

**Exterior Lead-Based Paint Risk Assessment**

**conducted at**

**4701 San Leandro Avenue • Oakland, CA 94601**

**by**

**The Alameda County Lead Poisoning Prevention Program**

**2000 Embarcadero • Suite 300  
Oakland, CA 94606**

## Introduction

The Alameda County Lead Poisoning Prevention Program (Program) conducted a diagnostic inspection at 4701 San Leandro Street in Oakland, in response to reports of a lead-poisoned child. The initial diagnostic inspection revealed that paint, dust, and soil sampled at the complex had lead contents that seriously exceeded residential standards. The parcel contains multiple buildings leased to some 50+ tenants. The property was previously owned by the National Lead Company and was used as a paint manufacturing facility at which lead was added to paint before it was sold. Since the property has been transferred, its use has changed and it is currently zoned light industrial. For decades the property has functioned as an artists' live/work space facility.

In response to public concern, a multi-agency effort with the objective of reducing the tenants' risks of exposure to lead has been formed. The agencies currently include: 1) Alameda County Health Care Services Agency; (2) Cal-EPA; (3) EPA; (4) Program; and (5) City of Oakland Building Permits, Police, Vector Control, and Fire Departments. The appropriate agencies that have jurisdiction over the problem and/or applicable regulations are currently unclear. This is a major issue because it influences the multi-agency response.

On March 22, 1996, the above agencies and concerned parties met at the property to examine it for "alleged health and safety hazards, including possible lead contamination." A representative from the Program collected environmental samples from exterior surfaces of potential lead sources and had them analyzed for lead. Samples were collected in accordance with HUD protocols. The Program interprets results based on HUD action levels. It is recognized that housing standards may or may not apply in industrial settings (potentially this situation). Surfaces and components for which no dust wipe standards currently exist were sampled during the on-site assessment because they were suspected of posing a high risk of exposure to lead. The designation, "N/A," has been entered into the table to indicate this. In the large majority of cases, the results proved that surfaces suspected of posing an inordinate risk of exposure to lead did because they were exceedingly high in comparison to standards for regulated components.

Results are tabulated starting on page 3. All building numbers in the table correspond to those on the drawings attached. The numbering of units on the drawing does not completely correspond with actual addresses.

<b>Qualifications</b>	<b>Inspector -</b>	The Program representative who collected samples is a state-certified lead inspector/assessor and has numerous other qualifying credentials.
	<b>Laboratory -</b>	The laboratory which analyzed the samples is certified for lead analysis by the American Industrial Hygiene Association and the State Department of Health Services.
<b>Standards</b>	<b>Paint -</b>	Consumer Product Safety Commission (CPSC) reduced the allowable amount of lead in paint intended for domestic use to 600 parts per million (ppm) in 1978. Regulations and/or legislation that is currently proposed for the State of California include the CPSC standard. The Department of Housing and Urban Development (HUD) set their action level for lead-based paint at 5000 ppm in 1992.
	<b>Dust -</b>	HUD has set several action levels for lead-containing dust: 1) floors - 100 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ); (2) window sills - 500 $\mu\text{g}/\text{ft}^2$ ; and (3) window wells/troughs - 800 $\mu\text{g}/\text{ft}^2$ .
	<b>Soil -</b>	EPA has recently set a standard of 400 ppm for soil in high contact areas. The State hazardous waste limit is 1000 ppm. The State "Level of Concern" is 200 ppm.

### Dust Wipe Sample Results and Risk Characterization

Sample#	Component	Location	Result ( $\mu\text{g}/\text{ft}^2$ )	Standard ( $\mu\text{g}/\text{ft}^2$ )	Child Access	Condx	Risk
01D	Flag pole	grassy area @ main entrance in front of Bldg. #1	8,127	N/A	high	poor	high
02D	Window well	next to 1st doorless entry to Bldg. #19	1,431	800	moderate	good	moderate
03D	Roll-up door	North entrance to Bldg. #20 (facing main driveway)	22,616	N/A	high	poor	high
04D	Wall	edge of wall bordering entrance to Bldg. #31	708	N/A	high	poor	high
05D	Window well	window adjacent to Bldg. #29 entrance (just above bench)	53,916	800	high	poor	high
06D	Window well	ground level window adjacent to main driveway @ Bldg. #18	13,339	800	high	good	moderate

### Paint Chip Sample Results and Risk Characterization

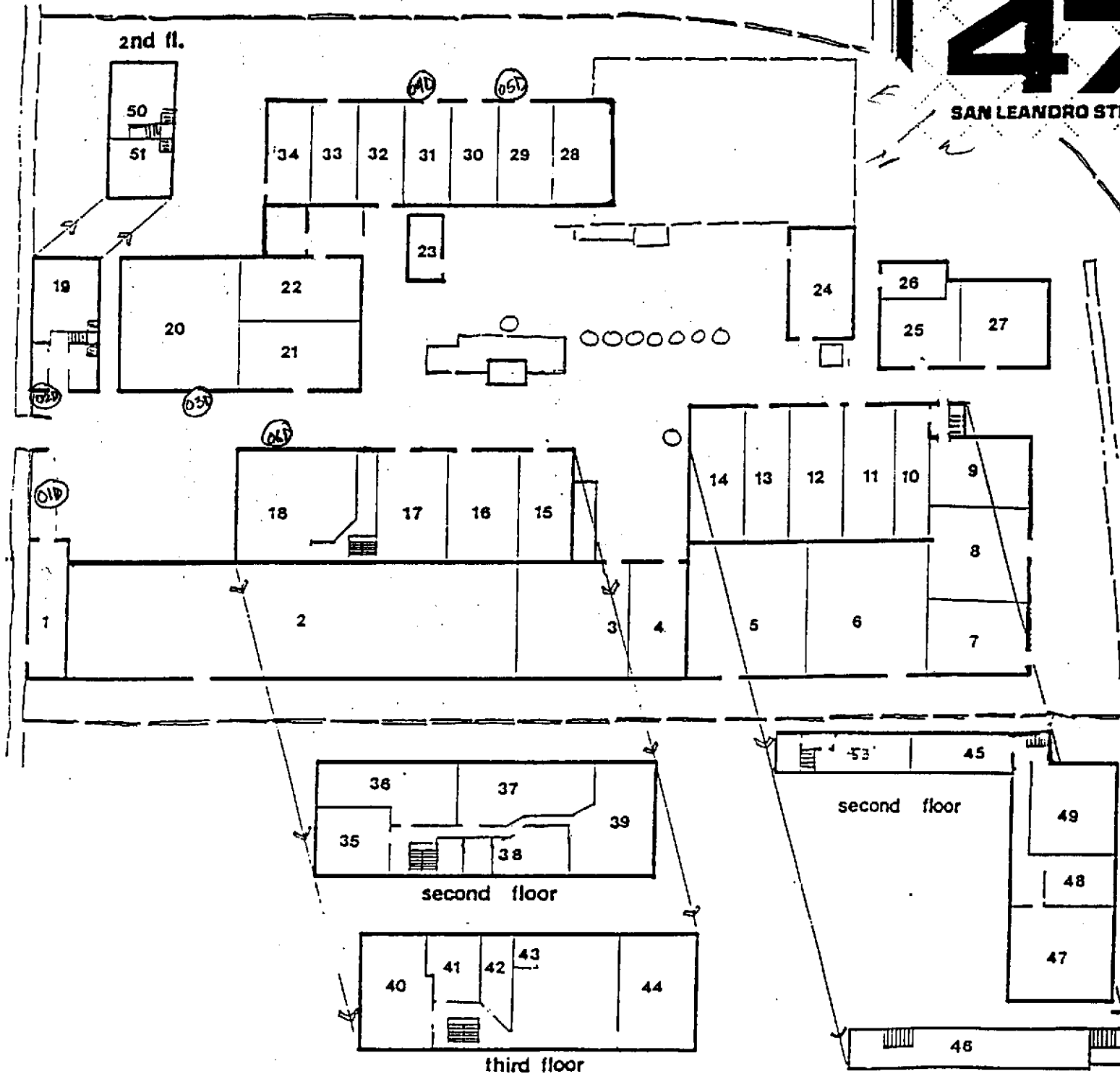
Sample#	Component	Location	Result (ppm)	Standard (ppm)	Child Access	Condx	Risk
01P	Wall	2nd doorless entry to Bldg. #19 (West wall)	135,853	5000	high	poor	high
02P	Roll-up door	East entrance into Bldg. #20	338,559	5000	high	poor	high
03P	Wall (wood siding)	East wall of addition to Bldg. #20	25,730	5000	high	poor	high
04P	Wall (corrugated metal)	South side of Bldg. #31 @ entrance	76,171	5000	high	poor	high
05P	Door	South side of shed in center of complex	204	5000	high	poor	moderate
06P	Wall (wood siding)	West side of Bldg. #24	9,856	5000	high	poor	high
07P	Window well	East side of Bldg. #24	9,991	5000	high	poor	high

### Soil Sample Results and Risk Characterization

Sample #	Location	Result (ppm)	Standard (ppm)	Ground Cover	Risk
01S	Front of entrance to Bldg. #1	651	500	95.00%	moderate
02S	Rear of Bldg. #19	879	500	90.00%	moderate
03S	Near train tracks Southeast side of property	156	500	90.00%	low
04S	Near train tracks Southwest side of property	24,536	500	50.00%	high
05S	West side of property behind Bldg. #27	1,277	500	40.00%	high
06S	West side of property behind Bldg. #8	325	500	60.00%	low
07S	Child play area outside Bldg. #2	58	500	0.00%	low
08S	Garden outside Bldg. #2	696	500	40.00%	moderate

# 4701

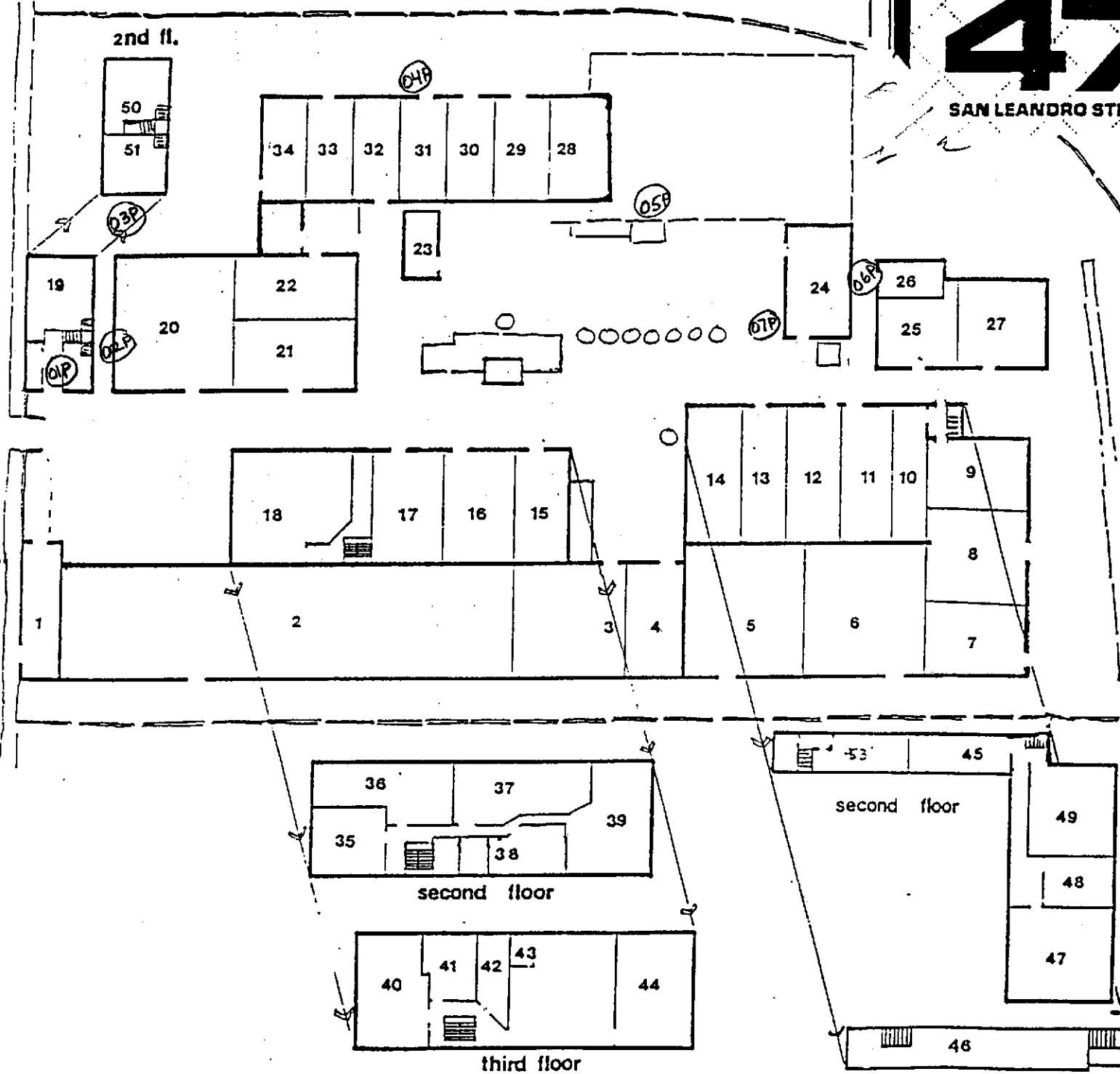
SAN LEANDRO STREET OAKLAND CALIFORNIA



Dust Sample  
Locations

# 4701

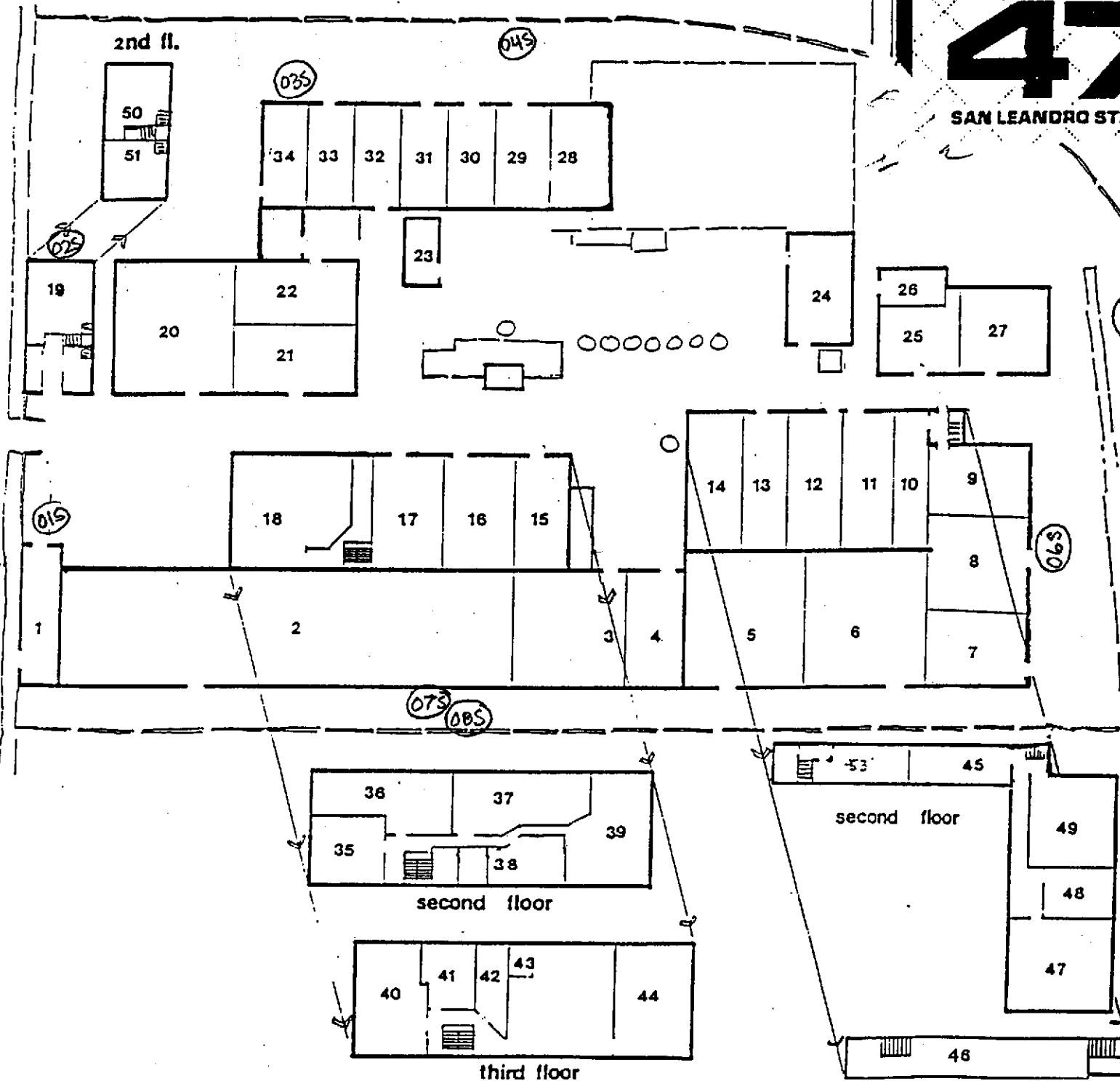
SAN LEANDRO STREET OAKLAND CALIFORNIA



Paint Chip  
Sample Locations

# 4701

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Soil Sample  
Locations