databases and lists. The EDR report includes maps which show the locations of the regulated properties with respect to the site and a summary of pertinent information for these properties, including the responsible party, the property address, the distance and direction from the site, and the databases and lists on which the property appears (see Executive Summary pages 1 through 12 of the EDR report).

<b>TABLE 5 RECORDS REVIEWED-SEARCH DISTANCE-FINDINGS</b>				
<b>FEDERAL</b>		Total Number of Facilities Listed	Number of Upgradient or Adjacent Facilities Listed	Site Listed
NPL	Site & 1 Mile	0	0	NO
CERCLIS	Site & 0.5 Mile	0	0	NO
CERCLIS NFRAP	Site & 0.25 Mile	1	0	NO
RCRA CORRACTS	Site & 1 Mile	1	0	NO
RCRA GENERATORS	Site & 0.25 Mile	12	4	NO
ERNS	Site	0	0	NO
<b>STATE</b>				
BEP/AWP/Calsites	Site & 1 Mile	5	2	NO
CORTESE	Site & 1 Mile	89	20	NO
CHMIRS	Site & 1 Mile	33	6	NO
Notify 65	Site & 1 Mile	0	0	NO
Toxic Pits	Site & 1 mile	0	0	NO
SWIS	Site & 0.5 Mile	0	0	NO
LUST	Site & 0.5 Mile	69	15	YES
UST (& FID)	Site & 0.25 Mile	18	3	YES
HAZNET	Site & 0.25 Mile	25	7	NO

## Site

The site is listed on the LUST and FID databases, as identified in Table 5. The site is listed on these databases because a 6,000-gallon capacity UST containing unleaded fuel was historically present on the site. In October 1993, the 6,000-gallon gasoline tank was removed under Alameda County Health Care Services (Alameda County) oversight and a leak was observed. Alameda County required sampling of the underlying and excavated soil and testing for total petroleum hydrocarbons as gasoline (TPH-g) and benzene, toluene, ethylbenzene, and xylenes (BTEX). Only one soil sample, from the excavated material, had reportable quantities of these compounds, with 34 ppm of TPH-g and 0.014 ppm, 0.015 ppm, 0.019 ppm, and 0.072 ppm of benzene, toluene, ethylbenzene, and xylenes, respectively. In 1999, Alameda County issued closure for this case.

There were no files concerning the site available for review from the Regional Water Quality Control Board. Files concerning the site were reviewed at the Oakland Fire Department. The Fire Department had records concerning hazardous material inspections, a hazardous materials business plan, and UST removal and closure on the site.

Kleinfelder reviewed Alameda County Health Care Services (Alameda County) files concerning the site on June 11, 2002. Records were reviewed of seven inspections from 1986 to 2001. In 1986, a number of violations were noted by the Alameda County inspector, including improper storage and labeling of waste, improper disposal of waste paint, and the lack of record keeping. Alameda County required Bostrom-Bergen to complete a Corrective Action Plan to correct noted deficiencies. These actions were completed prior to their next inspection in 1996. No violations were noted in an inspection of the facility in 1996. In May of 2000, Alameda County noted violations including labeling and storage of hazardous waste and training in hazardous waste management. The violations were corrected by an inspection in 2001.

The hazardous material business plan inventoried the hazardous materials used on the site. These include acetylene gas, various welding fluxes, and primer paint such as Envirotech Premium Gray 900P609 (containing barium sulfate).

## Surrounding Areas

One CERCLIS facility is located within ¼ mile of the site and one RCRA CORRACTS facility is located within 1 mile of the site. Neither of these facilities is located adjacent to or upgradient, with respect to groundwater flow, of the site. Therefore, the facilities are not expected to impact the site.

One RCRA large quantity generator is located within ¼ mile of the site at 848 49<sup>th</sup> Avenue. This facility is not located adjacent to or upgradient of the site. No violations were reported at this facility.

Five CAL-SITES, 89 CORTESE, and 33 CHMIRS facilities are located within 1 mile of the site. Two of the CAL-SITES, 24 of the CORTESE, and 6 of the CHMIRS facilities are located adjacent to or upgradient of the site.

One of the CAL-SITES sites, at 920/930 54th Avenue, has been satisfactorily remediated under DTSC oversight. The other CAL-SITES site, at 4701 San Leandro Street, is being remediated voluntarily under DTSC oversight.

At one of the upgradient CORTESE facilities, at 5115 E. 8th Street, MTBE was reported in groundwater and is currently being remediated with the Alameda County Health Services as the lead agency. The facility is located approximately ¼ mile from the site. At one additional CORTESE facility, motor vehicle fuels were reported to have leaked into surrounding groundwater. This location is over ½ mile from the site and not expected to impact the site. Files concerning this site were reviewed and are discussed below. The remainder of the CORTESE sites are not of potential concern.

Files concerning 5115 E. 8th Street were reviewed at Alameda County Environmental Health Services. In March 1991 two 8000 gallon diesel and gasoline tanks were removed from this site and leaks in them were observed. Soil and ground water sampling performed at this time by Kaprealian Engineering showed reported concentrations of TPG-g in ground water of 13 ppm and TPH-d in ground water of 34 ppm. At the request of the County a further investigation was performed in 1997 and TPH-g concentrations in ground water as high as 590 ppm were reported. In April 1997 stockpiles of the excavated soil were disposed of and a quarterly monitoring program was started by EBA Wastechologies in 2001.

One of the facilities on the CHMIRS list located upgradient of the site, at 4933 San Leandro Street, was reported as having violations. Additionally, a 1,000 gallon sodium dichromate spill occurred at this facility. A preliminary site assessment is currently underway at this facility. The remainder of the facilities on the CHMIRS list are not of potential concern to the site.

Sixty-nine LUST facilities are located within ½ mile of the site. Of these facilities, 15 are located adjacent or upgradient to the site. Of these, ten facilities have been signed off, including an adjacent facility at 715 46<sup>th</sup> Ave., which is discussed below. Three of the remaining facilities are under assessment with no remediation yet taken under supervision of a local lead agency. These three facilities are of such distances from our site as not to present potential concerns. There is no further information on the additional two LUST sites.

Files concerning the Pacific Galvanizing Facility at 715 46th Avenue were also reviewed at the Oakland Fire Department. In 1994 and 1995 Alameda County Environmental Services performed soil sampling at this property. These were tested for heavy metals and had reported concentrations of Zinc as high as 789,000 ppm (EPA method 7950). The facility was cited for improper storage and disposal of hazardous waste. Stormwater sampling was performed in 1996 and the facility was subsequently required to prepare and submit a Stormwater Pollution Prevention Plan. This facility also had three diesel and gasoline USTs removed in 1990. The county required monitoring of ground water for contamination for two years and closure was granted in 1996.

Twenty-five facilities were listed on the HAZNET database and are located within ¼ mile of the site. Fourteen of the 25 facilities are located adjacent or upgradient of the site. These facilities are not being investigated for a release of hazardous substances to the environment and therefore are unlikely to be of potential concern to the site.

Files concerning 745 50<sup>th</sup> Avenue were reviewed at the Oakland Fire Department. In September 1987 a diesel spill was noted by a County inspector. This spill was remediated by excavation and UST removal and ground water was monitored for one year. Closure was granted in September 1989. This property, the location of AAA Equipment, a salvage and wrecking yard, was cited for hazardous material violations in 1999 and 2000. A September 2001 inspection stated that no hazardous materials were stored on the property. During Kleinfelder's initial site visit, leaking and corroding drums were observed on the site. Since the initial site visit, the leaking and corroding drums have been removed and a subsurface investigation and remediation activities have begun at the site.

## 5.0 HISTORY OF THE SITE

The history of the site was researched to identify obvious uses of the site back to the first developed use, or 1940, whichever is earlier or readily available. Table 6 summarizes the available information that was reviewed during this assessment.

<b>TABLE 6 HISTORICAL INFORMATION REVIEWED</b>			
	<b>REMARKS</b>	<b>COMMENTS</b>	<b>REVIEWED</b>
<b>AERIAL PHOTOGRAPHS</b> (Source: Pacific Aerial Surveys.)	Years Reviewed: 1947, 1953, 1959, 1968, 1973, 1979, 1985, 1990, and 1998. Scales and ID # in References (Section 10)	See discussion below	Yes
<b>Historical Topographic Maps</b> (Source: USGS)	Years Reviewed: 1915, 1943, 1949, 1959, 1968, 1973, and 1980 Quad Name, Series, and Scale in References (Section 10)	See discussion below	Yes
<b>FIRE INSURANCE MAPS</b> (Source: The Sanborn Library, LLC, Southport, Connecticut)	Years Reviewed: 1925, 1950, 1952, 1957, 1961, 1966, and 1969.	See discussion below	N/A
<b>CITY DIRECTORIES</b>	Site listed in the following: Haines Criss/Cross East Bay Directory: 1967-2002; R.L Polk 1888-1969	See discussion below	Yes
<b>COUNTY ASSESSOR'S RECORDS</b>	Assessor's Parcel Number assigned 34-2293-4-2	See discussion below	Yes

## **5.1 AERIAL PHOTOGRAPHS/ HISTORICAL TOPOGRAPHIC MAPS**

Aerial photographs were available from Pacific Aerial Surveys for the following years; 1947, 1953, 1959, 1968, 1973, 1979, 1985, 1990, and 1998. Historical Topographic Maps were available from EDR for the following years: 1915, 1943, 1949, 1959, 1968, 1973, and 1980.

### **4600 Coliseum Way**

In the earliest aerial survey map available, 1947, the two presently existing structures near the northwest corner of the 4600 Coliseum Way property are visible. Small shed structures also exist to their east. In addition, a rail spur appears to have passed between the two structures from the single rail line to the east of the site and terminated at the western edge of these structures.

In the 1953 aerial photo more structures were added to the site near the rail spur. In the 1968 aerial survey the rail spur no longer appears to be in use. In addition, an extensive dark stain appears to discolor the soil to the rear (i.e., east) of the site, outside of the property boundary.

In 1973 the site appeared similar to its present configuration, with only one structure near the middle north-side of the property. In 1973 the property to the rear of the site was used to stockpile a large quantity of an unknown material. In the 1979 photograph the additional structures (the small sheds on the eastern boundary of the site) had been demolished.

### **4700 Coliseum Way**

The 4700 Coliseum Way property was not developed until 1969 and therefore not observed as developed until the 1973 aerial photograph. In the 1973 aerial photograph, the property included the main office (two stories), and three bays. By the 1979 aerial photograph, the property was observed to be similar to its present configuration.

## **5.2 SANBORN FIRE INSURANCE MAPS**

Fire Insurance Maps from the Sanborn Library, LLC were reviewed for the following years: 1925, 1950, 1952, 1957, 1961, 1966, and 1969.

The 1925 map shows the two presently existing structures located near the northwest corner of the property, and are labeled as coal and seed storage. A rail spur at this time enters the site from the northeast corner of the property and passes between the structures. Coliseum Way at this time was named Clement Street.

The 1950 maps shows a number of smaller structures on the site, and from 1950 to 1969 these housed a variety of business, including a moulding and woodworks factory, a boat works, and a number of warehouses.

The structures that house the present day offices and the workshop areas were built in 1969 with additions to the main office in 1975.

## **5.3 CITY DIRECTORY**

Bostrom-Bergen first appears in the 1967 directory, where it is listed at 715 46<sup>th</sup> Avenue until 1969. In the next directory available, 1973, Bostrom-Bergen is listed at 4700 Coliseum Way.

Pacific Galvanizing, at 715 46<sup>th</sup> Avenue, is first listed in the 1973 directory.

#### **5.4 COUNTY ASSESSOR'S OFFICE INFORMATION REVIEW**

The Alameda County Assessor's Office website was accessed during this assessment for information on the site. According to the County Assessor's Office, the Assessor's Parcel Numbers for the site is 34-2293-4-2.

#### **5.7 CHAIN-OF-TITLE REVIEW**

A chain of title review was not performed as part of this assessment.

#### **5.8 PREVIOUS REPORTS**

No previous reports were provided to Kleinfelder.



## 6.0 SITE RECONNAISSANCE

Kleinfelder's representatives, Gary Goodemote and Graham Knopp, conducted a site visit on May 30, 2002 and October 15, 2002.

The Site Plan (Plate 2) shows the approximate site boundaries. Table 7 summarizes general features of the site and Table 8 summarizes general observations made during the site visit.

TABLE 7 SITE RECONNAISSANCE GENERAL FEATURES	
ROADS	Coliseum Way borders the west edge of the property and 46 <sup>th</sup> Avenue borders the north side of the property.
POTABLE WATER SUPPLY	East Bay Municipal Utility District
SEWAGE DISPOSAL SYSTEM	East Bay Municipal Utility District
GENERAL DESCRIPTION OF STRUCTURES	Four story office building, a large covered work bay housing two large cranes, outdoor storage areas, a chemical storage shed and two two-story storage buildings.

The bay that houses two large (approximately 40' and 60' wide) cranes is the center of welding and other metalworking activities. Most of this bay has concrete floors and appears in good condition with only one small area of stained concrete apparent (which appears to be isolated incidents).

A metal painting and transfer bay is located to the east of the primary workshops. The painting area is located on red stained soil. The soil has been stained red from a priming paint that is commonly applied to the metal products. This staining is extensive, extending approximately 10,000 square feet, and penetrates more than the first inch of the soil surface. The MSDSs reviewed on the site described this material as an alkyd red oxide primer with the trade name "Maclac QU217". It should be noted that the paint was not listed as a lead-based paint.

A number of steel and molded plastic diesel and motor oil storage tanks were observed in the yard in good condition (no evidence of leaks or spills).

A sump outside of the east end of the northernmost storage shed was observed to contain standing water and aquatic plants. The content of the sump was removed by the second visit to the site.

In a number of locations on the site concrete slabs were observed to have been minorly stained by oil or other equipment fluids. These stains were observed to be isolated incidents and did not indicate a re-occurring event such as leaking equipment.

On the southern side of the main structure above-ground storage tanks containing gasoline and liquid oxygen were observed. Both appeared to be in good condition (no evidence of leaks or spills).

Chemical storage was observed in a shed at the rear of the property (Plate 2). A book of MSDSs was reviewed inside this storage shed.

**TABLE 8  
SITE OBSERVATIONS**

	REMARKS	OBSERVED	NOT OBSERVED
<b>INTERIOR AND EXTERIOR OBSERVATIONS</b>			
Current use	Industrial		
Hazardous substances and petroleum products in connection with unidentified uses			X
Storage tanks - above or underground	Properly contained. No leaks or spills observed	X	
Odors or pools of liquid			X
Drums	Properly contained. No leaks or spills observed	X	
Hazardous substances and petroleum products containers (not necessarily in connection with identified uses)			X
Unidentified substance containers			X
Electrical Equipment (Possibly polychlorinated biphenyl [PCB] containing oil)	Properly contained. No leaks or spills observed	X	
Heating/cooling	Central Air System in office area	X	
Stains or corrosion	Minor spills indicating isolated incidents.	X	
Floor drains & sumps	Sump observed with water and aquatic growth. Second visit to site, content had been removed.	X	
Hazardous waste storage	Properly contained. No leaks or spills observed	X	
Pits, ponds, or lagoons			X
Stained soil or pavement	Minor spills indicating isolated incidents.	X	
Stressed vegetation			X
Solid waste	Trash properly contained for disposal.	X	
Waste water			X
Wells			X
Septic systems			X
Buried or burned debris			X

## 7.0 INTERVIEWS

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The purpose of the interviews is to obtain information suggesting recognized environmental conditions in connection with the site. Kleinfelder spoke to Mr. Wesley Sillineri, Vice President of Bostrom-Bergen. Mr. Sillineri stated that the site is routinely inspected by the Bay Area Air Quality Management District (BAAQMD) and the Oakland Fire Department and no violations have been found. The BAAQMD permits the site due to Bostrom-Bergen's use of primer on some of its products. Mr. Sillineri stated that the only solvents used on the site are mineral spirits and the waste is retrieved as oily rags by a waste management service that also reclaims waste oil and hydraulic fluid. Mr Sillineri also stated that no plating has been performed at the site and that the City of Oakland is aware of the condition of the neighboring property.

## 8.0 FINDINGS AND CONCLUSIONS

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Kleinfelder performed this environmental site assessment of the site in general conformance with the scope and limitations of ASTM Practice E1527-00. The purpose of this assessment was to evaluate recognizable environmental concerns associated with the present or past usage, storage or disposal of hazardous substances on-site. The findings of this environmental assessment and Kleinfelder's recommendations are presented below.

### SITE HISTORY

- The property at 4600 Coliseum Way was first developed some time before 1925 and consisted of two structures, which are presently non-existent, and a rail spur that entered from the now inactive rail line adjacent to the rear of the property.
- The two structures currently on the northwest side of the property were present in 1947. A rail spur extended between them and terminated at the western edge of the property.
- The property at 4700 Coliseum Way was a vacant lot until it was developed in 1969. This included the present-day office building and the structure housing the workshop and cranes. An addition to the office building was built in 1975.
- The site was used for a variety of industrial activities, many unknown or uncertain, before Bostrom-Bergen first occupied the site in 1969.
- Bostrom-Bergen is listed in city directories for the first time in 1967 (at an adjacent property) and is first listed at 4700 Coliseum Way in 1973.

### CURRENT CONDITIONS

- Currently, the site is occupied by an industrial metalworking company, Bostrom-Bergen Metal Products.
- The site is relatively level, rectangular in shape, and approximately 2.6-acres in size. The property at 4600 Coliseum Way includes approximately 1.0 acres and includes a two story wooden building and a one story metal storage shed. The property at 4700 Coliseum Way consist of approximately 1.6 acres Improvements to the site include a four-story office structure contiguous to the larger workshop area, two bays with cranes (one 40-foot wide and one 60-foot wide), one transfer bay with a crane, and a paved parking area.

## REGULATORY REVIEW

- The site is listed on the LUST<sup>6</sup> and FID<sup>7</sup> databases. In 1993, a 6,000 gallon unleaded fuel tank was removed from the site and a leak was observed. However, remedial action was considered unnecessary and a letter of clean closure was issued by Alameda County.
- Two CAL-SITES<sup>8</sup>, 24 CORTESE<sup>9</sup> and 6 CHMIR<sup>10</sup> facilities are located within one mile of the site and are either adjacent or up gradient to the site, with respect to ground water flow. Several of these facilities may impact the site.
- One CAL-SITES site is being remediated voluntarily under DTSC oversight.
- MTBE was reported in ground water at one of the up gradient CORTESE facilities approximately ¼ mile from the site and is being remediated under Alameda County oversight.
- A sodium dichromate spill took place at a ¼ mile up gradient CHMIR facility.
- 15 LUST facilities are located adjacent to or up gradient from the site. Ten of these do not require additional remediation per Alameda County. Three are of sufficient distance as to not present a potential concern to the site. No information is available for the remaining two facilities.

## CONCLUSIONS AND RECOMMENDATIONS

The following recognized environmental concerns are noted:

- Ground water quality on the site may be impacted by nearby discharges, including an upgradient sodium dichromate spill at 4933 San Leandro Street and MTBE reported in ground water upgradient to the site at 5115 East 8<sup>th</sup> Street. Remediation of the site is currently being conducted with over-site from Alameda County Health Care Services,
- Minor oil stains were observed on the concrete in various locations. These stains appeared to have been isolated incidents and did not indicate a re-occurring event.
- Soil that was stained red from paint over-spray was observed in the metal painting area at the rear of the site. According to the MSDS for the paint, the paint is not considered a lead-based paint.
- The vacant lot located at 745 50<sup>th</sup> Avenue was observed to contain corroding, leaking, unlabeled drums and other containers of unknown waste fluids. These drums have been removed and it is Kleinfelder's understanding that a subsurface investigation of the site. It should be noted that the site is not adjacent to or down gradient of this lot.
- Bostrom-Bergen was cited for improperly disposing of waste paint and paint thinner on the ground in 1986 and 1987 by Alameda County. Per Alameda County's request, Bostrom-Bergen completed a Corrective Actions Plan to correct this violation. Bostrom-Bergen was cited in May of 2000 for improper labeling and storage of Hazardous Waste and training of

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<sup>6</sup> Leaking Underground Storage Tank Information System maintained by the State Water Resources Control Board

<sup>7</sup> The Facility Inventory Database lists active and inactive underground storage tank locations.

<sup>8</sup> This database lists both known and potential hazardous substance sites (DTSC).

<sup>9</sup> This CAL-EPA database maintains information on contaminated public water wells, hazardous substance sites selected for remedial action, UST sites with reported releases, and sites with abandoned toxic waste.

<sup>10</sup> The California Hazardous Material Incident Report Systems contains information on accidental releases or spills of hazardous materials.

personnel in hazardous waste management procedures. The violations noted in the May of 2000 inspection were corrected by their next inspection in 2001.

- A rail spur terminated inside the property and was in use from 1925, at the latest, and may have been used as recently as 1959. It is Kleinfelder's understanding that the rail line was used for the shipment of dry grains.

Based upon these concerns, and the observations made in this work, Kleinfelder makes the following recommendations:

- Concrete stains should be properly cleaned and stained soils should be properly removed from the site.

This report is subject to the limitations in Section 9. Any party other than the Client who would like to use this report shall notify Kleinfelder of such intended use by executing the "Application for Authorization to Use" contained in Appendix C of this document.

## 9.0 LIMITATIONS

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Phase I ESAs are non-comprehensive by nature and are unlikely to identify all environmental problems or eliminate all risk. The attached report is a qualitative assessment. Kleinfelder offers a range of investigative and engineering services to suit the needs of our clients, including more quantitative investigations. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help you understand and better manage your risks. Since such detailed services involve greater expense, we ask our clients to participate in identifying the level of service that will provide them with an acceptable level of risk. Please contact the signatories of this report if you would like to discuss this issue of risk further.

The scope of work on this project was presented in our proposal dated May 29, 2002 and subsequently approved by Mr. Donald Bergen. Please be aware our scope of work was limited to those items specifically identified in the proposal. Environmental issues not specifically addressed in the proposal or this report were beyond the scope of our work and not included in our evaluations.

Kleinfelder performed this environmental site assessment in general accordance with the guidelines set forth in the *ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (Designation E1527-00). No warranty, either expressed or implied is made.

Land use, site conditions (both on-site and off-site) and other factors will change over time. Since site activities and regulations beyond our control could change at any time after the completion of this report, our observations, findings and opinions can be considered valid only as of the date of the site visit. This report should not be relied upon after 180 days from the date of its issuance (ASTM Standard E1527-00, Section 4.6).

Any party other than the client who would like to use this report shall notify Kleinfelder of such intended use by executing the "Application for Authorization to Use" contained in Appendix c of this document. Based on the intended use of the report, Kleinfelder may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by the client or anyone else will release Kleinfelder from any liability resulting from the use of this report by any unauthorized party.



## 10.0 REFERENCES

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### Aerial Photographs: Pacific Aerial Surveys:

<u>Date</u>	<u>Scale</u>
1947	1:20,000
1953	1:10,000
1959	1:9,600
1968	1:12,000
1973	1:12,000
1979	1:12,000
1985	1:7,200
1990	1:12,000
1998	1:12,000

United States Geological Survey, Quaternary Geology of Alameda County and Surrounding Areas, California, Derived from the Digital Database Open File 97-97, 1997.

EDR Radius Map with GeoCheck<sup>®</sup>, Bergen Properties, 4700 Coliseum Way, Oakland, CA 94601, Inquiry Number: 0791530.8r, June 3, 2002.

Munger Map Book, *California-Alaska Oil and Gas Fields*, 1997.

Norris and Webb, 1990, *Geology of California*, Second Edition. New York, New York, John Wiley & Sons.

### USGS Historical Topographic Maps

<u>Quad Name</u>	<u>Date</u>	<u>Series</u>	<u>Scale</u>
Concord	1915	15 minutes	1:62,500
Oakland East	1949	7.5 minutes	1:24,500
Concord	1953	15 minutes	1:62,500
Concord	1959	15 minutes	1:62,500
Oakland East	1959	7.5 minutes	1:24,000
Oakland East	1959	7.5 minutes	1:24,000
Oakland East	1973	7.5 minutes	1:24,000
Oakland East	1980	7.5 minutes	1:24,000
Las Trampas Ridge	1993	7.5 minutes	1:24,000

APPLICATION FOR AUTHORIZATION TO USE

Phase I Environmental Site Assessment Report

Bergen Properties

4600 and 4700 Coliseum Way

Oakland, California

File Number: 17195

Report Date: December 13, 2002

Kleinfelder, Inc.

1970 Broadway, Suite 710

Oakland, California 94612

Telephone: (510) 628-9000

FAX: (510) 628-9009

To whom it may concern:

Applicant understands and agrees that the Phase I Environmental Site Assessment (ESA) Report for the site is a copyrighted document, that Kleinfelder, Inc. is the copyright owner and that unauthorized use or copying of the Phase I ESA Report for the site is strictly prohibited without the express written permission of Kleinfelder, Inc. Applicant understands that Kleinfelder, Inc. may withhold such permission at its sole discretion, or grant permission upon such terms and conditions, as it deems acceptable.

Applicant agrees to accept the contractual terms and conditions between Kleinfelder, Inc. and Mr. Donald Bergen originally negotiated for preparation of this Phase I ESA. Use of this Phase I ESA Report by parties other than Mr. Donald Bergen releases Kleinfelder, Inc. from any liability that may arise from use of this report.

To be Completed by Applicant

Form with fields for company name, address, city/state/zip, telephone, FAX, By (Print Name), Signature, Title, and Date.

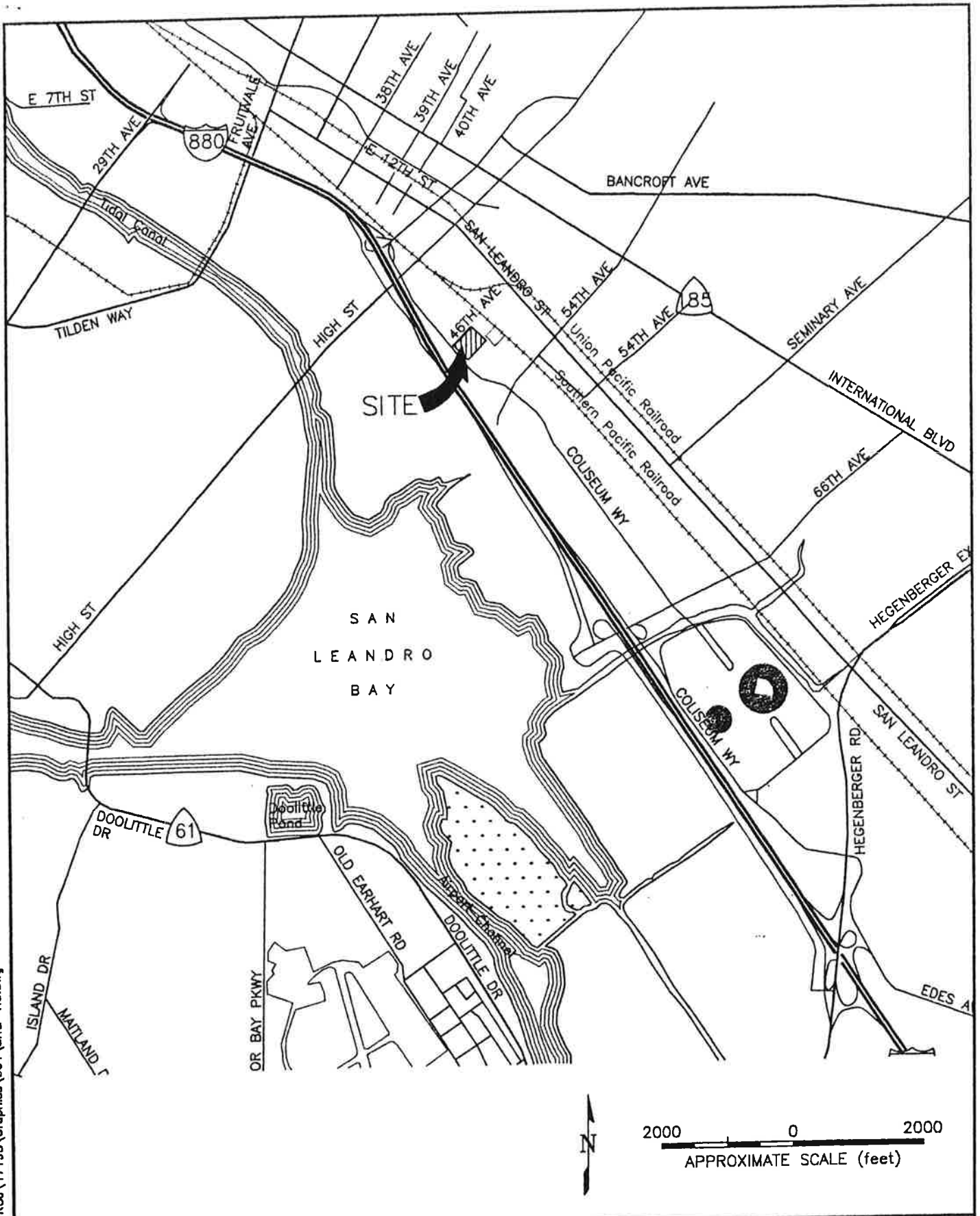
Approval of Original Client

Form with fields for By (Print Name), Date, and Signature.


For Kleinfelder, Inc.'s use only

- Three checkboxes for re-use approval: with additional fee, with applicant's agreement to conditions, and disapproved.

Form with fields for By (Kleinfelder, Inc. Project Manager) and Date.



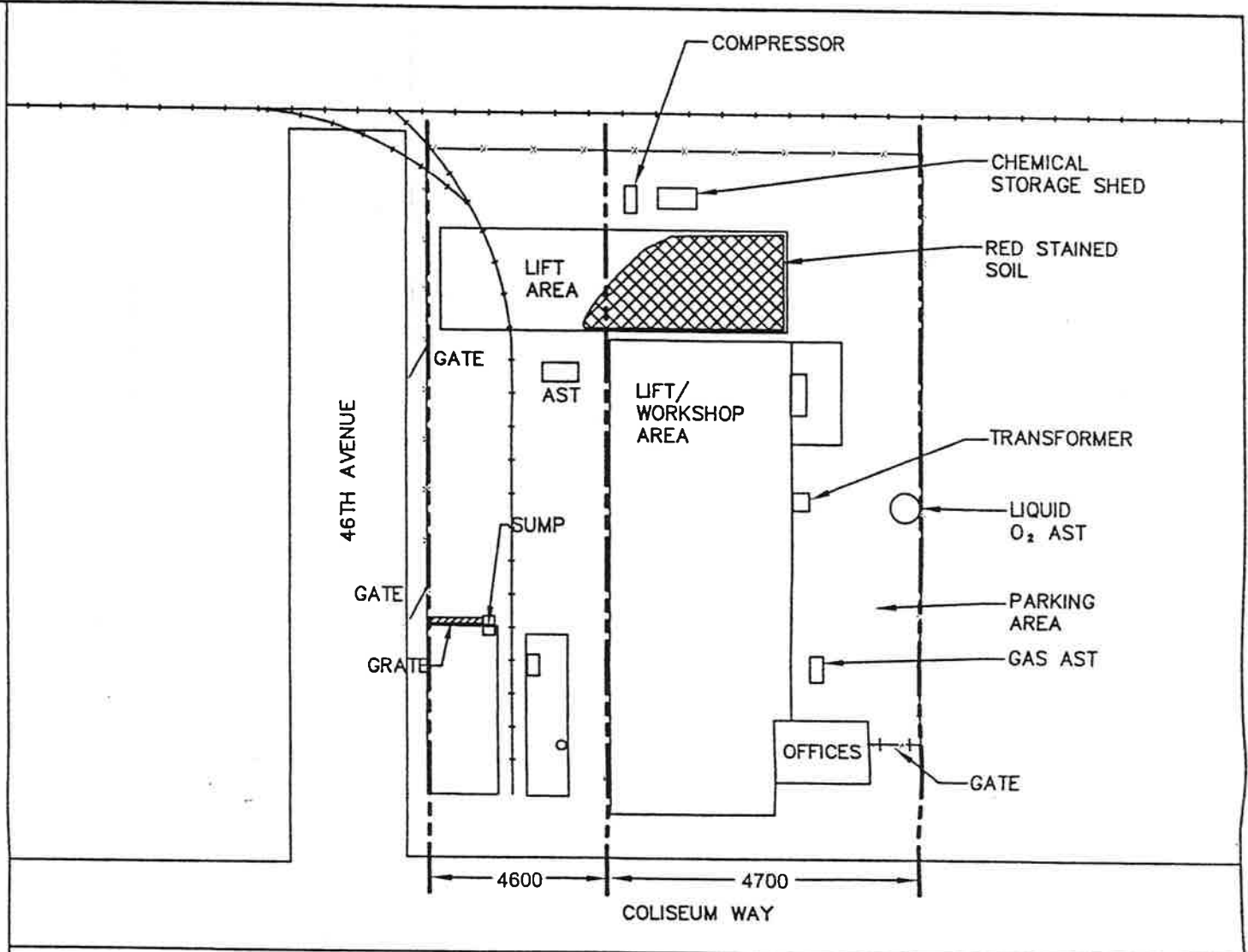
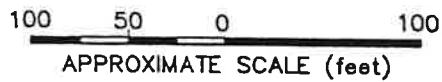
CAD FILE: P:\L-002\02PROJ\17195\Graphics\001\SITE-VIC.dwg

 <b>KLEINFELDER</b> 7133 Koll Center Parkway, Suite 100 Pleasanton, CA 94566-3101 PH. (925) 484-1700 FAX. (925) 484-5838		SITE VICINITY MAP		PLATE
		BERGEN PROPERTIES 4700 COLISEUM WAY OAKLAND, CALIFORNIA		1
DRAFTED BY: L. Sue	CHECKED BY: G. Goodemote	PROJECT NO. 17195-001		
DATE: 06-10-02	REVISION DATE:			

LEGEND

- FENCE
- - - - - ABANDONED RAIL LINE

NOTE: Locations are approximate.



**KLEINFELDER**  
1970 Broadway, Suite 710  
Oakland, CA 94612  
PH. (510) 628-9000 FAX. (510) 628-9009

**SITE PLAN**

BERGEN PROPERTIES  
4600 and 4700 COLISEUM WAY  
OAKLAND, CALIFORNIA

PLATE

2

DRAFTED BY: J. Sala CHECKED BY: G. Knopp

DATE: 06-11-02 REVISION DATE:

PROJECT NO. 17195-PH1