

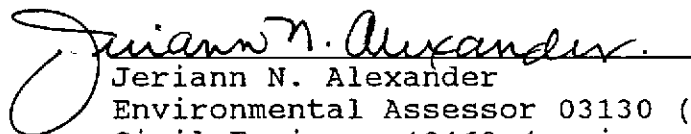
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PRELIMINARY ENVIRONMENTAL ASSESSMENT  
430 28TH STREET  
OAKLAND, CALIFORNIA  
SCI 615.004

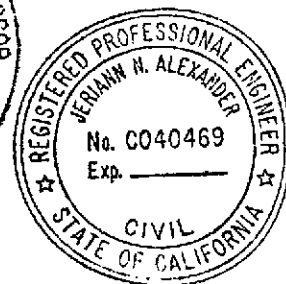
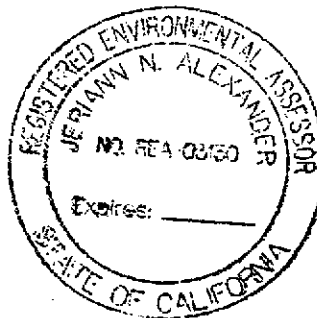
Prepared for:

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c/o Tsen Associates  
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By:

  
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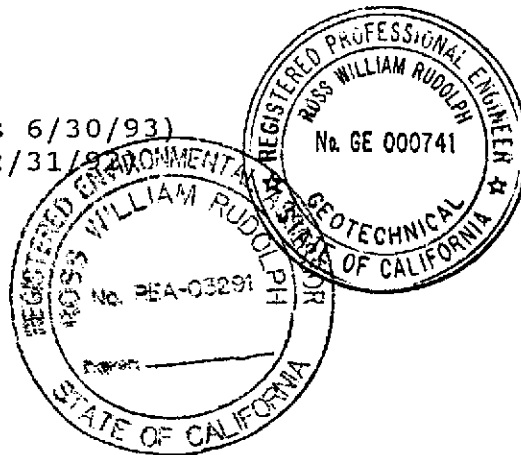


  
R. William Rudolph

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December 4, 1992



## I INTRODUCTION

This report presents the results of a preliminary environmental assessment conducted by Subsurface Consultants, Inc. (SCI) for the property located at 430 28th Street in Oakland, California. The location of the property is shown on the Site Plan, Plate 1.

The assessment was conducted to evaluate the likelihood of on-site and off-site sources of contamination which could impact soil and groundwater at the site. In general, the assessment consisted of:

1. Reviewing available city, county and state files, as necessary,
2. Reviewing pertinent historic and current maps and aerial photographs,
3. Reviewing pertinent environmental cases on file with regulatory agencies, and
5. Conducting a site reconnaissance to visually check for indications of on-site contamination and the presence of hazardous and/or toxic materials.

SCI's scope of services did not include sampling and analytical testing of soil or groundwater.

## II SITE CONDITIONS

### A. Site Geology

The site is located on the western flank of a minor structural uplift on the Oakland alluvial plain referred to as "Pill Hill".

The groundsurface in the area slopes moderately down toward the west and south. According to a geologic map by Radbruch<sup>1</sup>, the site is underlain by the Temescal formation which is comprised of alluvial soils consisting of interfingered lenses of clayey gravel, sandy silty clay, and sand/clay/silt mixtures.

**B. Surface Conditions**

The site is an upsloping lot which has 68 feet of frontage along 28th Street and is 145 feet deep. The lot is currently vacant of structures, yet is covered with small bushes, grasses and several large trees. A deteriorated concrete driveway extends along the east side of the site. Small mounds of soil cover the majority of the lot. Although the fill appears to consist predominantly of soil; some asphalt was also observed. Two homeless encampments were observed near the rear of the property. A couple of abandoned automobiles were present on the site during the reconnaissance.

The rear of the lot borders the playing field associated with Grant School. An apartment complex occupies the property to the west and a medical office building occupies the property to the east.

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<sup>1</sup> "Engineering Geology of the Oakland West Quadrangle, California, "USGS Miscellaneous Geologic Investigation Map I239, 1957.

### III SITE HISTORY

#### A. General

We researched past uses of the site by reviewing and/or contacting the following sources:

1. Aerial photographs,
2. City, county and state files, and
3. Sanborn Fire Insurance Maps.

A summary of aerial photographs and building permits reviewed is presented in Table 1.

#### B. Project Site

The earliest available information was obtained from a Sanborn Fire Insurance map dated 1912. The map indicates that the site was occupied by a large house and an associated structure, possibly a garage. In a 1952 Sanborn map the garage is no longer shown.

No building permits exist for the site. However, a permit to move a house was issued in 1985. Records show the house was moved to Preservation Park in downtown Oakland.

#### C. Surrounding Neighborhood

Aerial photographs and Sanborn maps of the area indicate that it was predominately residential through 1950. Available building permits for addresses on 28th Street show single family residences being razed and apartments being constructed in the late 1950s through the 1960s.

## IV LOCAL ENVIRONMENTAL CONCERNS

### A. Potential On-Site Concerns

Based on our research to date, we conclude that there are no indications of past on-site sources of hazardous materials which, in our opinion, have a high likelihood of creating a significant on-site soil and/or groundwater contamination problem. Our research indicates the site was occupied by a single family residence from sometime prior to 1912 until 1985 when the house was moved. It appears that the lot has remained vacant of structures since then.

It is unknown what type of heating system existed for the house. Fuel oil was a common source of heating fuel for structures built in the early 1900's. We did not see any evidence that an underground fuel oil tank was present. However, the existence of a tank cannot be ruled out at this time.

The small mounds of fill present on the site, appear to be the result of dumping activities since 1985. Although the source is unknown, the material appeared in most part to be soil which was not stained or discolored and did not have any hydrocarbon odors.

### B. Off-Site Concerns

It is possible that contaminated groundwater from off-site sources (particularly those upgradient from the site) could impact the site. Based on a review of environmental cases compiled by the San Francisco Regional Water Quality Control Board (RWQCB), the California Department of Health Services (DHS), and the Federal

Environmental Protection Agency (EPA), there are no documented environmental cases on the site or on adjacent properties. However, nine (9) environmental cases have been documented within about 2000 feet of the site. The locations of the documented releases are shown on the Environmental Case Plan, Plate 2.

The most likely mode of transport of off-premises contamination to the subject site is through groundwater. Given the topography of the area, we judge that groundwater likely flows to the south-southeast. As a result it appears that no documented release sites exist upgradient of the site. However, currently undocumented releases from underground tanks or other sources upgradient from the site may have impacted groundwater.

## V DISCUSSION AND CONCLUSIONS

### A. Potential On-Site Sources

Based on our site reconnaissance and site history research we have not identified any on-site activities which, in our opinion, could have resulted in significant soil and groundwater contamination. However, it is our opinion that the following conditions are of potential environmental concern.

1. Several mounds of fill, of unknown origin, exists on-site. The fill could contain contaminants that are unrelated to past on-site activities. In our opinion, the fill should be screened for common contaminants.

2. With any property in an urban environment, there are a variety of contamination sources which have the potential to impact shallow, i.e. the upper 1 to 2 feet, surface soils. They are often associated with the routine use/storage of lead based paints, building materials (e.g. asbestos), rodent control products, pesticides, and herbicides. In addition, the shallow surface soils in some areas of Oakland have been found to contain elevated concentrations of lead, believed to be associated with past automobile and industrial air emissions. In our opinion, the surface soils on site should be checked for contaminants.

3. We are currently uncertain whether an underground fuel oil tank exists or existed at the site. To evaluate this concern it would be necessary to conduct a magnetometer survey of the lot and possibly analyze soil samples.

**B. Potential Off-Site Sources**

As previously discussed the mode of transport of off premises contamination to the subject site is through groundwater. Although no documented release sites exist upgradient from the site it is possible that undocumented sources could have impacted groundwater in the site vicinity. If it is necessary to evaluate groundwater quality at the site, it would be necessary to obtain and analytically test groundwater samples.

#### IV LIMITATIONS

This assessment was intended to provide a preliminary means of evaluating the risk of the property containing significant soil and/or groundwater contamination. The conclusions drawn from this assessment are an expression of our professional opinion, and do not constitute a warranty or guaranty, either expressed or implied. Additional investigative work if undertaken may modify the conclusions presented herein, as additional information is generated.

SCI has performed this environmental assessment in accordance with generally accepted standards of care which exist in northern California at the time of this study. Please recognize that the definition and evaluation of environmental conditions is difficult and inexact. Judgements leading to conclusions and recommendations are generally made with an incomplete knowledge of the subsurface and/or historic conditions applicable to the site. In addition, the conclusions made herein reflect site conditions at the time of the investigation. These conditions may change with time and as such the conclusions may also change.

The conclusions and opinions presented herein may also be affected by rapid changes in the field of environmental engineering and the laws governing hazardous waste. The reader is advised to consult with SCI prior to relying upon the information provided.



Tables:

- Table 1      Summary of Aerial Photographs Reviewed  
Table 2      Summary of Building permits Reviewed

List of Plates:

- Plate 1      Site Plan  
Plate 2      Environmental Cases Plan

Distribution:

- 2 copies:    Ms. Fei Tsen  
                 Tsen & Associates  
                 Clock Tower Building  
                 461 Second Street, C-129  
                 San Francisco, California 94107
- 1 copy:      Ms. Katherine Kasch  
                 Dignity Housing West II Associates  
                 690 15th Street  
                 Oakland, California 94612
- 1 copy:      Ms. Gladys Moore  
                 City of Oakland  
                 Community Development  
                 The Housing Development Department  
                 300 Lakeshore Drive, 15th Floor  
                 Oakland, California 94607

CP:JNA:RWR:egh

TABLE 1

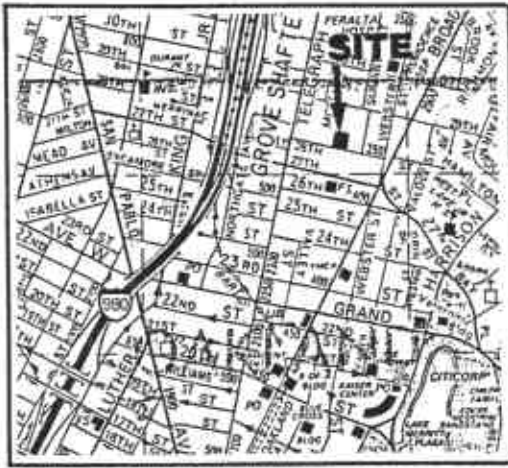
## SUMMARY OF AERIAL PHOTOGRAPHS REVIEWED

<u>Year</u>	<u>Comments</u>
1939	Area primarily residential. School on 29th Street is present.
1946	Block bounded by 28th, 29th, Telegraph Avenue and Summit, still mostly residential though commercialization of the area is becoming more evident.
1957	Project site remains unchanged though substantial changes have occurred in the area since 1946. The residences on 28th Street between the project site and Telegraph Avenue have been razed and replaced with large apartment building. The large apartment building on 28th and Summit has been erected. Heavy commercialization of the entire area is evident.
1983	Project site remains unchanged.

TABLE 2

## SUMMARY OF BUILDING PERMITS REVIEWED

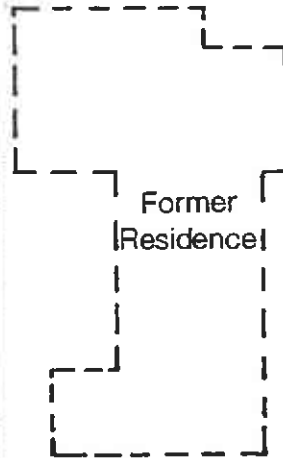
<u>Address</u>	<u>Date</u>	<u>Information</u>
430 28th St. (Project Site)	3/14/85	Permit to move building to Preservation Park.
410 28th St.	3/23/44	Permit for 93 unit apartment building.
	1959	Record documenting original construction of a hospital in 1885.
	1966	Certificates of occupancy for a 48 unit and a 50 unit building.
424 28th St.	2/11/64	Demolition Permit
	4/27/67	Building permit to erect medical offices.
436 28th St.	12/31/54	Demolition Permit
442 28th St.	12/31/54	Demolition Permit
444 28th St.	1964	Building record of 34 unit apartment building.
	1968	Building record of 34 unit apartment building.
	1971	Building record of 34 unit apartment building.
	1976	Building record of 34 unit apartment building.
450 28th St.	1951	Building permit to erect new building.
	1964	Building record of apartment building and garage.
	1966	Building record of 30 unit apartment building.
	1972	Building record of 30 unit apartment building.



VICINITY MAP

Grant High School

444 28th  
Apartment Building



424 28th Medical  
Office Building

**430 28th**

28th STREET



APPROXIMATE SCALE (feet)



**SITE PLAN**

Subsurface Consultants

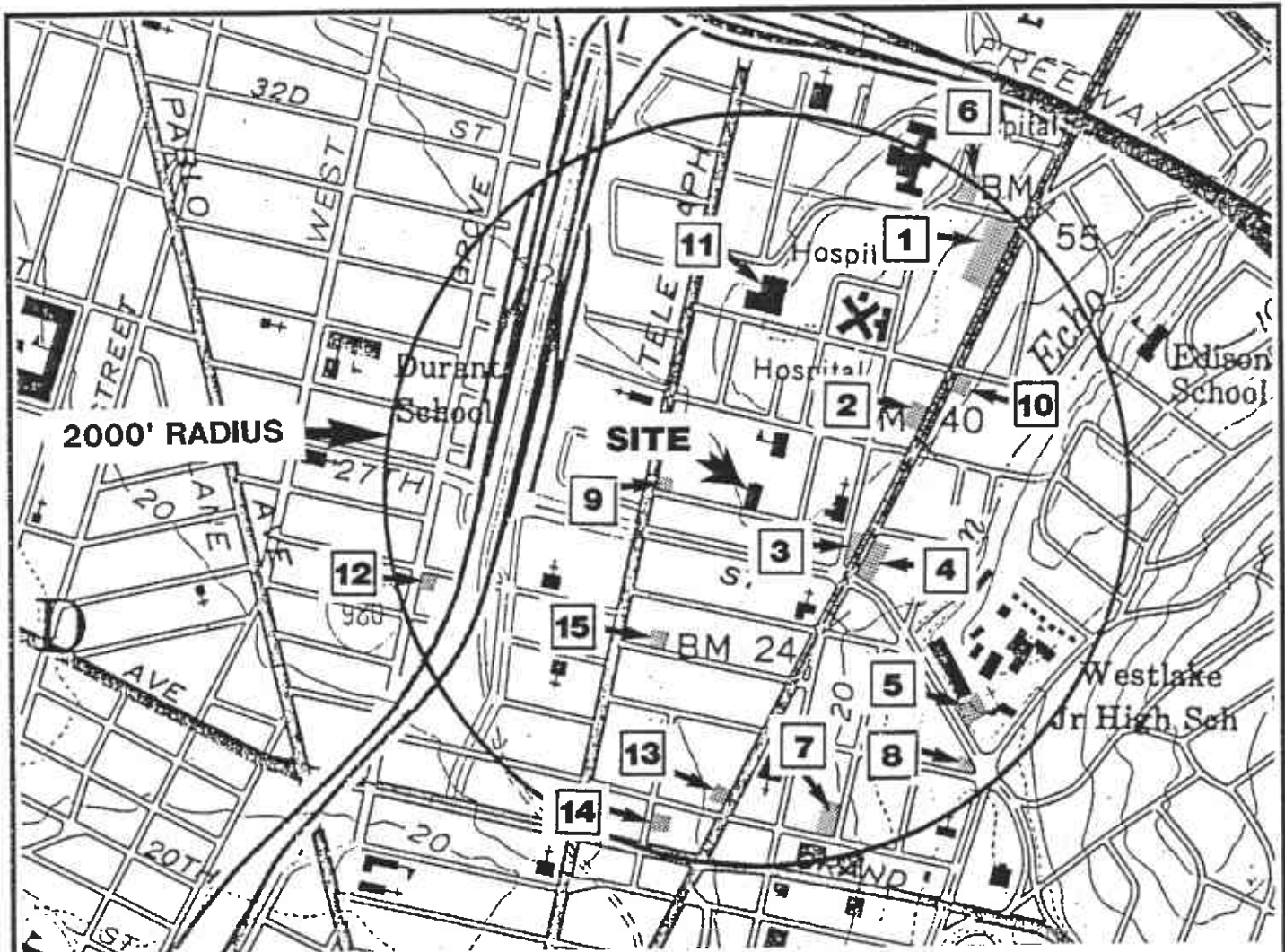
430 28th Street - Oakland, CA

JOB NUMBER  
615.004

DATE  
12/1/92

APPROVED  
*[Signature]*

PLATE  
**1**



2000' RADIUS

SITE

**RWQCB FUEL LEAK LIST CASES:**

- |   |   |   |
|---|---|---|
| 1 - CONNELL OLDSMOBILE<br>3093 Broadway | 8 - OAKLAND ACURA<br>265 27 Street                      | 13 - NEGHERBON LINCOLN MERCURY<br>2345 Broadway |
| 2 - EUROPEAN MOTORS<br>2915 Broadway    | 9 - SHELL STATION<br>2800 Telegraph Avenue              | 14 - RIGHT AWAY READY MIX<br>435 23rd Street    |
| 3 - TRACY BUICK<br>2735 Broadway        | 10 - EUROPEAN MOTORS<br>2915 Broadway                   | 15 - UNITED GLASS<br>477 25th Street            |
| 4 - BROADWAY VW<br>2740 Broadway        | 11 - MERRITT HOSPITAL CARD PLUM BLDG.<br>365 Hawthorne  |   |
| 5 - MASRI PROPERTY<br>290 27th Street   | 12 - MOSTLY MUSTANGS<br>2576 Martin Luther King Jr. Way |   |
| 6 - UNKNOWN<br>3300 Webster             |   |   |
| 7 - THE TRIBUNE<br>2302 Valdez Street   |   |   |

**RWQCB NORTH BAY TOXICS LIST**

None

**ENVIRONMENTAL CASES PLAN**

430 28TH AVENUE - OAKLAND, CA

**Subsurface Consultants**

JOB NUMBER  
615.004

DATE  
11/25/92

APPROVED  
*RWR*

PLATE

**2**