EXCELSIOR
YOUTH CENTER

NOTICE of PRELIMINARY
NEGATIVE DECLARATION
SAN FRANCISCO UNIFIED SCHOOL DISTRICT

Notice is hereby given to the general public that an Initial Evaluation prepared by the San Francisco Unified School District has determined that the following project could not have a significant effect on the environment and that no environmental impact report is required. Accordingly, a Preliminary Negative Declaration has been prepared. Public comments or recommendations for amendment of the text of the finding must be filed with the San Francisco Unified School District at the district mailing address below within 30 days of this notice.

PROJECT ADDRESS: 163-167 London Street, Assessor's Block and Lot: Block 6012 Lot 5, City and County of San Francisco, commonly known as the Excelsior Elementary School, 125 Excelsior Street, San Francisco.

PROJECT DESCRIPTION: The project is approval of a property transfer and lease agreement between the San Francisco Unified School District and the City and County of San Francisco of a portion of the existing Excelsior Elementary School site for construction by the City of a new, three-story neighborhood Youth Center along the London Street frontage. The proposed location would be addressed as 163-167 London Street; the site is further identified as Assessor Block & Lot 6012/5. The Youth Center would be approximately 20,000 square feet in size and would include a gymnasium, multi-purpose room, three classrooms, computer lab, study hall, recording studio, weight room, office, kitchen, elevator and bathrooms. All parts of the building would be accessible to the disabled. The gymnasium and adjacent bathrooms would be exclusively reserved for school use during a set schedule of hours agreed upon by the City and the School District. The Youth Center would also be available for child care, community classes and recreational activities year-round. The facility would be managed by a non-profit organization which would be selected by the City at a later date.

PUBLIC REVIEW: A copy of the Initial Evaluation may be obtained from the Facilities Planning & Construction Office of the San Francisco Unified School District, 1551 Newcomb Avenue, from 9:00AM to 5:00PM, Monday-Friday. Please address written comments to Tim Tronson, Director of Management Operations, SFUSD, 1551 Newcomb Avenue Rm. 403, San Francisco, 94124 by May 5, 1996.

SAN FRANCISCO UNIFIED SCHOOL DISTRICT

NEGATIVE DECLARATION

Date of Publication of Preliminary Negative Declaration: April 5, 1996

Lead Agency: **San Francisco Unified School District**
Facilities Planning & Development
1551 Newcomb Avenue
San Francisco, CA 94124

Contact: Tim Tronson, Director, Mngmnt. Operations Telephone: (415) 695-5500

Project Title: Excelsior Youth Center
Address: Excelsior School Site
163-167 London Street
Assessor's Block & Lot: Block 6012, Lot 5

PROJECT DESCRIPTION: The project is approval of a property transfer and lease agreement between the San Francisco Unified School District and the City and County of San Francisco of a portion of the existing Excelsior Elementary School site for construction by the City of a new, three-story neighborhood Youth Center along the London Street frontage. The proposed location would be addressed as 163-167 London Street; the site is further identified as Assessor Block & Lot 6012/5. The Youth Center would be approximately 20,000 square feet in size and would include a gymnasium, multi-purpose room, three classrooms, computer lab, study hall, recording studio, weight room, office, kitchen, elevator and bathrooms. All parts of the building would be accessible to the disabled. The gymnasium and adjacent bathrooms would be exclusively reserved for school use during a set schedule of hours agreed upon by the City and the School District. The Youth Center would also be available for child care, community classes and recreational activities year-round. The facility would be managed by a non-profit organization which would be selected by the City at a later date.

THIS PROJECT COULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to Prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached.

Mitigation measures included in this project to avoid potentially significant effects are indicated on page nine of this document.

Final Negative Declaration adopted and issued on: _____

Excelsior Youth Center: Expanded Project Description and Setting

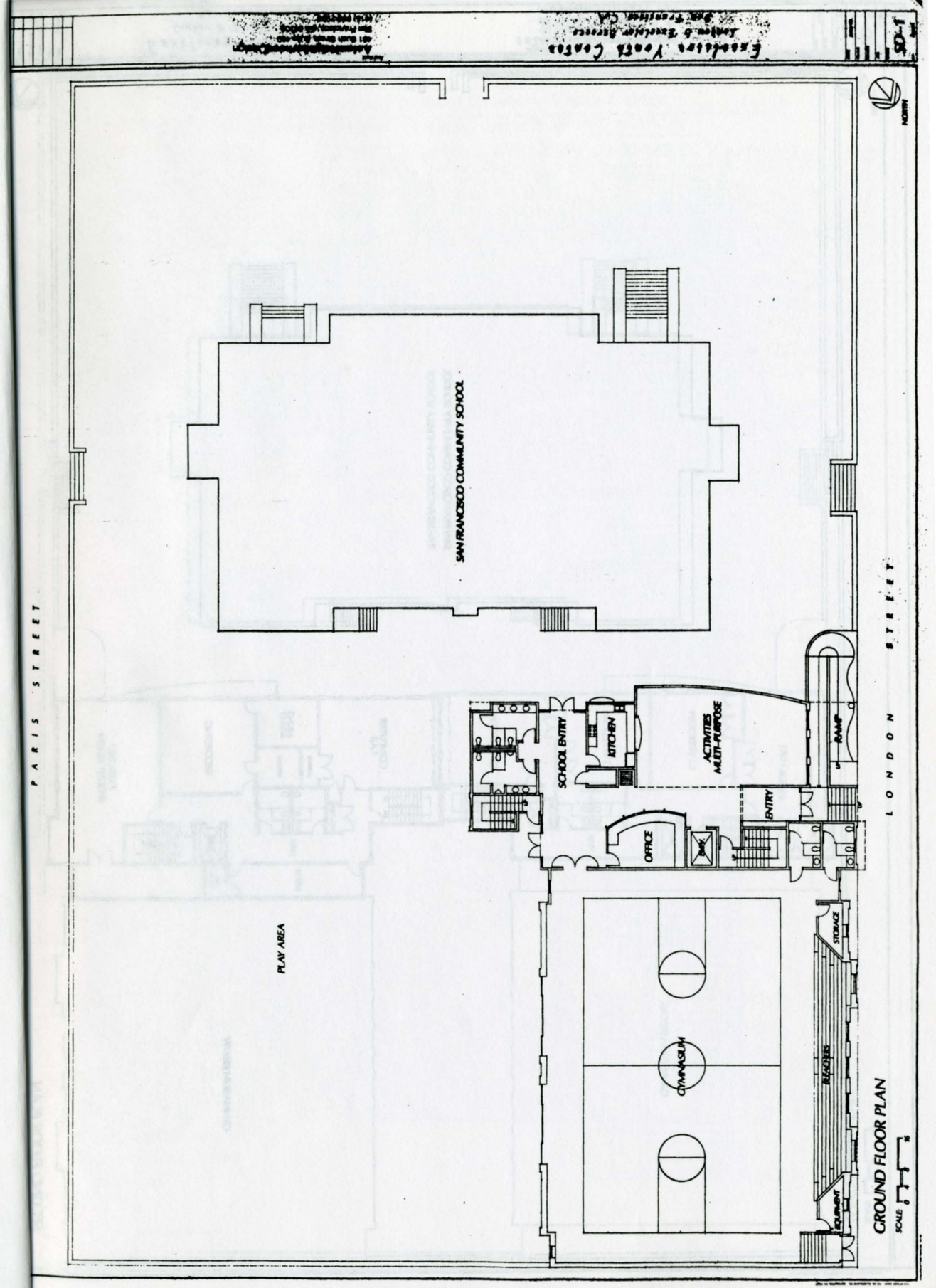
To initiate the project, the Board of Education of the San Francisco Unified School District must approve 1) a transfer of the property from the City to the School District, and 2) a lease agreement with the City and County of San Francisco which will allow the City to construct the Youth Center on the grounds of the existing Excelsior School. Similarly, the Board of Supervisors must approve the transfer and lease with the advice of the Planning Commission which must, on behalf of the City, find whether the proposed project is in conformity with the City's Master Plan.

The project involves new construction of a three-story building for a neighborhood Youth Center on a portion of the Excelsior School site along the London Street frontage. The Youth Center would be addressed as 163-167 London Street (Assessor Block & Lot 6012/5). The facility would be approximately 20,000 square feet in size and would include a gymnasium, multi-purpose room, three classrooms, computer lab, study hall, recording studio, weight room, office, kitchen, elevator and bathrooms. All parts of the building would be accessible to the disabled.

Portions of the building, most notably, the gymnasium and adjacent bathrooms would be available for school use during school hours; students would enter and exit via a School Entrance situated on the playground side of the structure. The balance of the facility would be available for community use during school hours; community access would be through a Community Entrance situated on London Street. After school hours, on weekends and during school vacations the entire Youth Center would be available for community classes and recreational activities. The facility would be managed by a non-profit organization which will be selected by the City at a later date.

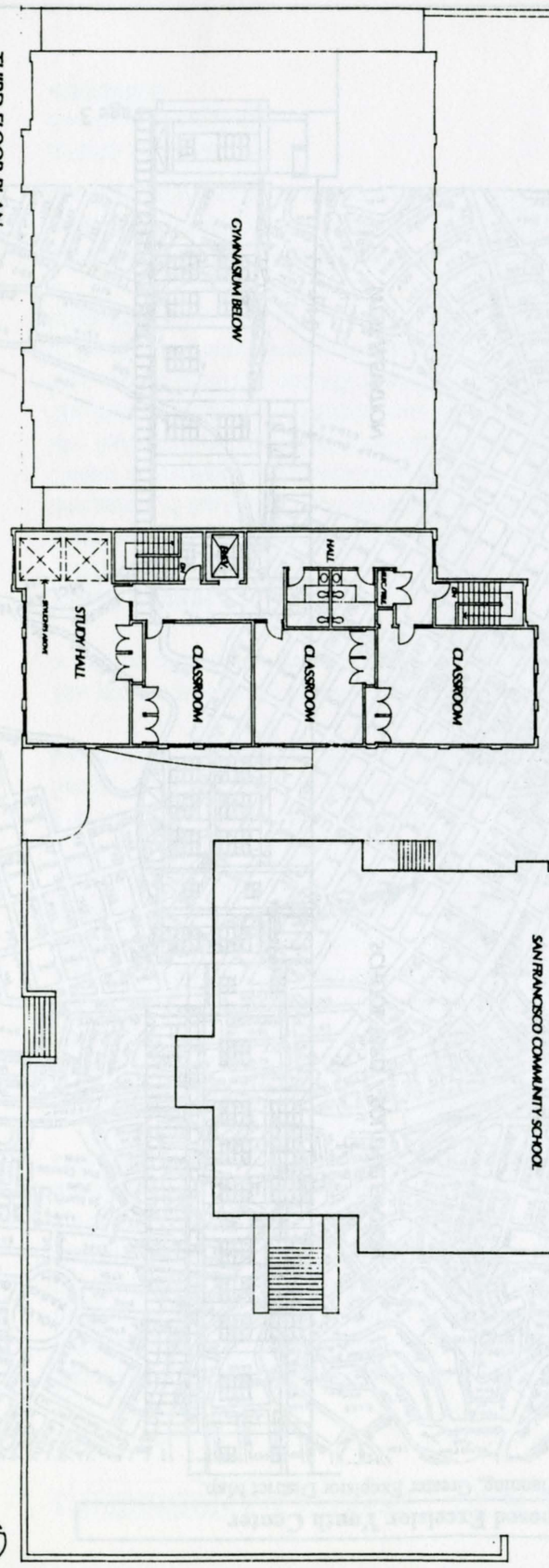
The Excelsior Youth Center Schematic Drawings (SD-1 through SD-4), as prepared by Asian Neighborhood Design, shows the proposed location, uses of and entrances to the facility. The building would be situated on a portion of the existing paved playground aligned along the northwest and northeast property lines. The predominant use in the building is the gymnasium, which is approximately 7,900 square feet, or 40% of the entire square footage proposed. The Community Entrance would be via a step and ramp entry up approximately 5 feet from the sidewalk level of London Street to the existing playground level. The School Entrance would be on the east (or playground) side of the building.

The building would be built at the level of the existing paved playground and the existing Excelsior School building. The precise design and appearance of the building including its shape, bulk, windows, roof and siding materials would be selected by the architect at a later date. However, the building is proposed to be compatible in its design with the existing school building, which was constructed in 1920's.



THIRD FLOOR PLAN

SCALE 0 4 8 16



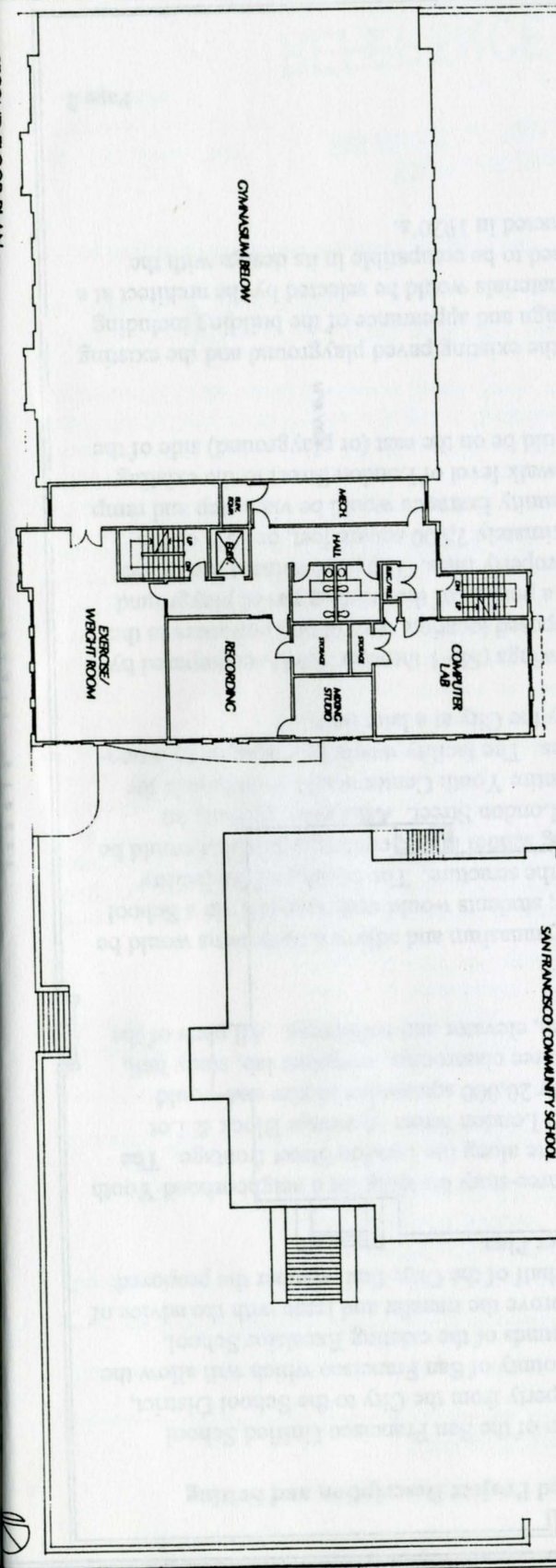
NORTH

SD-3

Excelsior Youth Center
London & Excelsior Streets
San Francisco, CA

Architect
AslamNeighborhoodDesign
461 Bush Street, Suite 400
San Francisco, CA 94108
(415) 982-2959

SECOND FLOOR PLAN



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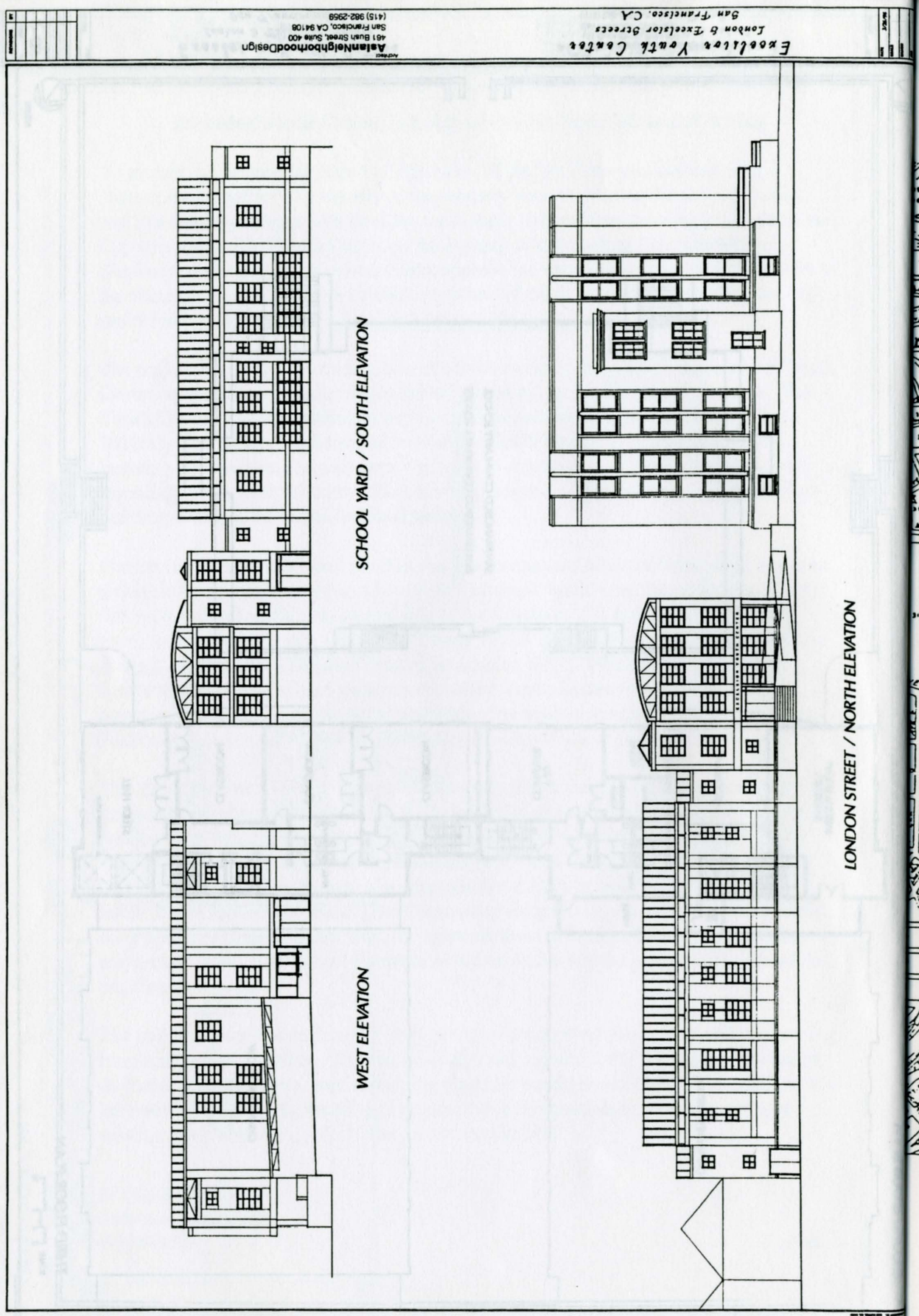
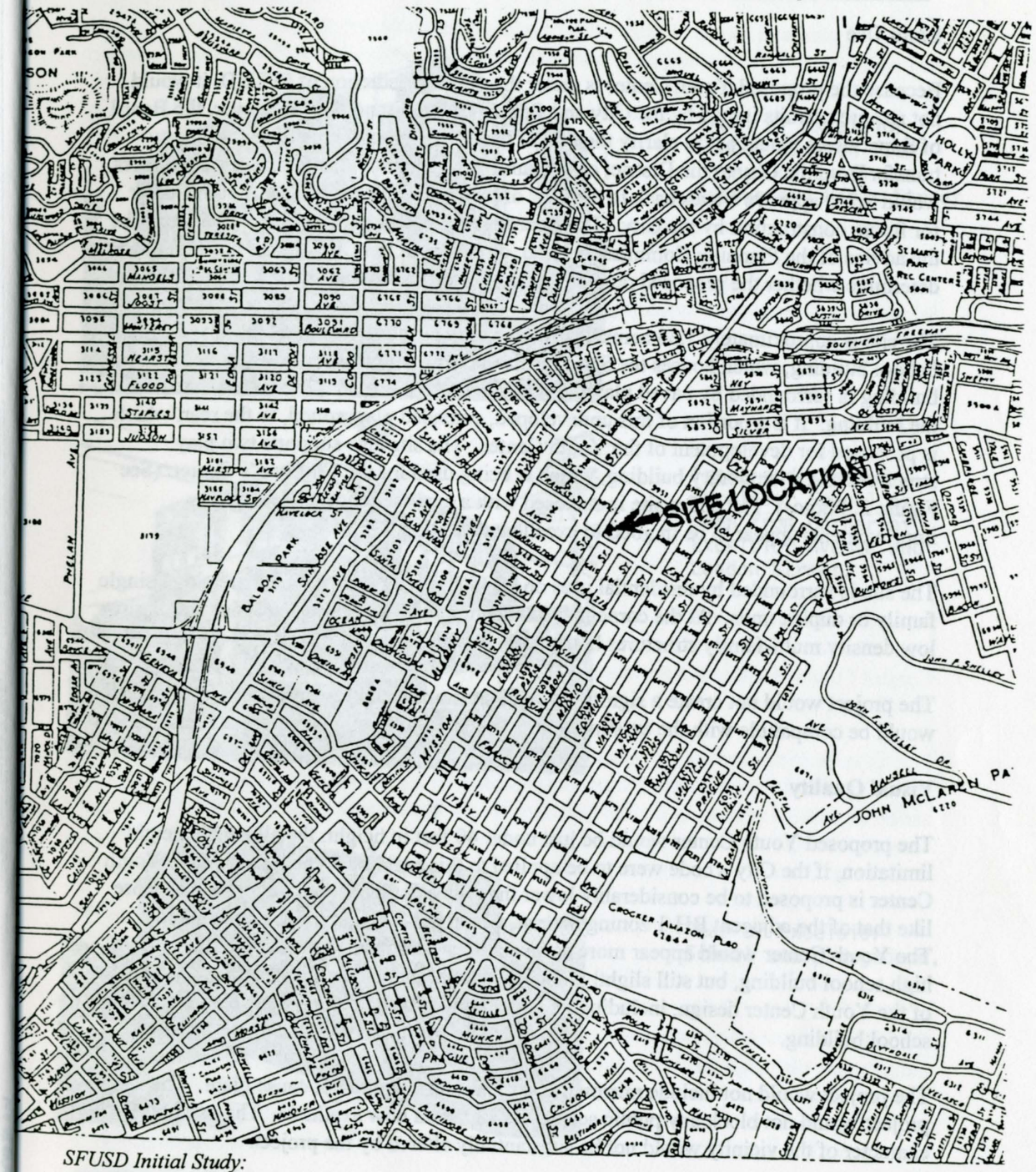


Figure 1. Site Location, Proposed Excelsior Youth Center

Source: San Francisco Department of Planning, Greater Excelsior District Map.



ENVIRONMENTAL EFFECTS

Land Use

Because the proposed Youth Center is under the direct jurisdiction of SFUSD, it would not require permits issued by the City and County of San Francisco. However, the Board of Supervisors would act to clarify the title of the site by approving a formal property transfer from the City to the District of the land. Subsequently, the Board of Supervisors would act to approve a leaseback to the City of the land necessary for the Youth Center for future construction by the City. The Board is required by the City Charter to consider the advice of the Planning Commission, who, on behalf of the City, makes a finding to determine whether the proposed project is in conformity with the City's Master Plan.

The site is approximately 1.38 acres in size, and now primarily supports the Excelsior School building, which houses the San Francisco Community School. The school building is surrounded by paved playground, which extends over 125 feet to the rear of the building. It is a portion of this undeveloped, extended playground, to the rear, which is proposed for development of the Youth Center. The site also supports two play structures and a temporary building, which is being used for the Children's Center. (See Figure 2. Photos) The entire site is enclosed with a cyclone fence, and all site improvements appear to be in good to excellent condition.

The site is surrounded by residential uses on all four sides, most of which are either single family or duplex units. At the corners of Excelsior and London and Excelsior and Paris, low density multi-family structures house from 4-8 units each.

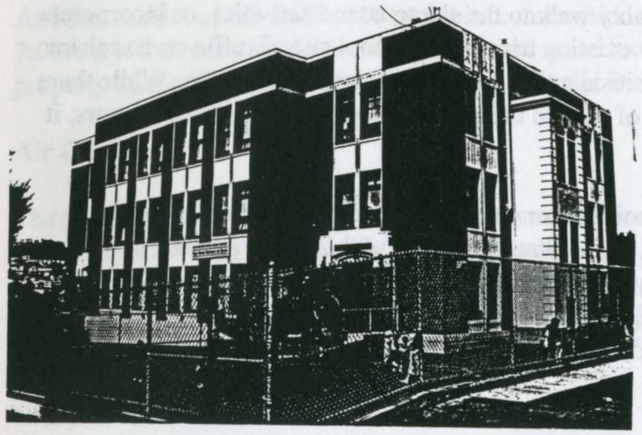
The project would not create a significant land use impact. The proposed Youth Center would be compatible with the existing school use and the existing residential area.

Visual Quality

The proposed Youth Center would be just under 40 feet in height, the allowable height limitation, if the City's code were to be applied to this building. The height of the Youth Center is proposed to be considerably lower than the existing school building, and more like that of the adjacent RH-1 zoning district, which has a height limitation of 35 feet. The Youth Center would appear more as an auxiliary structure to the formidable 55 foot high school building, but still slightly taller than adjacent residential structures. Elements of the Youth Center design, including its scale, windows and siding, echo elements of the school building.

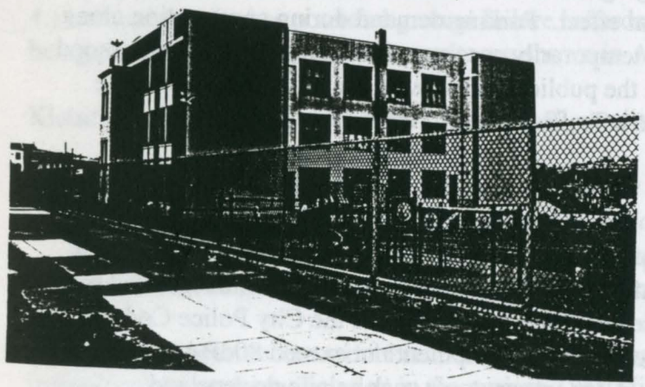
The project would not include mirrored glass and, thus, would not cause glare. The project would not block any public scenic view or vista now available. The existing character of the vicinity would not be substantially altered by the project.

Figure 2. Photos



Front of Excelsior School as seen from corner of Excelsior Avenue and Paris Street.

Front and side of Excelsior School as seen from corner of Excelsior Avenue and London Street.



Rear of Excelsior School and playground.

Transportation

The anticipated users of the Youth Center are expected to be largely neighborhood residents, many of whom will probably walk to the site to attend activities, or incorporate use of the facility with their already existing trips to the school site. Traffic on Excelsior and London Streets, typical of such residential areas, has a very low volume. While there could be an increase in the number of trips to the site, particularly in non-school hours, it is not expected to be substantial.

Traffic circulation either during school use or community use hours are not expected to experience substantial alteration. London Street connects with Avalon Avenue to the North which is a through street between Mission and Felton Avenue, and Geneva on the South, a major east-west arterial. Excelsior Street connects with Mission Street one block to the west. A variety of ingress and egress routes to the site may be expected to be used by area residents.

Transit demand as a result of the project is not expected to be substantial. There are several north/south MUNI lines on Mission Street, one block away, and east-west routes on Persia/Ocean Avenue, Excelsior and Silver with sufficient capacity to accommodate any additional riders. School bus use will be unaffected as a result of the project.

Parking demand could increase, especially during school hours, as Youth Center staff, school staff and community members compete for limited street parking on London and adjacent streets. Drop-off and pick-up circulation problems for both the school and the Youth Center could be minimized with coordinated scheduling of activities. A Traffic Control Plan to accommodate drop-off, pick-up and parking should be negotiated with the City's Department of Parking and Traffic. (See Mitigation Measures, page 8.)

Project construction can be expected to last about 12 months. During this time, the sidewalk on London and a portion of London Street itself can be expected to serve as the materials storage and equipment staging area for the construction. Construction traffic would probably not have a significant effect. Parking demand during construction along the London Street frontage could be temporarily accommodated on nearby neighborhood streets. Management of activities in the public right-of-way, including security of the construction site, would be subject to a Traffic Control Plan during construction.

Noise

During the construction period, temporary construction noise would be noticed by both neighboring residents and school staff and students. Construction noise is regulated by City Ordinance (San Francisco Noise Ordinance, Article 29 of the City Police Code), which requires that noise levels of construction equipment not exceed 80dBA at a distance of 100 feet from the source. High impact tools such as pile drivers, and

jackhammers, must have both intake and exhaust muffled to the satisfaction of the Director of Public Works.

Another section of the Ordinance prohibits construction work between 8:00PM and 7:00AM if the noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is issued by the Director of Public Works.

Air Quality

The project construction activity would temporarily raise dust levels in the area, but not to a level that would significantly impact air quality, per significance levels established by the Bay Area Air Quality Management District. Mitigation measures that would reduce construction air quality impacts to a level of insignificance has been included in the project. (See Mitigation Measures, Page 8).

Utilities/Public Services

The proposed project would increase the demand for and use of public services and utilities on the site as well as water and energy consumption, but not in excess of amounts already expected and provided for in this area.

Biology

Currently the site is completely covered with impervious surfaces either with buildings or paving. There are no existing trees or other vegetation present. The project would not have a significant effect on rare or endangered biota or species of special concern.

Geology/Topography

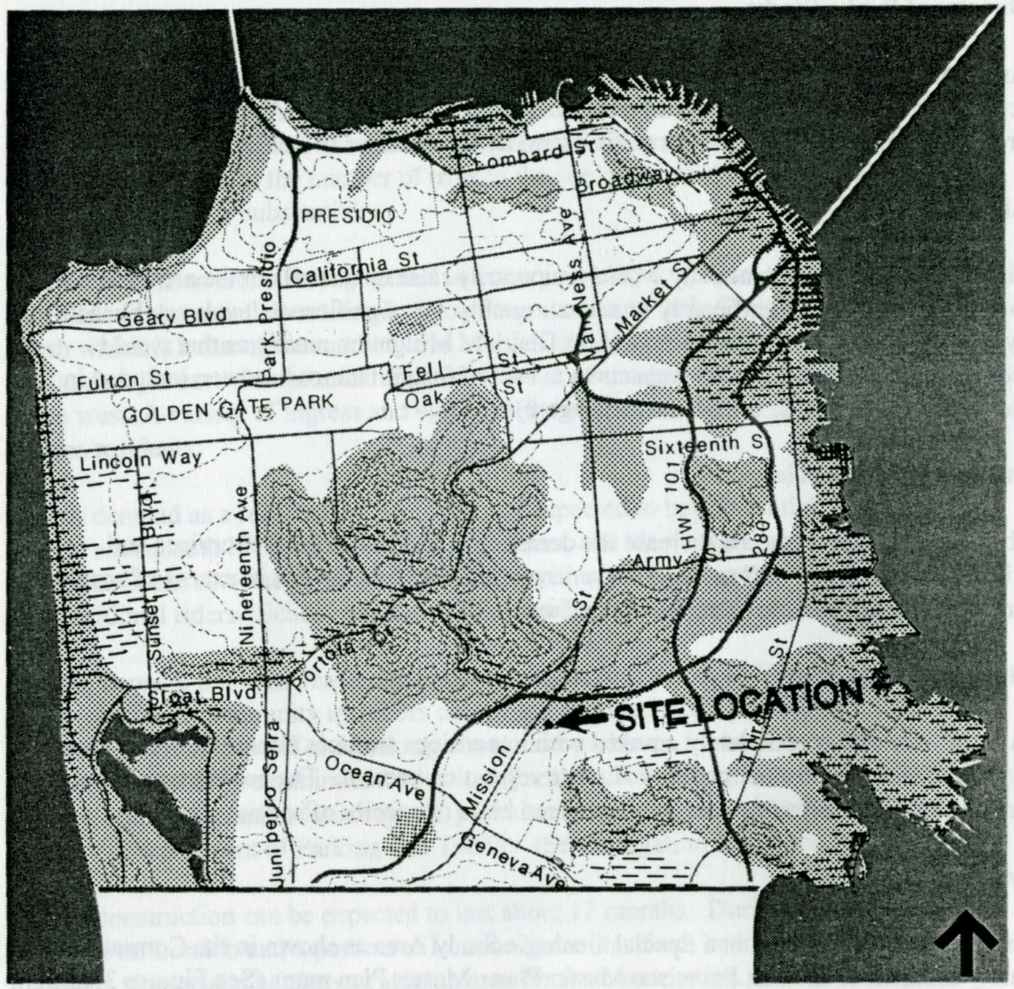
The project site is located in a Special Geologic Study Area as shown in the Community Safety Element of the San Francisco Master Plan. Master Plan maps (See Figures 3. and 4.) indicate the site has potential ground failure hazards. A site-specific soils report is being prepared. The preliminary results are shown in Appendix A.

Kleinfelder geotechnical engineers state that soil conditions at the site:

> *would be subject to significant settlements from the building loads and due to earthquake shaking. Therefore, either the foundation system needs to extend through the loose soils, or the loose soils need to be removed and replaced as compacted fill and the building supported on shallow footings.* (See Appendix A., page 1)

A mitigation measure that would reduce ground shaking impacts to a level of insignificance has been included in the project. (See Mitigation Measures, Page 8.)

Figure 3.



SPECIAL GEOLOGIC STUDY AREAS

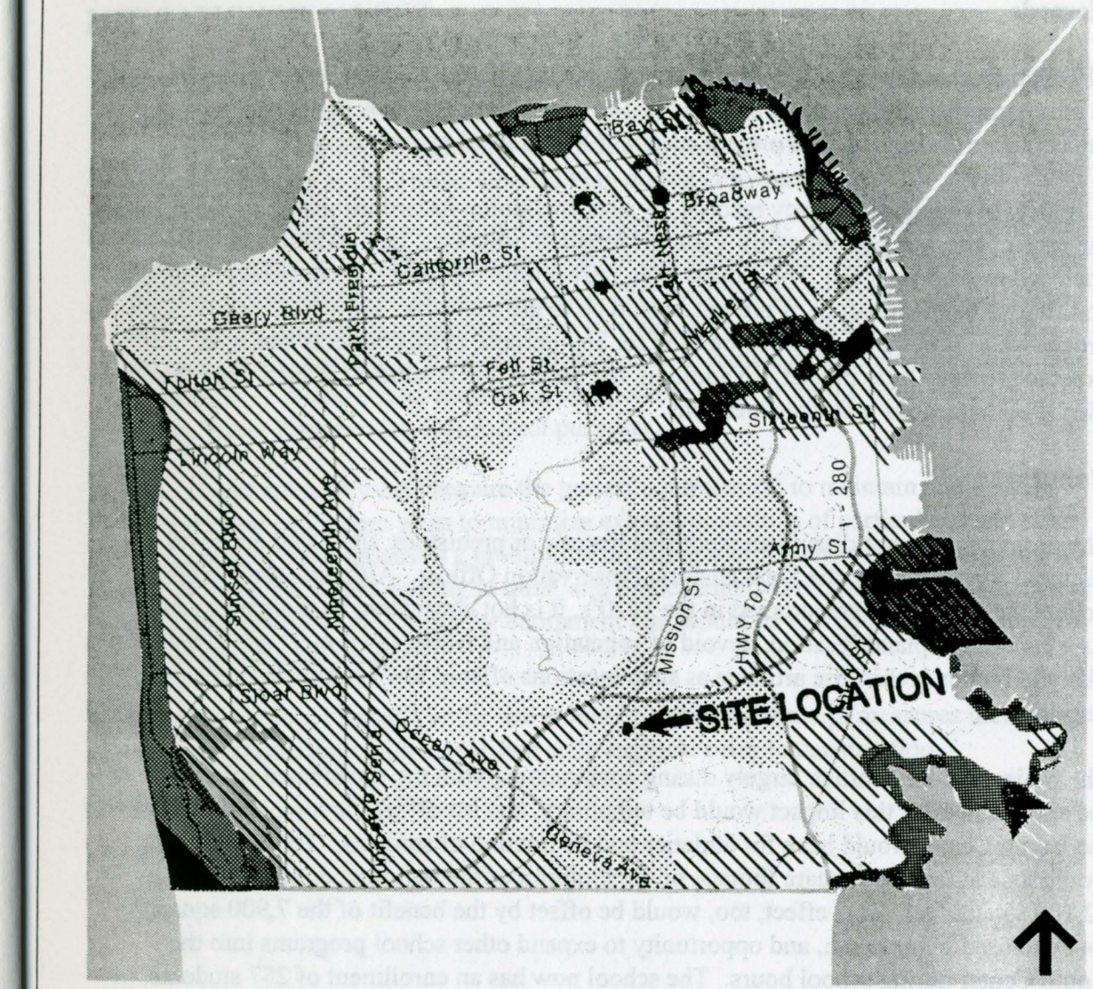
Potential Ground Failure Hazards

Potential Inundation Hazards

Potential For Both Ground Failure And Inundation Hazards

Source: Community Safety Element

Figure 4.



Source: John A. Blume & Associates, Engineers, June 1974

Map 1

ESTIMATED INTENSITY OF FUTURE GROUND SHAKING

White Area: Weak

Strong

Very Strong

Violent

Very Violent

Hazards

SFUSD has record of an underground storage tank under the London Street sidewalk, and is removing it as of the date of this study. The presence of this tank is not expected to impact users of the proposed project, as it will be removed by time of construction.

A review of regulatory agency records for sites containing hazardous materials on or near the project site was performed by Vista Information Solutions, Inc. (These data are enclosed in Appendix B.) The closest sites were within .16 mile and contained fuels, oils and fluids. Contamination, if present, would be to groundwater. However, since groundwater is not anticipated to be used for any purpose at this projects site, it is expected to have little impact. In addition, the project site is situated upland from the identified hazardous materials locations.

Cultural

The project would not disrupt an identified historic or prehistoric site listed either on the National Register or by the State Historic Preservation Officer. Although the Excelsior School was originally constructed in the 1920's, it is not considered a landmark locally. As a generally upland location, devoid of vegetation and water, the project site is not likely to harbor prehistoric artifacts as such locations offered few benefits to prehistoric peoples.

The project would conflict, largely during construction, with the established school use of the site. However, this impact would be temporary, and set off by the long term benefit the Youth Center would have for athletics and instruction of students. The playground would lose at least the square footage of the footprint of the building, or approximately 12,100 square feet. This effect, too, would be offset by the benefit of the 7,900 square foot enclosed gymnasium, and opportunity to expand other school programs into the Youth Center during school hours. The school now has an enrollment of 257 students, in a K-8 curriculum.

Summary

While other planning and policy considerations may be grounds for modification or denial of the proposed project, in the independent judgment of the SFUSD there is no substantial evidence that the project could have a significant effect on the environment.

MITIGATION MEASURES

1. A Traffic Control Plan to accommodate student drop-off, pick-up and area parking would be negotiated with the City's Department of Parking and Traffic. Management of activities in the public right-of-way, including security of the construction site, would be subject to the Traffic Control Plan during construction.
2. The project sponsor would require the contractor(s) to spray the unpaved construction areas of the site with water during excavation and construction activities at least twice per day; cover stockpiles of soil, sand and other material; cover trucks hauling debris, soil, sand or other such materials; sweep surrounding streets during streets during excavation and construction at least once per day to reduce particulate emissions. The contractor(s) should obtain reclaimed, non-potable water from the San Francisco Clean Water Program for dust control purposes.
3. The project sponsor would require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in ques, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.
4. Potential geologic hazards at the site would be mitigated through measures identified through consultation with a qualified soils engineer prior to construction.

SAN FRANCISCO UNIFIED SCHOOL DISTRICT
INITIAL STUDY CHECKLIST

Title: Excelsior Youth Center

Street Address: 163-167 London Street
Assessor's Block/Lot: Block 6012, Lot 5

Initial Study Prepared by: Alice Estill Miller, Consulting Planner
for the San Francisco Unified School District

Note: * Derived from State EIR Guidelines, Appendix G. normally significant effect.

A.	COMPABILITY WITH EXISTING ZONING AND PLANS			Discussed
1.	Discuss any conflicts with any adopted environmental plans and goals of the San Francisco Unified School District, City, or Region, if applicable.	N/A		X
B.	ENVIRONMENTAL EFFECTS - Could the project:	Yes	No	Discussed
1.	Land Use			
	*a. Disrupt or divide the physical arrangement of an established community?		X	X
	*b. Have any substantial impact upon the existing character of the vicinity?		X	X
2.	Visual Quality			
	*a. Have a substantial, demonstrable negative aesthetic effect?		X	X
	b. Substantially degrade or obstruct any scenic view or vista now observed from public areas?		X	X
	c. Generate obtrusive light or glare substantially impacting other properties?		X	
3.	Population			
	a. Induce substantial growth or concentration of population?		X	

		Yes	No	Discussed
	b. Displace a large number of people (involving either housing or employment)?		X	
	c. Create a substantial demand for additional housing in San Francisco, or substantially reduce the housing supply?		X	
4.	Transportation			
	*a. Cause an increase in traffic which is substantial in relation to the existing traffic loan and capacity of the street system?		X	X
	b. Interfere with existing transportation systems, causing substantial alterations to circulation patterns or major traffic hazards?		X	X
	c. Cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity?		X	X
	d. Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?		X	X
5.	Noise			
	*a. Increase substantially the ambient noise levels for adjoining areas?		X	X
	b. Violate Title 24 Noise Insulation Standards, if applicable?		X	
	c. Be substantially impacted by existing noise levels?		X	X
6.	Air Quality/ Climate			
	*a. Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation?		X	X
	*b. Expose sensitive receptors to substantial pollutant concentrations?		X	
	c. Permeate its vicinity with objectionable odors?		X	

	Yes	No	Discussed
d. Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect public areas, or change the climate either in the community or region?		X	
7. Utilities/Public Services			
*a. Breach published national, state or local standards relating to solid waste or litter control?		X	
*b. Extend a sewer trunk line with capacity to serve new development?		X	
c. Substantially increase demand for recreation or other public facilities?		X	
d. Require major expansion or power, water, or communications facilities?		X	
8. Biology			
*a. Substantially affect a rare or endangered species of animal or plant, or the habitat of the species?		X	
*b. Substantially diminish habitat for fish, wildlife or plants, or interfere substantially with the movement of any resident or migratory fish or wildlife species?		X	X
*c. Require removal of substantial numbers of mature, scenic trees?		X	
9. Geology/Topography			
*a. Expose people or structures to major geologic hazards (slides, subsidence, erosion and liquefaction)?		X	X
b. Change substantially the topography or any unique geologic or physical features of the site?		X	
10. Water			
*a. Substantially degrade water quality, or contaminate a public water supply?		X	

	Yes	No	Discussed
*b. Substantially degrade or deplete ground water resources, or interfere substantially with ground water recharge?		X	
*c. Cause substantial flooding, erosion or siltation?		X	
11. Energy/Natural Resources			
*a. Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?		X	
b. Have a substantial effect on the potential use, extraction, or depletion of a natural resource?		X	
12. Hazards			
*a. Create a potential public health hazard or involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected?		X	X
*b. Interfere with emergency response plans or emergency evacuation plans?		X	
c. Create a potentially substantial fire hazard		X	
13. Cultural			
*a. Disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community, ethnic or social group; or a paleontological site except as a part of a scientific study?		X	X
b. Conflict with established recreational, educational, religious or scientific uses of the area?		X	X

D. MITIGATION MEASURES	Yes	No	N/A	Discussed
1. Could the project have significant effects if mitigation measures are not included in the project?	X			X

		Yes	No	N/A	Discussed
2.	Are all mitigation measures necessary to eliminate significant effects included in the project?	X			

E.	MANDATORY FINDINGS OF SIGNIFICANCE	YES	NO	Discussed
*1.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of a the major periods of California history or pre-history?		X	
*2.	Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?		X	
*3.	Does the project have possible environmental effects which are individually limited, but cumulatively considerable? (Analyze in the light of past projects, other current projects, and probably future projects.)		X	
*4.	Would the project cause substantial adverse effects on human beings, either directly or indirectly?		X	

F. ON THE BASIS OF THIS INITIAL STUDY:

____ I find the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

X I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures in the discussion have been included as part of the proposed project.

____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date: _____

APPENDIX A.

PRELIMINARY FOUNDATION RECOMMENDATIONS FOR THE PROPOSED NEW EXCELSIOR YOUTH CENTER, IN SAN FRANCISCO, CALIFORNIA

Source: Kleinfelder, Inc., 3/28/96

KLEINFELDER
An employee owned company

March 28, 1996
File: 10-3003-14

San Francisco Unified School District
Facility Planning & Construction
1551 Newcomb Avenue.
San Francisco, CA 94124

Attention: Mr. Tim Tronson

SUBJECT: Preliminary Foundation Recommendations for the Proposed New Excelsior Youth Center, in San Francisco, California

Dear Mr. Tronson:

We have completed our field investigation program for the proposed new Excelsior Youth Center Project, and have started the laboratory testing. Based on a review of the boring logs and observation of the samples collected, the subsurface conditions at the site generally consist of artificial fill composed mostly of silty sands and clean sands. The thickness of this material varies from about 1 to 4 feet, and its consistency ranges from very loose to loose. The fill material is underlain by 2 to 5 feet of native loose silty sand, which is underlain by medium dense silty sand with intermittent layers of clayey sand. The soils directly overlie sandstone bedrock which extended to the maximum exploration depth of about 25.5 feet below the existing ground surface. Sandstone was encountered in two of our borings at depths of 16 and 9 feet. No groundwater was encountered in the eight borings performed for this investigation.

At the proposed building locations, our boring results indicate that the combined thickness of very loose to loose sandy fill and native silty sand vary from 4 to 8 feet. Below this upper zone, the soils are medium dense, with standard penetration test (SPT) blow counts (resulting from driving our sampler) varying from 10 to 30 blows per foot.

Based on the field investigation program, the upper approximately 4 to 8 feet of soil is loose. Foundations supported directly on this material will be subject to significant settlements from the building loads and due to earthquake shaking. Therefore, either the foundation system needs to extend through the loose soils (such as drilled piers), or the loose soils need to be removed and replaced as compacted fill and the building supported on shallow footings. Based on our estimate of the cost of the two systems, the overexcavation and placement of fill may

e preferable. In considering the drill pier foundation, the ground floor will need to be upported on the piers in addition to the building loads.

or the remove and replace approach, we recommend that as minimum the upper five (5) feet f the existing loose sandy soil be over excavated and re-compacted in uniform lifts not greater han 8 inches in loose thickness to a minimum of 90 percent compaction near optimum noisture content. The overexcavation should extend a minimum of 3 feet beyond the limits of he building. The excavated soils may be reused if free of organics, concrete and other leleterious materials.

The bearing pressure of recompacted silty sand can be taken as 3,000 pounds per square foot or design of the shallow foundations, provided that the minimum embedment depth is at least 18 inches below the adjacent grade, and minimum foundation width of 18 inches for isolated columns and 12 inches for continuous footings. Resistance to lateral loads can be taken by passive pressure in front of the footings, and by sliding resistance at the base of the footings. A preliminary value of 350 pounds per cubic foot equivalent fluid pressure, and a sliding resistance coefficient of 0.40 may be used. We understand that the elevation of London Street nd the sidewalk to the west of the site is about 2 to 3 feet lower than the elevation of the existing proposed building site. As such, the foundation of the west wall of the proposed uilding should extend a minimum of 1.5 feet below the existing sidewalk level where within 3 eet laterally of sidewalk.

As an alternative to over excavation and re-compaction, a deep foundation system consisting of ast-in-drilled hole piers may be used. Piers should have a minimum length of 15 feet. From preliminary standpoint, the piers should be designed for an allowable skin friction of 400 ounds per square foot, in medium dense silty sand and in dense sandstone. Load capacity and riction of the top 5 feet should be neglected in calculating vertical capacity due to loose condition of the existing soils. For uplift capacity one-half of the downward capacity may be sed. A factor of safety of 2 is used in arriving in downward and uplift load capacities. Lateral load capacity of an 16-inch diameter cast-in-place pier is estimated to be about 8 kips for service load condition.

Available building plans indicate that the existing subject project site was occupied by some structures including restrooms over the past years. Therefore, it is possible that there are existing subsurface structures, including tanks, leaching field, utilities and vaults present at the ite. To minimize the potential effects of excessive settlements in these areas, all surface and subsurface structures, including utilities, leaching fields and tanks, should be completely removed and replaced with compacted engineered fill material where they underlie future structures and/or pavements. Because of the possibility of the existence of undocumented backfill at the proposed site, any such backfills will need to be removed and replaced with compacted approved native or imported soil.

Foundation excavation for the project is anticipated to include excavations of up to approximately 5 feet in depth including overexcavation (deeper if buried structures are encountered) for the proposed building. Because of the variable types of soils found throughout the project, we expect the stability of excavation walls to be variable. To provide slope stability and to protect personnel and adjacent facilities, shoring (or sloping of excavations walls where not adjacent to the existing buildings, sidewalks and walls) will be required. It is estimated that temporary construction excavations with slopes of 1.5 to 1 (horizontal to vertical) can be used for the subject project where shoring is not necessary.

All of the above information should be considered preliminary, and may be revised after our laboratory testing and engineering analysis is completed.

We hope the above is suitable for your needs. If you have any questions, please contact us.

Sincerely,

KLEINFELDER, INC.

Amir Tabatabaie, Ph.D., P.E.
Project Engineer

Michael Majchrzak, C.E., G.E.
Senior Geotechnical Engineer

AT/MM/mjt

KLEINFELDER 7133 Koll Center Parkway, Suite 100, Pleasanton, CA 94566-3101 (510) 484-1700

APPENDIX B.

GOVERNMENT RECORDS REVIEW OF HAZARDOUS MATERIALS SITES WITHIN ¼, ½ AND 1 MILE OF THE EXCELSIOR YOUTH CENTER SITE

Source: Vista Information Solutions Inc., 3/26/96

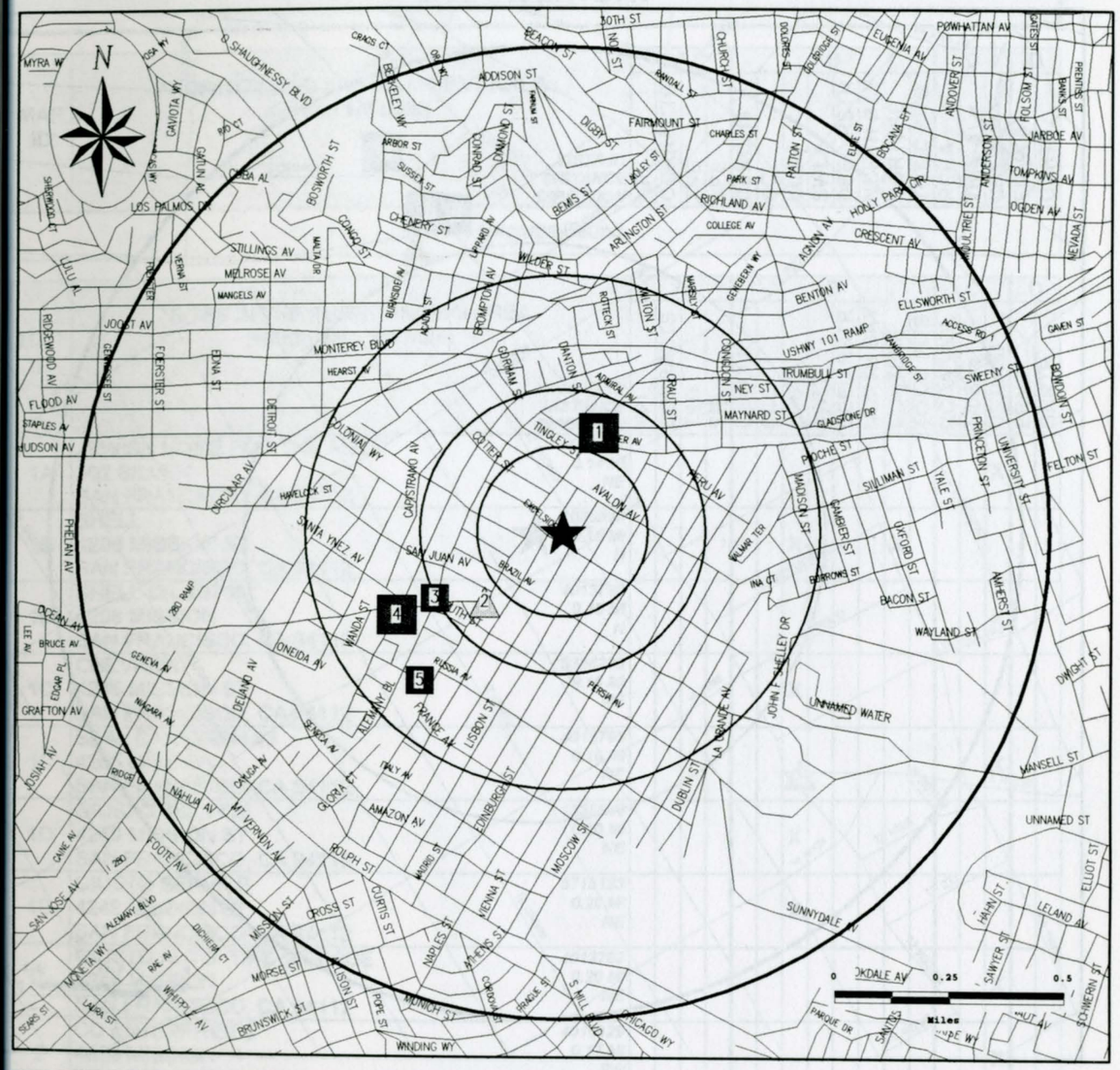
SITE ASSESSMENT PLUS REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: EXCELSIOR SCHOO EXCELSIOR SCHOOL 163-167 LONDON ST/ 125 EXCELSIOR ST SAN FRANCISCO, CA 94112 Cross Street: MISSION Latitude/Longitude: (37.725905, 122.431180)	ALICE E MILLER ALICE ESTILL MILLER-SANTA ROSA 310 PACIFIC HEIGHTS DR SANTA ROSA, CA 95403

Site Distribution Summary Agency / Database - Type of Records			within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
A) Databases searched to 1 mile:						
US EPA	NPL	National Priority List	0	0	0	0
US EPA	CORRACTS	RCRA Corrective Actions	0	0	0	0
US EPA	TSD	RCRA permitted treatment, storage, disposal facilities	0	0	0	0
STATE	SPL	State equivalent priority list	0	0	0	0
B) Databases searched to 1/2 mile:						
US EPA	CERCLIS	Sites under review by US EPA	0	0	0	-
STATE	SCL	State equivalent CERCLIS list	0	0	0	-
STATE REG CO	LUST	Leaking Underground Storage Tanks	0	4	4	-
STATE/ REG/CO	SWLF	Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
STATE	DEED RSTR	Sites with deed restrictions	0	0	0	-
REGIONAL	NORTH BAY	Sites on North Bay Toxic List	0	0	0	-
STATE	CORTESE	State index of properties with hazardous waste	0	1	3	-
STATE	TOXIC PITS	Toxic Pits cleanup facilities	0	0	0	-
C) Databases searched to 1/4 mile:						
US EPA	RCRA Viol	RCRA violations/enforcement actions	0	0	-	-
US EPA	TRIS	Toxic Release Inventory database	0	0	-	-
STATE	UST/AST	Registered underground or aboveground storage tanks	0	5	-	-
D) Databases searched to 1/8 mile:						
US EPA	ERNS	Emergency Response Notification System of spills	0	-	-	-
US EPA	GNRTR	RCRA registered small or large generators of hazardous waste	0	-	-	-

SITE ASSESSMENT PLUS REPORT

Map of Sites within One Mile



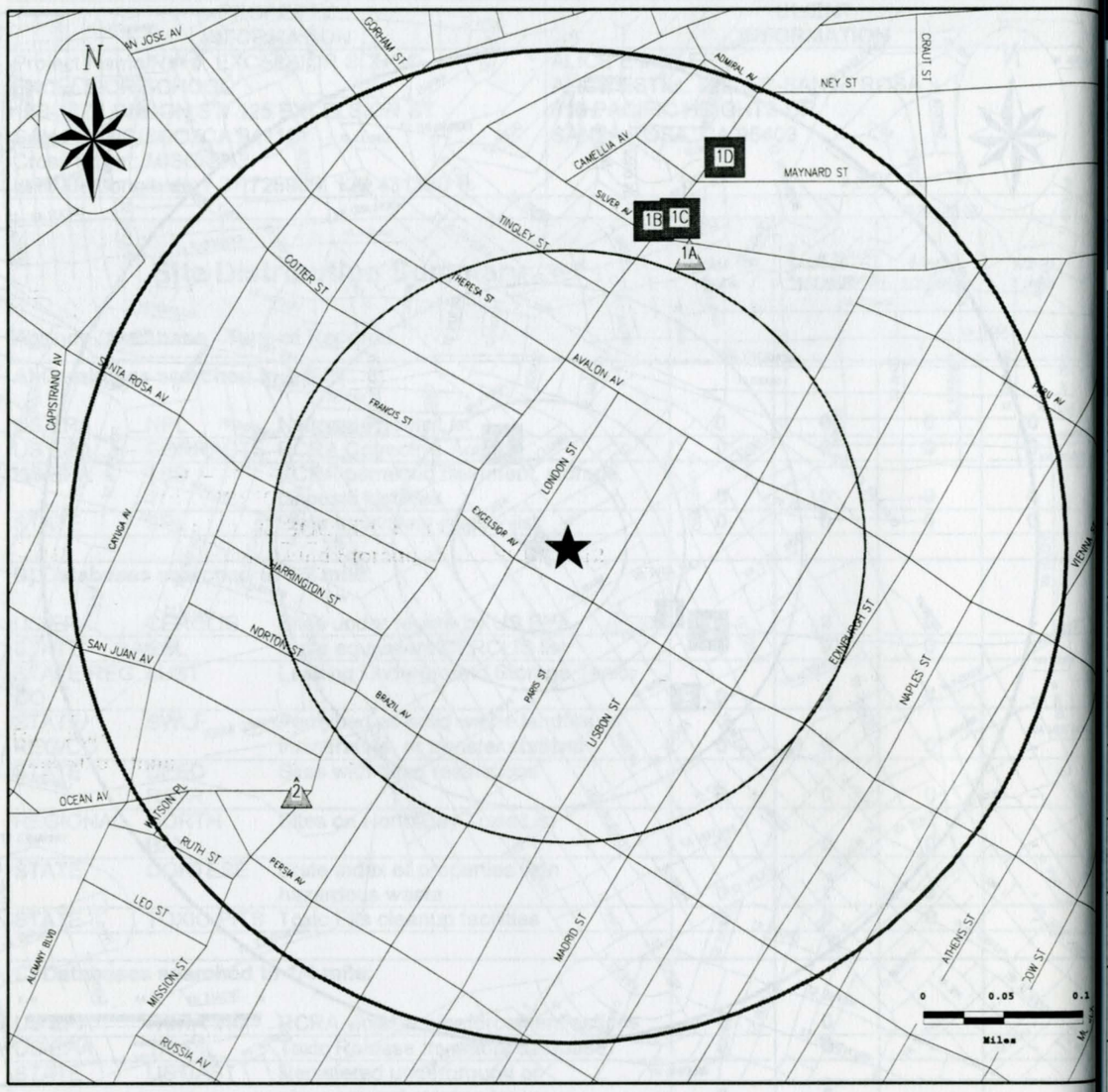
Subject Site	Category: / Databases Searched to:	A 1 mi.	B 1/2 mi.	C 1/4 mi.	D 1/8 mi.
★	Single Sites	◆	■	△	○
	Multiple Sites	◆	■	△	○
		NPL, SPL, TSD, CORRACTS	CERCLIS, SCL, LUST, SWLF	TRIS, UST	ERNS, GENERATORS

Roads
Highways
Railroads
Rivers or Water Bodies
Utilities

If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.

SITE ASSESSMENT PLUS REPORT

Map of Sites within Quarter Mile



Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites	◆	■	△	○
	Multiple Sites	◆	■	△	○
Roads Highways Railroads Rivers or Water Bodies Utilities		NPL, SPL, TSD, CORRACTS	CERCLIS, SCL, LUST, SWLF	TRIS, UST	ERNS, GENERATORS

If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.

SITE ASSESSMENT PLUS REPORT

SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile) VISTA ID DISTANCE DIRECTION	A				B									C			D	
		NPL	CORRACTS	TSD	SPL	CERCLIS	SCL	LUST	SWLF	DEED RSTR	NORTH BAY	CORTESE	TOXIC PITS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
No Records Found																			

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) VISTA ID DISTANCE DIRECTION	A				B									C			D	
		NPL	CORRACTS	TSD	SPL	CERCLIS	SCL	LUST	SWLF	DEED RSTR	NORTH BAY	CORTESE	TOXIC PITS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
1A	JEWISH HOME FOR THE AGED 302 SILVER SAN FRANCISCO, CA 94112 *4041851* *0.14 MI* *NE*															X			
1B	SHELL 4298 MISSION ST SAN FRANCISCO, CA 94112 *1586540* *0.15 MI* *N*							X				X							
1B	SHELL OIL #3708 4298 MISSION SAN FRANCISCO, CA 94112 *4013798* *0.15 MI* *N*															X			
1C	CHEVRON 4285 MISSION ST SAN FRANCISCO, CA 94112 *5356238* *0.16 MI* *NE*							X											
1C	SEAL CAR WASH #3 4285 MISSION SAN FRANCISCO, CA 94112 *4013795* *0.16 MI* *NE*															X			
1D	GIUSTO SERVICE 4249 MISSION ST SAN FRANCISCO, CA 94112 *1236649* *0.20 MI* *NE*							X											
1D	GIUSTO SERVICE 4249 MISSION ST SAN FRANCISCO, CA 94112 *5715133* *0.20 MI* *NE*							X											
1D	GIUSTO AUTO TIRE SERVICE 4249 MISSION SAN FRANCISCO, CA 94112 *4013793* *0.20 MI* *NE*															X			
2	CD ENTERPRISES 4650 MISSION SAN FRANCISCO, CA 94112 *4013829* *0.17 MI* *SW*															X			

X = search criteria; • = tag-along (beyond search criteria).
For more information call VISTA Information Solutions, Inc. at **1 - 800 - 767 - 0403.**
Report ID: **100579-001** Date of Report: **March 26, 1996**
Version 2.4.1 *Page #6*

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID / DISTANCE / DIRECTION	A				B										C			D	
			NPL	CORRACTS	TSD	SPL	CERCLIS	SCL	LUST	SWLF	DEED RSTR	NORTH BAY	CORTESE	TOXIC PITS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
3	UNOCAL SERVICE STATION 1798 ALEMANY BLVD SAN FRANCISCO, CA 94112	439809 0.25 MI SW							X										
4	GIUSTO PROPERTY 98 OCEAN AVE SAN FRANCISCO, CA 94112	1595176 0.33 MI W							X				X						
4	HAYES PARK LAUNDRY 915 CAYUGA AVE SAN FRANCISCO, CA 94112	5353920 0.35 MI SW											X						
4	HAYES PARK LAUNDRY 915 CAYUGA AVE SAN FRANCISCO, CA 94112	1259820 0.35 MI SW							X								•		
5	PACIFIC BELL 30 ONONDAGA AVENUE JUNIPER SAN FRANCISCO, CA 94112	315197 0.39 MI SW							X				X				•		•

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	VISTA ID / DISTANCE / DIRECTION	A				B										C			D	
			NPL	CORRACTS	TSD	SPL	CERCLIS	SCL	LUST	SWLF	DEED RSTR	NORTH BAY	CORTESE	TOXIC PITS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR

No Records Found

SITE ASSESSMENT PLUS REPORT

DETAILS

PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

No Records Found

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

Map ID **1A**

VISTA Address*:	JEWISH HOME FOR THE AGED 302 SILVER SAN FRANCISCO, CA 94112	VISTA ID#:	4041851
		Distance/Direction:	0.14 MI / NE
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A

Agency Address:	SAME AS ABOVE		
Underground Tanks:	2		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	1U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	REPORTED AS "UNKNOWN" BY AGENCY	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	1500 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	2U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	REPORTED AS "UNKNOWN" BY AGENCY	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	1500 (GALLONS)	Tank Material:	BARE STEEL

Map ID **1B**

VISTA Address*:	SHELL 4298 MISSION ST SAN FRANCISCO, CA 94112	VISTA ID#:	1586540
		Distance/Direction:	0.15 MI / N
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 2733		Agency ID:	10081

Agency Address:	SHELL 4298 MISSION ST SAN FRANCISCO, CA 94110
Tank Status:	NOT AVAILABLE
Media Affected:	GROUNDWATER
Substance:	OTHER AUTO FUELS,OILS,FLUIDS
Leak Cause:	UNAVAILABLE
Remedial Action:	VENT SOIL
Remedial Status 1:	REM ACTION TAKEN
Remedial Status 2:	NOT AVAILABLE
Fields Not Reported:	Discovery Date, Quantity (Units), Leak Source

Regional LUST - Regional Leaking Underground Storage Tank / SRC# 2732		Agency ID:	38-0341
Agency Address:	SHELL 4298 MISSION ST SAN FRANCISCO, CA		
Tank Status:	NOT AVAILABLE		
Discovery Date:	APRIL 3, 1990		
Media Affected:	GROUNDWATER		
Substance:	OTHER AUTO FUELS,OILS,FLUIDS		
Leak Cause:	STRUCTURAL FAILURE		
Leak Source:	UNDERGROUND TANK		
Remedial Action:	VENT SOIL		
Remedial Status 1:	REM ACTION TAKEN		
Remedial Status 2:	NOT AVAILABLE		
Fields Not Reported:	Quantity (Units)		
CORTESE / SRC# 2298		EPA/Agency ID:	N/A
Agency Address:	SHELL 4298 MISSION ST SAN FRANCISCO, CA 94110		
List Name:	LEAKING TANK		
Site ID:	INV-ID38-000379		

VISTA Address*:	SHELL OIL #3708 4298 MISSION SAN FRANCISCO, CA 94112	VISTA ID#: Distance/Direction: Plotted as:	4013798 0.15 MI / N Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Underground Tanks:	5		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	1U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	UNLEADED GAS	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	10000 (GALLONS)	Tank Material:	FIBERGLASS
Tank ID:	2U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	REPORTED AS "UNKNOWN" BY AGENCY	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	10000 (GALLONS)	Tank Material:	FIBERGLASS
Tank ID:	3U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	REPORTED AS "UNKNOWN" BY AGENCY	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	10000 (GALLONS)	Tank Material:	FIBERGLASS
Tank ID:	4U	Tank Status:	CLOSED
Tank Contents:	REPORTED AS "UNKNOWN" BY AGENCY	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	550 (GALLONS)	Tank Material:	UNKNOWN
Tank ID:	5U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	OIL(NOT SPECIFIED)	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS
Tank Size (Units):	550 (GALLONS)	Tank Material:	FIBERGLASS

Map ID
1C

VISTA Address*:	CHEVRON 4285 MISSION ST SAN FRANCISCO, CA 94112	VISTA ID#: Distance/Direction: Plotted as:	5356238 0.16 MI / NE Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 2733		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Tank Status:	NOT AVAILABLE		
Media Affected:	UNKNOWN		
Substance:	GASOLINE (UNSPECIFIED)		
Leak Cause:	UNAVAILABLE		
Remedial Action:	NOT AVAILABLE		
Remedial Status 1:	LEAK BEING CONFIRMED		
Remedial Status 2:	NOT AVAILABLE		
Fields Not Reported:	Discovery Date, Quantity (Units), Leak Source		
Regional LUST - Regional Leaking Underground Storage Tank / SRC# 2732		Agency ID:	38-0501
Agency Address:	CHEVRON 4285 MISSION ST SAN FRANCISCO, CA		
Tank Status:	NOT AVAILABLE		
Media Affected:	UNKNOWN		
Substance:	GASOLINE (UNSPECIFIED)		
Leak Cause:	UNKNOWN		
Leak Source:	REPORTED AS "UNKNOWN" BY AGENCY		
Remedial Action:	NOT AVAILABLE		
Remedial Status 1:	LEAK BEING CONFIRMED		
Remedial Status 2:	NOT AVAILABLE		
Fields Not Reported:	Discovery Date, Quantity (Units)		

Map ID
1C

VISTA Address*:	SEAL CAR WASH #3 4285 MISSION SAN FRANCISCO, CA 94112	VISTA ID#: Distance/Direction: Plotted as:	4013795 0.16 MI / NE Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Underground Tanks:	3		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	1U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	REPORTED AS "UNKNOWN" BY AGENCY	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	10000 (GALLONS)	Tank Material:	UNKNOWN
Tank ID:	2U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	REPORTED AS "UNKNOWN" BY AGENCY	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	6000 (GALLONS)	Tank Material:	UNKNOWN
Tank ID:	3U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	UNLEADED GAS	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	10000 (GALLONS)	Tank Material:	UNKNOWN

VISTA Address*:	GIUSTO SERVICE 4249 MISSION ST SAN FRANCISCO, CA 94112	VISTA ID#:	1236649
		Distance/Direction:	0.20 MI / NE
		Plotted as:	Point
Regional LUST - Regional Leaking Underground Storage Tank / SRC# 2732		Agency ID:	38-0523

Agency Address:	SAME AS ABOVE
Tank Status:	NOT AVAILABLE
Discovery Date:	MARCH 5, 1992
Media Affected:	UNKNOWN
Substance:	GASOLINE (UNSPECIFIED)
Leak Cause:	OVERFILL/OVERFLOW
Leak Source:	REPORTED AS "UNKNOWN" BY AGENCY
Remedial Action:	NOT AVAILABLE
Remedial Status 1:	NO ACTION TAKEN BY RESPONSIBLE PARTY
Remedial Status 2:	NOT AVAILABLE
Fields Not Reported:	Quantity (Units)

VISTA Address*:	GIUSTO SERVICE 4249 MISSION ST SAN FRANCISCO, CA 94112	VISTA ID#:	5715133
		Distance/Direction:	0.20 MI / NE
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 2733		Agency ID:	10258

Agency Address:	SAME AS ABOVE
Tank Status:	NOT AVAILABLE
Media Affected:	UNKNOWN
Substance:	GASOLINE (UNSPECIFIED)
Leak Cause:	UNAVAILABLE
Remedial Action:	NOT AVAILABLE
Remedial Status 1:	NO ACTION TAKEN BY RESPONSIBLE PARTY
Remedial Status 2:	NOT AVAILABLE
Fields Not Reported:	Discovery Date, Quantity (Units), Leak Source

VISTA Address*:	GIUSTO AUTO TIRE SERVICE 4249 MISSION SAN FRANCISCO, CA 94112	VISTA ID#:	4013793
		Distance/Direction:	0.20 MI / NE
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A

Agency Address:	SAME AS ABOVE
Underground Tanks:	5
Aboveground Tanks:	NOT REPORTED
Tanks Removed:	NOT REPORTED

Tank ID:	1U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	OIL(NOT SPECIFIED)	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	500 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	2U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	REPORTED AS "UNKNOWN" BY AGENCY	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	4000 (GALLONS)	Tank Material:	BARE STEEL

Tank ID:	3U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	REPORTED AS "UNKNOWN" BY AGENCY	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	4000 (GALLONS)	Tank Material:	UNKNOWN
Tank ID:	4U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	UNLEADED GAS	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	4000 (GALLONS)	Tank Material:	UNKNOWN
Tank ID:	5U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	UNLEADED GAS	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	6000 (GALLONS)	Tank Material:	FIBERGLASS

VISTA Address*:	CD ENTERPRISES 4650 MISSION SAN FRANCISCO, CA 94112	VISTA ID#:	4013829
		Distance/Direction:	0.17 MI / SW
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A

Map ID **2**

Agency Address:	SAME AS ABOVE
Underground Tanks:	4
Aboveground Tanks:	NOT REPORTED
Tanks Removed:	NOT REPORTED

Tank ID:	1U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	REPORTED AS "UNKNOWN" BY AGENCY	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	5000 (GALLONS)	Tank Material:	UNKNOWN
Tank ID:	2U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	REPORTED AS "UNKNOWN" BY AGENCY	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	8000 (GALLONS)	Tank Material:	UNKNOWN
Tank ID:	3U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	REPORTED AS "UNKNOWN" BY AGENCY	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	7500 (GALLONS)	Tank Material:	UNKNOWN
Tank ID:	4U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	OIL(NOT SPECIFIED)	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	500 (GALLONS)	Tank Material:	UNKNOWN

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

VISTA Address*:	UNOCAL SERVICE STATION 1798 ALEMANY BLVD SAN FRANCISCO, CA 94112	VISTA ID#: Distance/Direction: Plotted as:	439809 0.25 MI / SW Point

STATE LUST - State Leaking Underground Storage Tank / SRC# 2733	Agency ID:	10513

Agency Address:	*UNOCAL SERVICE STATION 1798 ALEMANY BLVD SAN FRANCISCO, CA*
Tank Status:	*NOT AVAILABLE*
Media Affected:	*UNKNOWN*
Leak Cause:	*UNAVAILABLE*
Remedial Action:	*NOT AVAILABLE*
Remedial Status 1:	*NO ACTION TAKEN BY RESPONSIBLE PARTY*
Remedial Status 2:	*NOT AVAILABLE*
Fields Not Reported:	*Discovery Date, Substance, Quantity (Units), Leak Source*

Regional LUST - Regional Leaking Underground Storage Tank / SRC# 2732	Agency ID:	38-0653

Agency Address:	*UNOCAL SVC STA #1063 1798 ALEMANY BLVD SAN FRANCISCO, CA 94112*
Tank Status:	*NOT AVAILABLE*
Media Affected:	*UNKNOWN*
Leak Cause:	*UNAVAILABLE*
Remedial Action:	*NOT AVAILABLE*
Remedial Status 1:	*NO ACTION TAKEN BY RESPONSIBLE PARTY*
Remedial Status 2:	*NOT AVAILABLE*
Fields Not Reported:	*Discovery Date, Substance, Quantity (Units), Leak Source*

VISTA Address*:	GIUSTO PROPERTY 98 OCEAN AVE SAN FRANCISCO, CA 94112	VISTA ID#: Distance/Direction: Plotted as:	1595176 0.33 MI / W Point

STATE LUST - State Leaking Underground Storage Tank / SRC# 2733	EPA/Agency ID:	N/A

Agency Address:	*GIUSTO PROPERTY 98 OCEAN AVE SAN FRANCISCO, CA*
Tank Status:	*NOT AVAILABLE*
Media Affected:	*GROUNDWATER*
Substance:	*GASOLINE (UNSPECIFIED)*
Leak Cause:	*UNAVAILABLE*
Remedial Action:	*NO ACTION TAKEN*
Remedial Status 1:	*PRELIMINARY ASSESSMENT*
Remedial Status 2:	*NOT AVAILABLE*
Fields Not Reported:	*Discovery Date, Quantity (Units), Leak Source*

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Regional LUST - Regional Leaking Underground Storage Tank / SRC# 2732	Agency ID:	38-0162

Agency Address:	*GUISTO PROPERTY 98 OCEAN AVE SAN FRANCISCO, CA*
Tank Status:	*NOT AVAILABLE*
Discovery Date:	*JULY 11, 1990*
Media Affected:	*GROUNDWATER*
Substance:	*GASOLINE (UNSPECIFIED)*
Leak Cause:	*STRUCTURAL FAILURE*
Leak Source:	*UNDERGROUND TANK*
Remedial Action:	*NO ACTION TAKEN*
Remedial Status 1:	*PRELIMINARY ASSESSMENT*
Remedial Status 2:	*NOT AVAILABLE*
Fields Not Reported:	*Quantity (Units)*

CORTESE / SRC# 2298	EPA/Agency ID:	N/A

Agency Address:	*GIUSTO PROPERTY 98 OCEAN AVE SAN FRANCISCO, CA*
List Name:	*LEAKING TANK*
Site ID:	*INV-ID38-000203*

VISTA Address*:	HAYES PARK LAUNDRY 915 CAYUGA AVE SAN FRANCISCO, CA 94112	VISTA ID#: Distance/Direction: Plotted as:	5353920 0.35 MI / SW Point

Map ID **4**

CORTESE / SRC# 2298	EPA/Agency ID:	N/A

Agency Address:	*SAME AS ABOVE*
List Name:	*LEAKING TANK*
Site ID:	*INV-ID38-000492*

VISTA Address*:	HAYES PARK LAUNDRY 915 CAYUGA AVE SAN FRANCISCO, CA 94112	VISTA ID#: Distance/Direction: Plotted as:	1259820 0.35 MI / SW Point

Map ID **4**

STATE LUST - State Leaking Underground Storage Tank / SRC# 2733	EPA/Agency ID:	N/A

Agency Address:	*SAME AS ABOVE*
Tank Status:	*NOT AVAILABLE*
Media Affected:	*GROUNDWATER*
Substance:	*DIESEL*
Leak Cause:	*UNAVAILABLE*
Remedial Action:	*EXCAVATE DISPOSE*
Remedial Status 1:	*REM ACTION PLAN*
Remedial Status 2:	*NOT AVAILABLE*
Fields Not Reported:	*Discovery Date, Quantity (Units), Leak Source*

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Regional LUST - Regional Leaking Underground Storage Tank / SRC# 2732		Agency ID:	38-0479
Agency Address:	*HAYES PARK LAUNDRY 915 CAYUGA AVE. SAN FRANCISCO, CA 94112*		
Tank Status:	*NOT AVAILABLE*		
Discovery Date:	*JANUARY 12, 1993*		
Media Affected:	*GROUNDWATER*		
Substance:	*DIESEL*		
Leak Cause:	*UNKNOWN*		
Leak Source:	*REPORTED-AS "UNKNOWN" BY AGENCY*		
Remedial Action:	*EXCAVATE DISPOSE*		
Remedial Status 1:	*REM ACTION PLAN*		
Remedial Status 2:	*NOT AVAILABLE*		
Fields Not Reported:	*Quantity (Units)*		

VISTA Address*:	**PACIFIC BELL 30 ONONDAGA AVENUE JUNIPER SAN FRANCISCO, CA 94112**	VISTA ID#: Distance/Direction: Plotted as:	315197 0.39 MI / SW Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 2733		EPA/Agency ID:	N/A
Agency Address:	*PACIFIC BELL 30 ONONDAGA AV SAN FRANCISCO, CA*		
Tank Status:	*NOT AVAILABLE*		
Media Affected:	*GROUNDWATER*		
Substance:	*GASOLINE (UNSPECIFIED)*		
Leak Cause:	*UNAVAILABLE*		
Remedial Action:	*NO ACTION TAKEN*		
Remedial Status 1:	*PRELIMINARY ASSESSMENT*		
Remedial Status 2:	*NOT AVAILABLE*		
Fields Not Reported:	*Discovery Date, Quantity (Units), Leak Source*		

Regional LUST - Regional Leaking Underground Storage Tank / SRC# 2732		Agency ID:	38-0229
Agency Address:	*SAME AS ABOVE*		
Tank Status:	*NOT AVAILABLE*		
Discovery Date:	*OCTOBER 18, 1985*		
Media Affected:	*GROUNDWATER*		
Substance:	*GASOLINE (UNSPECIFIED)*		
Leak Cause:	*STRUCTURAL FAILURE*		
Leak Source:	*UNDERGROUND TANK*		
Remedial Action:	*NO ACTION TAKEN*		
Remedial Status 1:	*PRELIMINARY ASSESSMENT*		
Remedial Status 2:	*NOT AVAILABLE*		
Fields Not Reported:	*Quantity (Units)*		

CORTESE / SRC# 2298		EPA/Agency ID:	N/A
Agency Address:	*PACIFIC BELL 30 ONONDAGA SAN FRANCISCO, CA*		
List Name:	*LEAKING TANK*		
Site ID:	*INV-ID38-000272*		

*** VISTA address includes enhanced city and ZIP.**

SITE ASSESSMENT PLUS REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 2640

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for NPL was September, 1995.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

SPL
SRC#: 2826

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Calsites Database: Annual Workplan Sites was January, 1996.

This database is provided by the Cal. Environmental Protection Agency, Dept. of Toxic Substances Control. Annual Work Plan (AWP) sites and sites where Preliminary Endangerment Assessments are a high priority are included.

CORRACTS
SRC#: 2685

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for RCRA Corrective Action Sites List was October, 1995.

The EPA maintains this database of RCRA facilities which 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.

RCRA-TSD
SRC#: 2685

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for RCRIS was October, 1995.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS
SRC#: 2738

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS was December, 1995.

The CERCLIS List contains sites which are either proposed to or on the National Priorities List(NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activiies or events at the site, financial funding information for the events, and unrestricted enforcement activities.

NFRAP
SRC#: 2739

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS-NFRAP was December, 1995.

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

Cal Cerclis
SRC#: 2462

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Ca Cerclis w/Regional Utility Description was June, 1995.

This database is provided by the U.S. Environmental Protection Agency, Region 9. These are regional utility descriptions for California CERCLIS sites.

SCL
SRC#: 2825

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Calsites Database: All Sites except Annual Workplan Sites (incl. ASPIS) was January, 1996.

This database is provided by the Department of Toxic Substances Control. These are lower priority than the SPL sites.

SWLF
SRC#: 2232

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Ca Solid Waste Information System (SWIS) was March, 1995.

This database is provided by the Integrated Waste Management Board.

WMUDS
SRC#: 2463

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Waste Management Unit Database System (WMUDS) was June, 1995.

This database is provided by the State Water Resources Control Board. This is used for program tracking and inventory of waste management units. This system contains information from the following eight main databases: Facility, Waste Management Unit, SWAT Program Information, SWAT Report Summary Information, Chapter 15 (formerly Subchapter 15), TPCA Program Information, RCRA Program Information, and Closure Information.

LUST
SRC#: 2733

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Lust Information System (LUSTIS) was December, 1995.

This database is provided by the California Environmental Protection Agency.

LUST RG2
SRC#: 2732

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region #2-San Francisco Bay Fuel Leaks List was November, 1995.

This database is provided by the Regional Water Quality Control Board, Region #2.

CORTESE
SRC#: 2298

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Cortese List-Hazardous Waste Substance Site List was February, 1995.

This database is provided by the Office of Environmental Protection, Office of Hazardous Materials.

Deed Restrictions
SRC#: 1703

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Deed Restriction Properties Report was April, 1994.

This database is provided by the Department of Health Services-Land Use and Air Assessment. These are voluntary deed restriction agreements with owners of property who propose building residences, schools, hospitals, or day care centers on property that is "on or within 2,000 feet of a significant disposal of hazardous waste".

Toxic Pits
SRC#: 2229

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Summary of Toxic Pits Cleanup Facilities was February, 1995.

This database is provided by the Water Quality Control Board, Division of Loans Grants.

North Bay
SRC#: 1718

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for North Bay County Toxic List-Region #2 Surface Spills was April, 1994.

This database is provided by the Regional Water Quality Control Board, Region #2.

C) DATABASES SEARCHED TO 1/4 MILE

RCRA-Viols/En
SRC#: 2685

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for RCRIS was October, 1995.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Violators are facilities which have been cited for RCRA Violations at least once since 1980. RCRA Enforcements are enforcement actions taken against RCRA violators.

UST's
SRC#: 1612

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Underground Storage Tank Registrations Database was January, 1994.

This database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks.

AST's
SRC#: 2824

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Aboveground Storage Tank Database was February, 1996.

This database is provided by the State Water Resources Control Board.

TRIS
SRC#: 2587

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for TRIS was May, 1995.

Section 313 of the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III) of 1986 requires the EPA to establish an inventory of Toxic Chemicals emissions from certain facilities(Toxic Release Inventory System). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form(Form R) for specified chemicals.

D) DATABASES SEARCHED TO 1/8 MILE

ERNS
SRC#: 2255

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for ERNS was March, 1995.

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of transportation. A search of the database records for the period October 1986 through September 1994 revealed the following information regarding reported spills of oil or hazardous substances in the stated area.

RCRA-LgGen
SRC#: 2685

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS was October, 1995.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

RCRA-SmGen
SRC#: 2685

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS was October, 1995.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

End of Report