

**RECEIVED**  
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Alameda County  
Environmental Health

LEVEL ONE  
ENVIRONMENTAL SITE ASSESSMENT  
OF PROPERTY LOCATED AT  
Account #8290  
Thirty-second Street Foundry  
32nd Street at Hannah  
Oakland, CA

January 4, 2001

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## 1. EXECUTIVE SUMMARY

The following is a summary of principal findings, conclusions and recommendations of the Level One Site Assessment for the subject site known as the Thirty-second Street Foundry in the City of Oakland, Alameda County, California.

### PRINCIPAL FINDINGS

The subject site consists of land improved with an industrial structure for foundry use. A parking area is part of this property. This Level One Site Assessment was based on physical inspection of the site; a review of available archival information consisting of certain agency lists, files, public agency files, and aerial photographs herein specified, and consultation with parties herein specified in governmental agencies.

There is visible evidence of records found of one abandoned existing underground fuel storage tank on the site. There was no visible evidence or records of on-site groundwater wells. During the December 23, 2000 site inspection, there were superficial indications of discharges, discolored soils, odors, and other evidence to suggest that the subject site had been a generator or recipient of possible chemical contaminants (principally from foundry waste). No transformers that may contain polychlorinated biphenyls (PCBs) were found on the subject site.

There are a number of recorded hazardous material release incidents within a one half mile radius of the subject site, involving subsurface contamination with petroleum fuel hydrocarbons and non fuel chemicals. Some incidents have occurred in upgradient or crossgradient directions from the site; potential environmental impairment risk to the subject property is analyzed in the body of this report.

### CONCLUSION/RECOMMENDATION

There is evidence of potential environmental impairment of the site from prior site operations. There is no evidence of environmental impairment or risk thereof that could restrict the site from its present use. The research presented herein constitutes a sufficient basis for the above conclusion. Further research is recommended, based upon the data and analysis herein in the form of boring 3 sample holes on site to test for heavy metals and total petroleum hydrocarbons.

The term "factual evidence" means visible or other objective evidence from site inspection, information in agency files such as archival test results of on site soil or groundwater sampling, or other information in agency files which is relevant and objective.

Information regarding the site is representative of the site at the time of the site inspection and cannot reflect future activity or changes that may have occurred since the date of the site inspection.

## 2. INTRODUCTION

Herein is the Level One Environmental Site Assessment for the property known as the Thirty-second Street Foundry in the City of Oakland, Alameda County, California (see Figure 1).

The scope of this Level One Environmental Site Assessment consists of an inspection and review of specified records to evaluate the potential for environmental impairment on the site or of risk to the site. Potential soil and groundwater contamination in the neighborhood has been researched using appropriate agency lists and records. A history of site usage based upon archived aerial photographic review and consultation with specified parties is provided herein. Chemical testing of soil or groundwater is not within the scope of this assessment.

Section 3 presents the findings specific to the site from the site inspection, consultations, and archival aerial photographic research. Section 4 summarizes the neighborhood survey consultations. Section 5 addresses the issue of potential off-site contamination and movement of contamination.

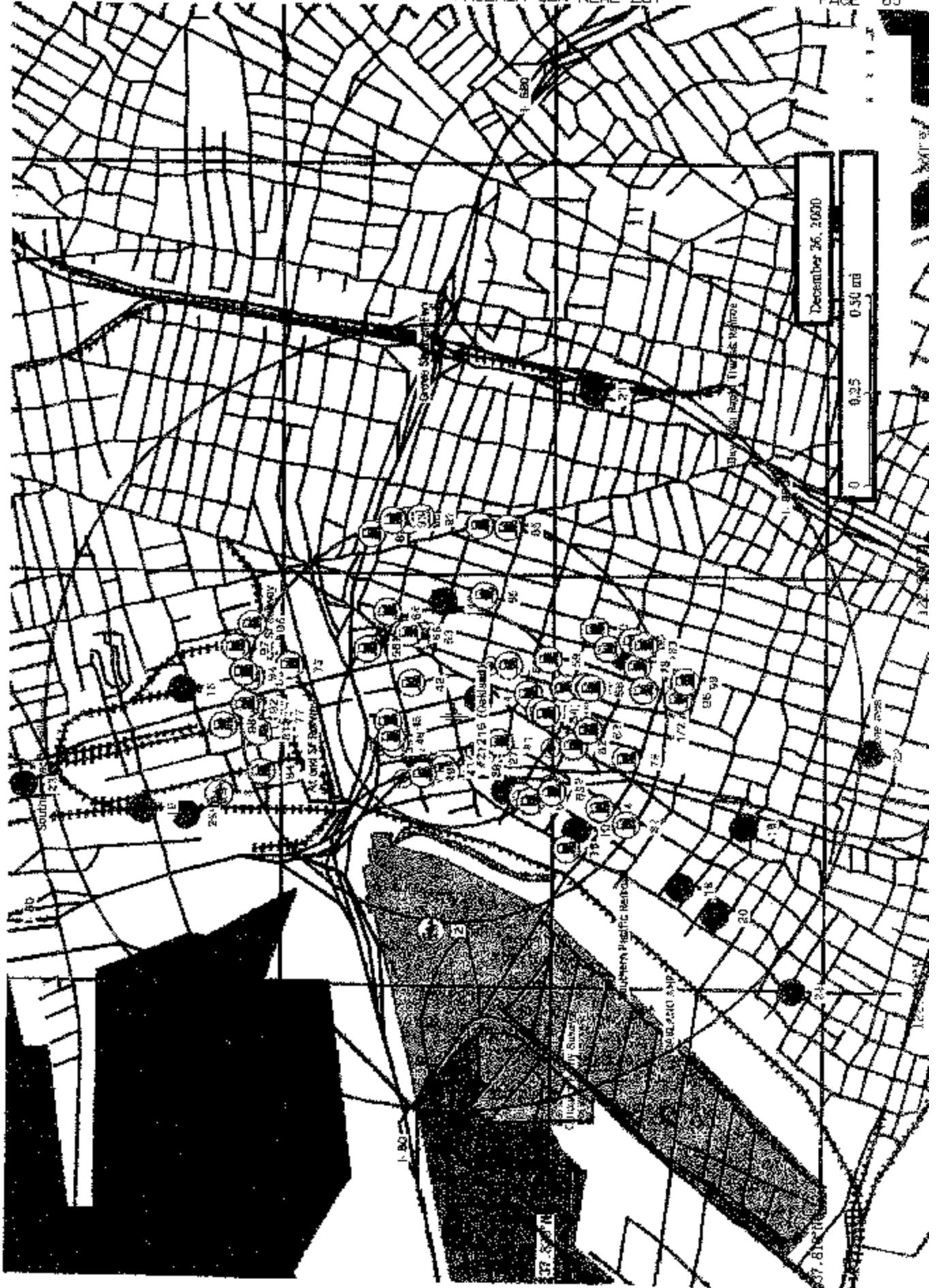
The reader should be aware that strict interpretation of the Federal Comprehensive Emergency Response and Compensation Liability Act (CERCLA) and derivative California and federal legislation and case law may hold a landowner responsible for any toxic liability including future cleanup costs and, potentially, historical assessments and remediation work on the subject property. Such a statement is not motivated by any condition of the subject property but is a general observation of the advisability that property owners and purchasers exercise all appropriate diligence and alertness to hazardous material risks.

This report is not intended to provide the necessary level of detail to be utilized for structural demolition/remodelling or soil or groundwater disturbance. For such activities, appropriate regulations should be followed to ensure adequate coverage of material handling, worker and employee safety, airborne contamination during construction, and the precise extent of any contamination for contractor directions.

This report was prepared to review the subject property for financial transaction purposes only without change of use.

This report is prepared for the sole use and benefit of Intessa. Neither this report, nor any of the information contained herein, shall be used or relied upon for any purpose by any other person or entity. This report may be used in consideration of ownership transfer, partnership buyout, or property financing.

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### 3. EXISTING SITE CONDITIONS AND SITE HISTORY

The location of the subject site is in the western part of the City of Oakland and situated in an industrial mixed use district. The subject site is improved with an industrial structure.

Inspection consisted of walkthrough and surveillance of the property to determine the potential presence of contamination (i.e., released hazardous materials or wastes).

#### SITE INSPECTION

Present configuration of the building interior comprises a Foundry with a small office area; all portions of the facility were occupied at the time of inspection. The subject site was walked and inspected for signs of potential environmental impairment. Poor maintenance and housekeeping appeared in most areas. Hazardous materials are stored on the subject site in the form of isopropyl alcohol and foundry waste debris of unknown content. No transformers that may contain polychlorinated biphenyls (PCBs) were observed. The inspector saw discolored surfaces, indicating presence of gross spillage of foundry waste (dark powder). There was no visible evidence that the subject site could have been used as landfill. The elevation of the subject site appeared to conform with adjacent properties. There was no remarkable aspect of the on-site parking areas. The exterior is known to have an underground tank on the west side of the property under the sidewalk. It has been abandoned for at least 20 years and is believed to be 500 gallons in size.

#### SITE HISTORY

Until the year 1981, the site was utilized as Lindbergh Heating. The present structure was constructed on the subject site in the 1946.

Historically, there has been continuing use at the subject site which presents risk of chemical spill or upset.

#### TOPOGRAPHY AND GROUNDWATER

The subject site is located on generally level ground (U.S. Geological Survey, Alameda County, California, 7.5 Minute Quadrangle). Groundwater is encountered at approximately eight to fifteen feet below grade surface (California Regional Water Quality Control Board [RWQCB], 1997). There is no watercourse on the subject site.

#### AGENCY CONSULTATION

During the course of this assessment, several public agencies were consulted for review of records and documents. Several government agency files have been also reviewed which are available on the internet (e.g. RECRIS, CERCLIS, FINDS).

The California Regional Water Quality Control Board and Alameda County Department of Environmental Health maintain records of hazardous materials uses for businesses in the City of Oakland. These agencies were contacted regarding any records of hazardous materials currently or previously known to be released on or near the subject site. According to these files, no leaks or spills have occurred on the subject site. See Section 5 for discussion of vicinity spills.

The State of California Department of Health Services (DHS), Toxic Control Division, was contacted concerning hazardous material usage or storage at the subject site. No records were present that indicated any usage or storage of hazardous materials on the subject site.

#### 4. EXISTING NEIGHBORHOOD LAND USE

A visual survey of the neighborhood was performed to verify land uses in the vicinity of the subject site. All of the local properties appear to be well maintained uses. Proximate properties within one half mile are exhibited as release sites with the county or state agencies in Section 5.

There is no evidence of risk oriented land use in the immediate vicinity of the subject site, nor observed usage or storage of hazardous materials. See Section 5 for historic discussion of certain sites. To the south is Gabolinni Construction. To the west is a construction company. To the north is 32nd Street. To the east is residential usage.

Agency consultation with the County of Alameda Environmental Health Department, State of California Water Resources Control Board, the California Department of Health Services (DHS), Toxic Control Division, concerning spills of hazardous materials at the subject and neighboring sites revealed no evidence or records that the subject site was ever involved with such a spill.

## 5. REPORTED VICINITY CONTAMINATION INCIDENTS

### COUNTY AND REGIONAL FILES

Alameda County and the California Regional Water Quality Board (RWQCB) maintain records of reported fuel and non fuel spills and leaks within Alameda County. These records were reviewed to determine whether any soil or groundwater contamination incidents have been reported within a one half mile radius of the subject property.

Leaks or spills found in the records of these agencies within a one half mile radius are presented herein. Spills are classified as either (i) fuels, such as gasoline, diesel, and motor oil, or (ii) non fuels. Non fuels refer to a wide range of chemicals and solvents used in various industries and include organic compounds such as trichlorethylene and polychlorinated biphenyls.

According to the County and the RWQCB, there are several recorded hazardous material release incidents within a one half mile radius of the subject site, involving groundwater contamination with petroleum fuel hydrocarbons. No regulatory agency records indicate migration of the contaminants to groundwater flowing under the subject site. The incidents have occurred either crossgradient, downgradient or at such distance from the subject site that they would not be considered an environmental impairment risk to the subject site.

### STATE AND FEDERAL CONTAMINATED SITES LISTS

A number of contaminated sites lists published by California agencies and by the U.S. Environmental Protection Agency (EPA) were reviewed for information about hazardous materials releases. The following lists were consulted in the course of this assessment:

- (i) Bond Expenditure Plan for Hazardous Substance Cleanup (BEP), California Department of Health Services DHS (provides data on remediation projects of all verified sites that are or will be targeted for abatement by DHS);
- (ii) Hazardous Wastes Substance Sites List (CORTESE), California (comprehensive list of potential contamination sites in California as compiled from several state agencies);
- (iii) National Priority List (NPL), U.S. EPA (lists actual and candidate national SUPERFUND sites);
- (iv) Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS), U.S. EPA (lists actual and candidate national SUPERFUND sites);



In every case, the most recent available listing was consulted. The subject site was not listed on any of these documents. Sites within a one half mile radius of the subject site were listed with the County, RQWCB and CORTESE. Each of the off site sources were investigated with the following results:

The following sites are within a one half mile radius of the subject site and have active files with The California Regional Water Quality Control Board.

2668 Hannah Street, Oakland, CA

This site, also known as Alameda Chemical and Scientific, has a Cal site designation. In the year 1985, some excavated soil was removed. The Regional Board considers this site not fully characterized. There is a requirement for ongoing groundwater monitoring. This site, at an upgradient distance of 200 feet from the subject site, is not considered a potential threat to the subject site.

5500 Shellmound Street, Emeryville, CA

This site, also known as South Bayfront Project, has an existing Cal Site designation. In the year 2000, remedial work was conducted. Groundwater at this location has tested as affected. This site, at a crossgradient distance of 500 feet from the subject site, is considered a potential threat to the subject site.

1225 Mandela Parkway, Oakland, CA

This site, also known as Mandela Trucking, has a diesel fuel release. This site, at a downgradient distance of 500 feet from the subject site, is not considered a potential threat to the subject site; it has been closed.

2856 Helen Street, Oakland, CA

This site, also known as a residential use, has a gasoline fuel release. In the year 1996, the leak was confirmed. The Regional Board considers this site not fully characterized. There is a requirement for ongoing groundwater monitoring. Groundwater at this location has tested as affected by TPHg. This site, at a crossgradient distance of 500 feet from the subject site, is not considered a potential threat to the subject site.

3211 Wood Street, Oakland, CA

This site, also known as General Transportation, had a diesel fuel release. The Regional Board considers this site not fully characterized. There is a requirement for ongoing groundwater monitoring. This site, at a crossgradient distance of 550 feet from the subject site, is not considered a potential threat to the subject site.

2857B Hannah Street, Oakland, CA

This site, also known as Fitzmaurice, Inc., has a gasoline diesel fuel release. The Regional Board considers this site fully characterized. There is no requirement for ongoing groundwater monitoring. Groundwater at this location had tested as affected by TPHg. This site, at an upgradient distance of 600 feet from the subject site, is not considered a potential threat to the subject site; it has been closed.

6. PRIOR PESTICIDE AND HERBICIDE USE

Based on review of Alameda County records, there is no indication of current or prior pesticides or herbicides use on the site. There is no evidence to suggest that pesticide, herbicide, or fertilizer residues are present on the subject site. Therefore pesticide, herbicide, or fertilizer residues from previous use and risk to the present or future occupants of the subject site is considered to be insignificant.

One should note that pesticides are commonly used in agricultural uses and may have been used on the subject or adjacent site prior to time of the construction. There is no direct evidence of file knowledge to this effect, however.

Testing soils for pesticide residues is an available method for providing further insight in this matter, although such testing is not overtly recommended in this case.

7. LIMITATIONS/EXCLUSIONS

None of the following is included in this report.

- (a) Any changed conditions of the site after the date of the site inspection.
- (b) Intrusive testing of site soils or groundwater.
- (c) Investigations related to any foundation or structural engineering issues.
- (d) Subsurface or any chemical or asbestos testing.
- (e) Investigations regarding any flora and fauna including potentially toxic vegetation.
- (f) Investigations regarding naturally occurring toxic conditions such as presence of naturally occurring heavy metals in soils.
- (g) Investigations which are used by anyone other than the client.
- (h) Investigations used for any demolition purposes (the proposed study is intended for financial purposes only).

- (i) Investigations of any wetlands, archaeology or floodplains.
- (j) Defects or omissions of public records or availability of public records. This item also includes historical changes of street names, which action can corrupt normal records searches.
- (k) Asbestos inspection of any kind.
- (m) Provision for errors or misfiling of information by public agencies reporting toxic incidents.

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