



**Kaldveer Associates**  
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October 3, 1988  
KE812-3, 12056

Hopkins Development Company  
#13 Corporate Plaza, Suite 200  
Newport Beach, California 92660

Attention: Mr. Garrett O'Doherty

RE: PRELIMINARY ENVIRONMENTAL  
ASSESSMENT  
PROPOSED FOOTHILL SQUARE  
OAKLAND, CALIFORNIA

Gentlemen:

In this letter report, we present a summary of our preliminary environmental assessment findings for the Foothill Square Shopping Center in Oakland, California. The property is located in northeastern Oakland, as shown on the Site Vicinity Map, Figure 1. The site address is 10700 MacArthur Boulevard and is bound southerly by 108th Avenue and easterly by Foothill Boulevard as shown on the Site Plan, Figure 2.

The purpose of this investigation was to discover, if possible, any conditions or activities on the site or in the site vicinity which could result in the presence of potentially hazardous materials in the subsurface soil or groundwater. The investigation was performed by Ms. Polly L. Worrell, Senior Geologist/Environmental Specialist.

SCOPE OF WORK

Our scope of work included: site reconnaissance conducted on August 4 and 11, 1988; discussions with current lessees of the property; discussions with representatives of government agencies, and research of various public documents. In addition, stereo-pair aerial photographs were interpreted. The research focused on present and past site and near-vicinity conditions and activities which could indicate the presence of potentially hazardous materials in the subsurface soils or groundwater.

425 Roland Way  
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## SITE CONDITIONS

At the time of this investigation (August, 1988), the site encompassed approximately 590,000 square feet. Presently the uses of the site are primarily retail. Many of these retail businesses are shown on Figure 2. The existing retail structure houses the following: grocery store; dry cleaners; bingo parlor; hemodialysis center; furniture store; drug store; social security facility; coin laundry; clothing store; notary public; nail shop; hair care center; print shop; pizza parlor and a few vacant stores. The retail structure is surrounded on all sides by an asphalt parking lot which includes three additional retail structures. The three structures are located on the southerly parking lot; one structure is vacant and appears to be a former bank branch; another is a small Fotomat store; and the third is the USA/Olympic service station. Plant and tree islands bounded by concrete curbing occur throughout the parking lot.

Presently, the site is bound northwesterly and southerly by residences. Toward the northeast, Foothill Boulevard bounds the site and subsequently the MacArthur Freeway. Toward the southwest, MacArthur Boulevard bounds the site where various retail and residential buildings exist. The site is primarily flat excepting the northeast parking lot which slopes up towards Foothill Boulevard.

Surface waters were not observed at the site during our reconnaissance. We are not aware of any studies indicating the groundwater flow direction in the near-site vicinity. However, the regional flow direction is generally towards San Francisco Bay to the west.

## SITE HISTORY

Information on the site prior to 1916 was not available. In 1916, the Fageol Brothers built Fageol Motors Company at 107th Avenue and Hollywood Boulevard. Hollywood Boulevard was later re-named MacArthur Boulevard. Fageol Motors Company manufactured tractors, trucks and motor buses. Our review of aerial photographs (ranging from 1947 to the present) identified the various land uses beginning in the late 1940's. Our observations indicated that the Fageol Motor Company structure stood until early 1960. A March, 1988 aerial photo of the site and near-vicinity area is shown on Figure 3.

Development of this property as a shopping center began in mid 1960. Review of City of Oakland building permits and Sanborne Maps indicate a new structure was built at the same location, however, we were unable to confirm whether the old structure was remodeled or whether new building construction following demolition of the old building.

Near-site vicinity history includes an automobile manufacturing company located west of the site at East 14th Street and Durant Avenue. In the early 1920's, Durant Motors manufactured automobiles at this site until the company closed in 1932. The remaining immediate site vicinity has been primarily retail long MacArthur Boulevard and residential on the side streets.

#### AREA ENVIRONMENTAL CONDITIONS

Properties surrounding the subject site within a quarter mile radius consist of residential and retail development. To our knowledge, no superfund sites (either State or Federal), operating landfills, inactive landfills or dumps, or hazardous waste facilities are located within this quarter mile radius of the site.

The USA/Olympic service station located at the southeast corner of the subject property has interim underground storage tank permits expiring in November, 1988. No fuel leaks from this station have been reported to-date. Since 1961, a dry cleaners has been housed at the northwest side of the shopping center structure. Currently, Youngs Cleaners operates this facility and reports cleaning solvents are stored in a 35-gallon drum inside a closed closet onsite. No leaks from this facility have been reported.

Within a quarter mile radius, an existing 7-11 convenience store located north of the site at 10501 Foothill Boulevard reported a fuel leak in September, 1987 to the San Francisco Regional Water Quality Control Board (RWQCB). Contaminants reported above California State Drinking Water Recommended Action levels included benzene, toluene and xylene. Since this date, tanks and piping have been removed.

Based primarily upon information presented in the referenced public documents in Appendix I and with various discussions with referenced contacts, we have identified three inactive sites with contamination problems within a 3/4 to one mile radius of the site. Each site has had a preliminary assessment completed by the Environmental Protection Agency (EPA). After completion of the preliminary assessments, it appears the sites did not rank sufficiently high to be considered a threat to the public, and thus were not listed on the California Department of Health Services "Expenditure Plan for the Hazardous Substance Clean-Up Bond Act of 1984".

The sites are shown on Figure 1. These sites include the following:

1. Eltra Corporation Prestolite Battery, 98th Street and Bancroft Avenue, Oakland.
2. General Motors Parts Division, 10800 East 14th Street, Oakland.
3. General Motors Parts Division, 10626 East 14th Street, Oakland.

Additional fuel leaks have been reported to the RWQCB located within 1/2 to 1-1/2 mile radius of the site. Following are pertinent data concerning these sites. The sites are shown on Figure 1.

- dy SE  
Uno. - 1/2  
Uno - 3/4  
Mobil - 3/4  
Tex. - 1/2  
\* Area - NW
1. Unocal, 500 Bancroft Avenue, Oakland. This site is 1/2 mile from the subject property. The site has contaminated soil and groundwater with miscellaneous motor fuel. Currently, weekly monitoring of groundwater and bailing of free product is conducted.
  2. Unocal, Bancroft and 98th Avenue, Oakland, . This site is 3/4 mile from the subject property. The site has contaminated soil and groundwater with gasoline. Currently, quarterly monitoring is conducted. Leaking tanks and piping have been removed.
  3. Mobil, 2220 98th Avenue, Oakland. This site is 3/4 mile from the subject property. The site has contaminated soil and groundwater with gasoline. The leaking tank has been removed. The site was reviewed by RWQCB in July, 1988. Status of this site is unknown to us, and does not appear to have been established.
  4. Texaco, 9331 East 14th Street, Oakland. This site is 1-1/2 miles from the subject property. The site has contaminated soil and groundwater with miscellaneous motor fuel. The leaking tanks have been removed. Discharge has been stopped. Investigation is complete. Further remediation does not appear to be planned at this time.

#### DISCUSSION AND CONCLUSIONS

In our opinion, based on the past and present uses of the site, contamination of the subsurface soils or groundwater with potentially hazardous materials is possible. The primary concern is activities previously conducted at the site, particularly the automobile manufacturing plant, which could have resulted in soil or groundwater contamination. These would include contamination by hydrocarbons, paints, PCB's and metals. The air photos show areas of drum storage, tanks, and possible waste disposal. These areas as well as the manufacturing facilities could all be possible sources of contamination.

Contamination at North-West Corner of center

Presently, the USA/Olympic service station is operating and may contain leaking underground storage tanks, although there is no definite evidence of this. To our knowledge, soil and groundwater contamination near the station has not been detected, although we were unable to determine whether monitoring is currently being conducted.

And finally, a dry cleaning facility has operated at this shopping center since 1961. Various chemicals used in the dry cleaning business have commonly been spilled, washed into the soil or disposed of improperly. Again, we have no evidence that such an occurrence has occurred at this site.

Based on our knowledge of the regional hydrology and from our evaluations of agency files, it is our opinion, that the various fuel leaks and other contaminated sites in the vicinity will not significantly impact the soil or groundwater quality at Foothill Square.

#### RECOMMENDATIONS

It would be prudent in our opinion to initiate a second phase investigation to assess this site. We recommend near surface soils be sampled and tested for EPA Priority Pollutants. Additionally, installation of at least four groundwater wells is recommended, with testing of water samples for EPA Priority Pollutants and Total Petroleum Hydrocarbons. One of the wells would be situated down-gradient from the existing service station. The three additional wells are required to provide relatively good coverage of the elongated rectangular site.

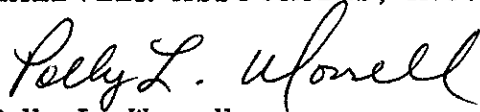
#### LIMITATIONS

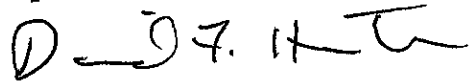
Our services have been performed in accordance with generally accepted soil and environmental engineering principles and practices. No other warranty, either expressed or implied is made. The analysis and conclusions contained in this report are based on the site conditions as they existed at the time of our reconnaissance, discussions with site owners and governmental agents, review of documents and aerial photographs. Changes in the information or the data gained from these sources or in the proposed land use could result in changes in our conclusions. If such changes do occur, we should be advised so that we can review our report in light of those changes.


It has been a pleasure to be of service to you. If you have any further questions, please call.

Very truly yours,

KALDVEER ASSOCIATES, INC.

  
prepared by: Polly L. Worrell  
Senior Geologist/Environmental  
Specialist

  
reviewed by: David F. Hoexter, C.E.G.  
Manager, Environmental/Geologic  
Services

  
reviewed by: Ronald L. Bajuniemi  
Vice President Engineering

PLW/DFH/RLB:jb

Copies: Addressee (3)

Enclosures: Figure 1 - Site Vicinity Map  
Figure 2 - Site Plan  
Figure 3 - 1988 Aerial Photograph  
Appendix I - References

APPENDIX I  
REFERENCES

Aerial Photographs

Pacific Aerial Surveys: Panchromatic vertical aerial, scale: 1" = 1000'

AV-3268-8-35 & 36, dated March 30, 1988  
AV-2300-08-32 & 33, dated June 21, 1983  
AV-1100-03-31 & 32, dated April 18, 1983  
AV-1377-07-34 & 35, dated July 7, 1977  
AV-902-08-31 & 31, dated May 2, 1969  
AV-337-09-40 & 41, dated July 8, 1959  
AV-119-16-11 & 12, dated October 2, 1953  
AV-11-04-20 & 21, dated March 24, 1947

OBLIQUE - NO SCALE

Ala-C19D-16, October 15, 1962

CONTACTS:

Alameda County Health Agency, Division of Hazardous Materials,  
Department of Environmental Health, Oakland, California.

Contact: Ariu Levi

California State Department of Health Services, Emeryville, California.

Contact: Bill Owen

City of Oakland Fire Prevention Bureau, Oakland, California.

Contact: Gordon Gillette

City of Oakland Main Library, Oakland, California.

Contact: Bill Sturme

U.S. EPA, San Francisco, California.

Contact: Paul Lockeray

First American Title, San Jose, California.

Contact: Kip Atkinson

APPENDIX I  
REFERENCES

Contacts:

USA Service Station, Oakland, California.  
Contact: Attendant

Young Cleaners, Oakland, California (current leasee).  
Contact: Manager

Documents:

California Department of Health Services, "Expenditure Plan for the Hazardous Substance Clean-Up Bond Act of 1984", Revision Number Three, dated January 1988.

California Regional Water Quality Control Board, San Francisco Bay Region, "Fuel leaks - Alameda County", dated July 28, 1988.

....., "North Bay Toxics Cases", dated January 7, 1988.

....., "Summary of Active North Bay Cleanup Cases", dated July 28, 1987.

....., "Summary of Inactive, closed and referred cleanup cases", dated July 28, 1987.

....., "Summary of Un-assigned cleanup cases", dated July 28, 1988.

California Waste Management Board, Solid Waste Information System, "Closed and Inactive Landfills", dated May 21, 1988.

Durant's Standard - The Official Publication of the Durant Family Registry, Volume 7, Number 4, dated February 1983.

Oakland Tribune Yearbook 1922, 1923, 1924, 1925 and 1928.

Office of City Planning, "Permanent File" #C832-5 and C79695, dated thru 1983.

Office of Planning and Research, "Hazardous Waste and Substance Sites List - Pursuant to AB3750", dated March 1988.

Polk's Oakland City Directory, 1930 - 1938.



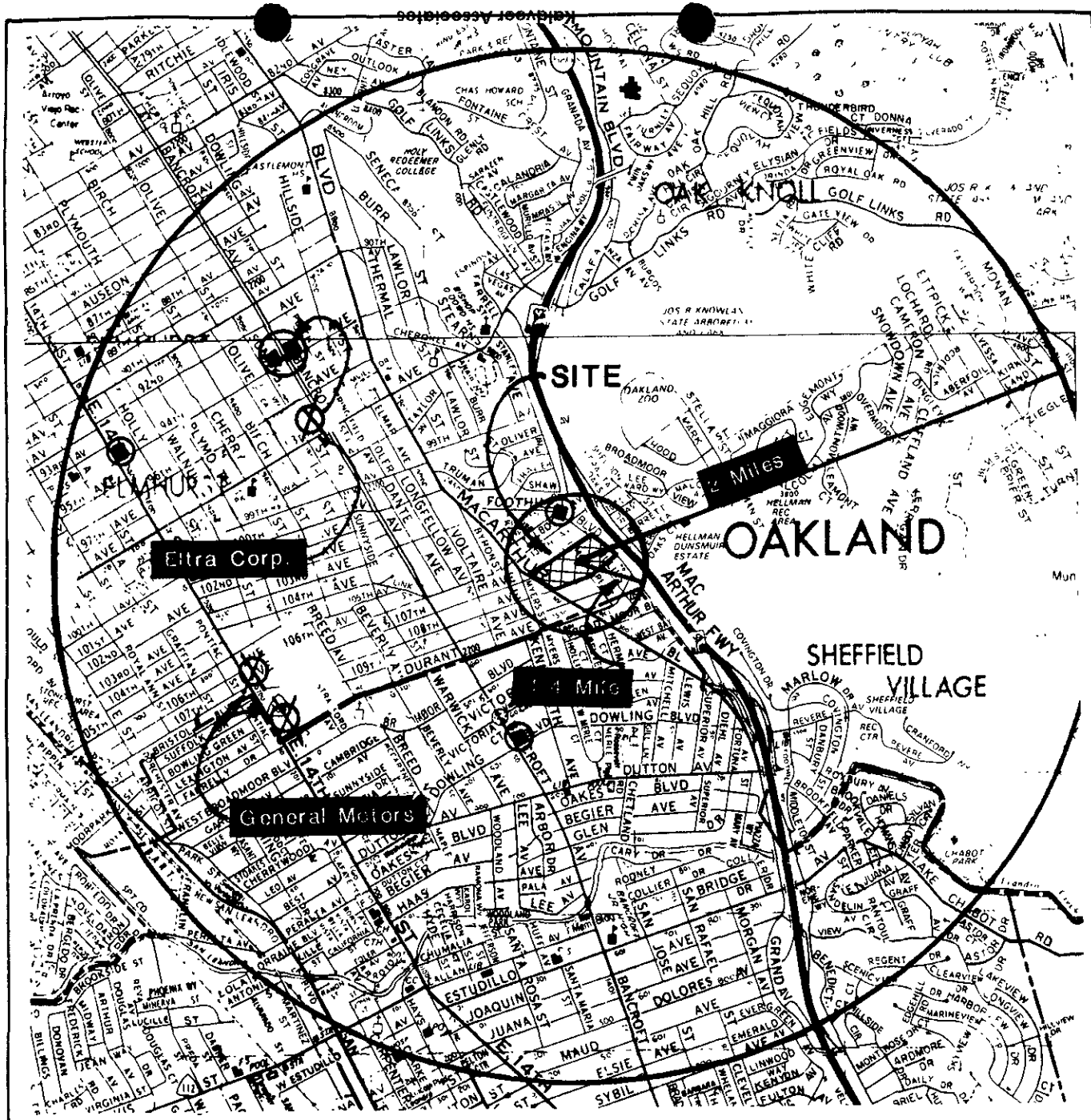
APPENDIX I

REFERENCES

Documents:

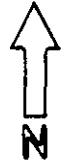
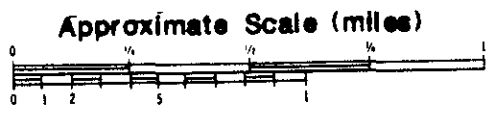
Thomas Brothers Map, "The Thomas Guide", Alameda and Contra Costa Counties, Street Guide and Directory, Map 15 and 25, dated 1988.

U.S. EPA Superfund Program, "CERCLIS List - 8: Site/Event Listing, dated August 4, 1988.



**LEGEND**

- ⊗ Contaminated Site
- Reported Fuel Leak



Base: Thomas Bros. Maps, Alameda/Contra Costa Counties, 1988 Ed. pp 15, 25

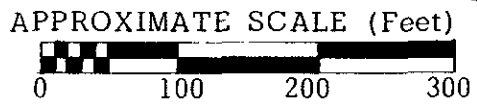
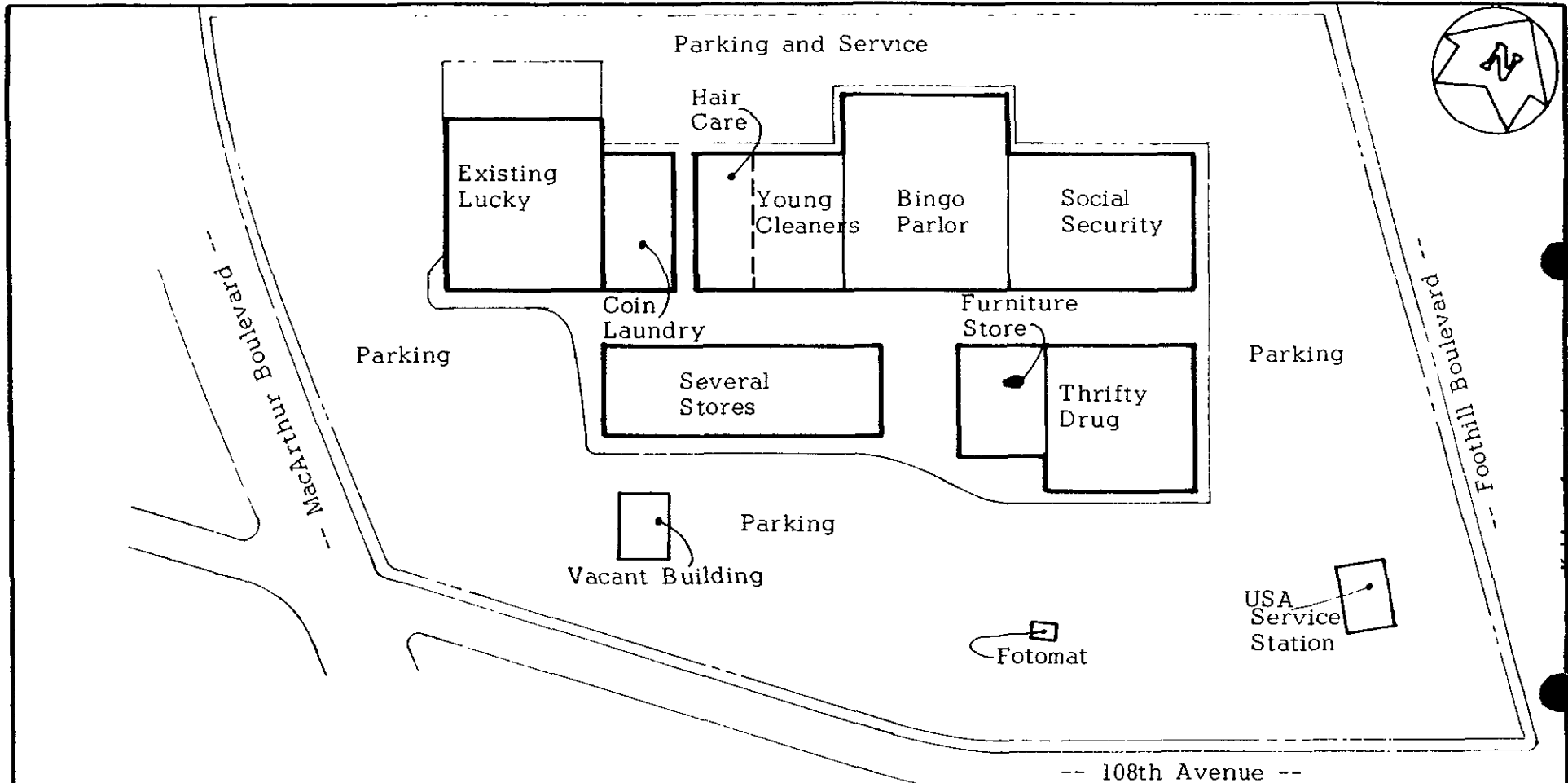


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**SITE VICINITY MAP**

**FOOTHILL SQUARE**  
 Oakland, California

<b>PROJECT NO.</b>	<b>DATE</b>	<b>Figure 1</b>
KE812-3	October 1988	



Base: Foothill Square "Drake Builders", Welton Becket & Associates, undated

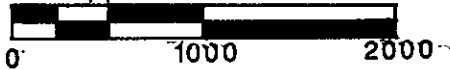


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SITE PLAN		
FOOTHILL SQUARE Oakland, California		
PROJECT NO	DATE	Figure 2
KE812-3	October 1988	



Approximate Scale



Base: Black & White Photo, AV 3268-8-36, dated March 30, 1988



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**1988 AERIAL PHOTOGRAPH**

**FOOTHILL SQUARE**  
**Oakland, California**

PROJECT NO.

DATE

Figure 3

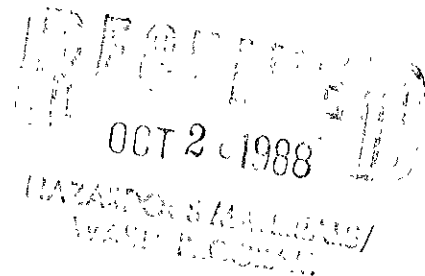
KE812-3

October 1988

DRAKE BUILDERS  
5200 Panama Avenue  
Richmond, CA 94804

October 21, 1988

Mr. Ariu Levi  
Alameda County Environmental  
Health Department  
Division of Hazardous Materials  
80 Swan Way, Room 200  
Oakland, CA 94621



Re: Foothill Square, Oakland, California

Dear Mr. Levi:

We are the owners of the above-referenced site located at 10700 MacArthur Boulevard in Oakland, CA. I understand that you spoke to Rod Chisessi of Hopkins Development Company about the discovery of certain soil and groundwater contamination at the site. He has asked me to send you some reports which you requested during your conversation.

A preliminary soil and groundwater quality testing program was performed by Kaldveer Associates of Oakland, California, in October of this year, for a property transfer audit of the site. Analytical results indicate the presence of various chemical compounds, primarily gasoline in the soil and groundwater in the northwest corner of the site.

Presently, the USA/Olympic service station is operating at the site as well as an ARCO service station located northwest and adjacent to the property. Soil and groundwater testing of two borings located down-gradient from the USA/Olympic service station indicate no diesel, gasoline, benzene, toluene, xylene, or ethyl benzene were detected at or above the detection limits for these compounds. Groundwater samples obtained from a boring located just south of the ARCO service station had very strong gasoline-like odors and contained a black, free-floating product. Discolored soils were encountered during drilling of this boring. As a result, we feel the source of the problem is not directly within the boundary of our property.

Enclosed for your review is a copy of the Leak/Contamination Report which we filed with the California Regional Water Quality Control Board, a Preliminary Environmental Assessment dated October 3, 1988 and a Preliminary Soil and Groundwater Quality Testing Program report dated October 7, 1988.

Mr. Ariu Levi  
Page Two

I understand from Rod that you will review these materials and investigate your records to determine if the problem is in fact from an off-site source north of our property. I would appreciate it if you would advise me of your findings and the follow-up course of action.

Sincerely,



\_\_\_\_\_,  
Drake Builders  
by Richard Gilcrease

enclosures

# UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.	
REPORT DATE M   M   D   D   Y   Y			CASE #		
NAME OF INDIVIDUAL FILING REPORT <b>Lloyd Colvin</b>		PHONE <b>(415) 524-1177</b>		SIGNATURE	
REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME <b>Drake Builders</b>			
ADDRESS <b>5200 Panama Avenue</b> <span style="float: right;"><b>Richmond</b> <b>CA</b> <b>94804</b></span>					
NAME <input type="checkbox"/> UNKNOWN		CONTACT PERSON		PHONE ( )	
ADDRESS STREET CITY STATE ZIP					
FACILITY NAME (IF APPLICABLE) <b>Foothill Square</b>			OPERATOR <b>Lloyd &amp; Iris Colvin of Drake Builders</b>		PHONE <b>(415) 524-1177</b>
ADDRESS <b>10700 MacArthur Blvd.</b> <span style="float: right;"><b>Oakland</b> <b>CA</b> <b>Alameda</b> <b>94605</b></span>					
CROSS STREET <b>108th Avenue</b>		TYPE OF AREA <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> OTHER		TYPE OF BUSINESS <input type="checkbox"/> FARM <input checked="" type="checkbox"/> OTHER <b>retail</b>	
LOCAL AGENCY <b>Alameda County Health Agency</b>			CONTACT PERSON <b>Ed Howell</b>		PHONE <b>(415) 271-4320</b>
REGIONAL BOARD <b>San Francisco Bay Region</b>			CONTACT PERSON <b>Lester Feldman</b>		PHONE <b>(415) 464-1255</b>
(1) NAME <b>Petroleum Fuel Hydrocarbons with BTXE</b>		QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN			
(2)		<input checked="" type="checkbox"/> UNKNOWN			
DATE DISCOVERED <b>1   0   0   7   8   8</b>		HOW DISCOVERED <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> INVENTORY CONTROL <input checked="" type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> OTHER			
DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER			
HAS DISCHARGE BEEN STOPPED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, DATE					
SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		TANKS ONLY/CAPACITY GAL. AGE YRS <input checked="" type="checkbox"/> UNKNOWN		MATERIAL <input type="checkbox"/> FIBERGLASS <input type="checkbox"/> STEEL <input type="checkbox"/> OTHER	
CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER					
CASE TYPE CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
CURRENT STATUS CHECK ONE ONLY <input checked="" type="checkbox"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES					
REMEDIAL ACTION CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT) <b>No actions have been taken to date</b>					
COMMENTS <b>The site is currently a shopping center. Preliminary soil and groundwater testing of the site indicates contaminated soil and groundwater are present in the northwest corner of the site. Analytical results indicated presence of various chemical compounds, primarily gasoline.</b>					