



October 6, 2004

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Subject: Foothill Square Shopping Center
10700 MacArthur & 10605 Foothill Boulevards
Oakland, CA 94605
AEI Project No. 9201

Dear Mr. Chan:

Enclosed is a copy of the *Phase I Environmental Site Assessment* for the Foothill Square Shopping Center located at 10700 MacArthur Boulevard and 10605 Foothill Boulevard in Oakland, California, as requested by Hugh K. Phares of Jay-Phares Corporation. Please contact Mr. Phares at (510) 523-0450, if you have any questions.

Sincerely,

Natalie Shaver
Environmental Scientist

Alameda County
OCT 08 2004
Environmental Health

October 6, 2004

Alameda County
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Environmental Health

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

Foothill Square Shopping Center
10700 MacArthur & 10605 Foothill Boulevards
Oakland, California 94605

Project No. 9201

Prepared For
MacArthur Boulevard Associates
c/o Jay-Phares Corporation
10700 MacArthur Boulevard #200
Oakland, CA 94605

Prepared By

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2500 Camino Diablo
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AEI

EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by MacArthur Boulevard Associates and Jay-Phares Corporation to conduct a Phase I Environmental Site Assessment (ESA), in conformance with the scope and limitations of ASTM Practice E1527, for the property located at 10700 MacArthur and 10605 Foothill Boulevards in the City of Oakland, Alameda County, California. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

Property Description

The subject property consists of two addresses: 10700 MacArthur Boulevard which is developed with the Foothill Square Shopping Center and will be referred to as Parcel A, as well as 10605 Foothill Boulevard which is currently structurally undeveloped land and will be referred to as Parcel B. The subject property is situated in a mixed commercial and residential area of Oakland.

Parcel A is bordered by MacArthur Boulevard to the west, Foothill Boulevard to the east, and 108th Avenue to the south. Parcel A totals approximately 13.523 acres and is improved with eight buildings, together totaling approximately 155,600 square feet. Construction of the current shopping center began in the early 1960s. Additions to the original shopping center continued through the 1970s, including the construction of a gas station at the southeastern corner of Parcel A in 1970. This gas station ceased operations and was eventually demolished in 1994. Parcel A is currently occupied by the following tenants:

Tenant	Unit(s)	Area (in square feet)
Albertson's	1	28,442
Available (storage)	2	3,344
Nu Revelations	3A	288
Soon Beauty Supply	3B, 3C	1,610
Donut Shop	3D	1,500
Hawaiian Academy	4/5	1,700
Pishon Boutique	6	500
Shoe Repair	7	1,045
Geneva's Hair Salon	8	1,197
Get Hooked	9A	1,200
Available	9B	1,200
Unity Council	10	12,391
Bingo	11	19,000
Bi-Bett Cornrp.	12	4,200
Available (Partial Storage)	13	5,700
Available	13A	1,073
Destined 2 Dance	13B	1,560
GAMBRO (Kidney Dialysis Clinic)	14	7,128
Adult Day Health Care	14A	4,796
Over 60's Clinic	14B	5,253
Alameda County	15/28	25,295
Lucky Express	18	2,000
Barbershop	19A	927

Tenant	Unit(s)	Area (in square feet)
Reed's Cajun Cooking	19B	940
Checkstop	19C	1,045
Jackson Hewett	19D	1,088
Real Wireless	20	1,600
Fashion Nails	20A	694
Papa Murphy's Pizza	20	1,880
A-Plus TV	20C	1,200
Young's Cleaners **	20D	2,367
America Clean Coin	21	3,600
CSK Auto (Kragen Auto Parts)	22/23	6,400
The Hut/Mark Harris	29	50
Sprint	31	Pylon
Jay-Phares Corp.	200/3E	2,100

**Discussion of Young's Cleaners, an on-site drycleaning business, is presented below.

Based on a review of historical sources, Parcel A was formerly occupied by Fageol Motor Company, which later became Peterbilt Motors Company, a manufacturer of tractors, trucks, and motorbuses.

Parcel B is located at the southwestern corner of 106th Avenue and Foothill Boulevard. Parcel B totals approximately 13,871 square feet and, as previously mentioned, is structurally undeveloped with the exception of landscaping and a Foothill Square Shopping Center sign. However, Parcel B was previously developed with gas station from 1964 until 1983.

Findings

Recognized environmental conditions (RECs) are defined by the ASTM Standard as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

- Young's Cleaners operated on subject property Parcel A, Unit 9 from approximately 1984 through 1995. During subsurface investigations at the adjacent ARCO station (discussed below) in the early 1990s, chlorinated solvents were detected in several borings. As a result, in March 1993, the Alameda County Health Care Services Agency (ACHCSA) required that the vertical and lateral extent of the tetrachloroethylene (PCE) discovered onsite by ARCO be investigated. Subsequently, a subsurface investigation was conducted on Parcel A of the subject property, which revealed elevated levels of PCE in the soil and groundwater.

Several phases of investigation to determine the extent of the PCE release from Young's Cleaners were conducted between approximately 1989 and 1997. A total of 18 groundwater monitoring wells were installed both on the subject property and offsite. In 1996, AEI removed and treated approximately 2,400 cubic yards of volatile organic compounds (VOC) impacted soil from beneath and around the former Young's Cleaners location (Unit 9).

Following soil removal activities and the preparation of a risk evaluation by PES Environmental Inc. in 1996, the California Regional Water Quality Control Board (CRWQCB) and ACHCSA required additional groundwater monitoring to confirm the stability of the dissolved phase VOC plume. The CRWQCB and ACHCSA concurred with PES's findings that residual concentrations of VOCs in the soils within and near the former Young's Cleaners site do not pose a significant threat to human health.

A total of 14 groundwater monitoring wells associated with the former Young's Cleaners currently remain on and offsite. However, in anticipation of major redevelopment activities planned for the subject property, several groundwater monitoring wells are planned for future decommissioning.

The most recent groundwater monitoring data from October 2003 reported maximum groundwater concentrations of 66 micrograms per liter ($\mu\text{g/L}$) cis 1,2-Dichloroethene (cis 1,2 DCE), 13 $\mu\text{g/L}$ trans 1,2- Dichloroethene (trans 1,2-DCE), 440 $\mu\text{g/L}$ PCE, 60 $\mu\text{g/L}$ trichloroethylene (TCE), and 1.0 $\mu\text{g/L}$ chloroform. These maximum concentrations of PCE, TCE, and cis-1,2 DCE were detected in the water sample taken from shallow well AMW-6.

The highest concentrations of PCE and TCE in the deeper aquifer were found in well MW-6 at 340 $\mu\text{g/L}$ and 13 $\mu\text{g/L}$, respectively. These concentrations are consistent with previous monitoring results. However, overall, well MW-6, which is situated downgradient of the former source area, has exhibited a long-term trend of decreasing VOC contamination.

Contaminant concentrations have been decreasing or are nearly non-detect in the wells near the former source area since the 1996 soil treatment activities. Continued groundwater monitoring is planned, as well as complying with requirements of the regulatory oversight agencies. The decreasing contaminant concentrations in groundwater since 1997 have confirmed that soil removal activities have been successful at reducing further contaminant migration to groundwater.

- Subject property Parcel A, Unit 20-D is currently occupied by Young's Cleaners, an on-site drycleaning operation. Young's Cleaners has reportedly occupied this unit since the mid to late 1990s. During the site reconnaissance, one 55-gallon drum containing PCE, in addition to one 55-gallon drum containing waste filters were observed in Unit 20-D. The 55-gallon drums are presently stored within secondary containment consisting of separate outer containers manufactured of molded, seamless galvanized steel. Based on a review of purchase and disposal invoices, waste PCE and filters generated by the current Young's Cleaners business are hauled offsite for proper disposal by Technichem every few months. PCE, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through cracked concrete and/or sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in soil and migrate to groundwater beneath a facility. Based on this information, the presence of a drycleaning facility on the subject property represents evidence of a recognized environmental condition. Although

groundwater monitoring results cannot be used to rule out the potential presence of soil contamination beneath the facility, groundwater monitoring at the subject property has not indicated that a significant release has occurred from this drycleaning location.

- ~~Based on a review of historic city directories for the subject property, it appears that Parcel A~~ ^{where} ~~has been occupied by several other drycleaning businesses since the 1960s, including Virginia Cleaners and Diamond Cleaners.~~ Due to the extensive nature of the subsurface investigations performed in relation to the former Young's Cleaners, as well as the on-site and off-site (adjacent) gas stations, other releases of PCE that may have resulted from other on-site drycleaners would likely have been identified. Based on the lack of other additional sources of PCE identified, the historical occupancy of other cleaners at Parcel A is not expected to represent a significant environmental concern. However, the groundwater monitoring results cannot be used to rule out the potential presence of soil contamination beneath these former facilities.
- The southeastern corner of Parcel A, at the intersection of Foothill Boulevard and 108th Avenue, was formerly developed as a gas station, as previously mentioned. Subsurface investigations have been conducted at this site since 1987, and have included the removal of four 12,000-gallon gasoline underground storage tanks (USTs), one 8,000-gallon diesel UST, and associated piping and equipment; soil sampling; soil excavation; advancement of soil borings; the installation of monitoring wells; and quarterly groundwater monitoring.

The ACHCSA issued a letter on April 2, 1996, stating that the agency concurred with Alton Geosciences' conclusion that the contamination is confined to an area close to the former USTs. As a result of this conclusion, further delineation of the contamination identified at this site was not necessary. However, continued groundwater monitoring was recommended for all wells.

During the most recent groundwater monitoring episode conducted by Stratus Environmental, Inc. (Stratus) in April 2004, the highest concentrations of total petroleum hydrocarbons as gasoline (TPHg) (13,000 µg/L), benzene (160 µg/L), and methyl tertiary butyl ether (MTBE) (430 µg/L) were reported in well S-2, which is situated in close proximity to the former USTs. The overall results of this episode were reportedly consistent with historical analytical data for the site.

Remediation in the form of dual-phase extraction was recently conducted for 15 days by Status to remove hydrocarbon mass from the vadose zone and groundwater beneath the site, the results of which are pending. Continued groundwater monitoring is planned for this portion of the subject property. USA Petroleum has been identified as the responsible party for the release of petroleum hydrocarbons at this portion of the subject property. USA Petroleum will continue working with the ACHCSA on remediation and well relocation plans until closure is granted.

- Parcel B was formerly developed as a gas station from 1964 until 1983. In December 1998, a geophysical survey was conducted on the southwestern corner of the property to determine whether the USTs were present, as no historical records of the removal of USTs were available. Results of the geophysical survey reported no underground anomalies indicating that USTs remained onsite. Consequently, it appears that the USTs were removed.

In March 2004, AEI conducted a subsurface investigation to determine whether Parcel B had been impacted by a release from the former fuel system. Soil and groundwater samples were collected from the borings and analyzed for TPHg, total petroleum hydrocarbons as diesel (TPHd), benzene, toluene, ethylbenzene, and xylenes (BTEX), and MTBE. Analytical results reported elevated concentrations of petroleum hydrocarbons in the soil and groundwater. Copies of AEI's subsurface investigation report have been sent to the ACHCSA and the RWQCB, and the ACHCSA has opened a formal case for the release identified at Parcel B by placing it in the Local Oversight Program. It is anticipated that additional investigations and monitoring will be required at this portion of the subject property. Indemnification for a period of 15 years for payment of the cost of any monitoring or remediation required for any release of petroleum hydrocarbons at Parcel B was made by Exxon Company, U.S.A. to MacArthur Boulevard Associates in an Indemnity Agreement dated March 1, 1999.

- Prior to construction of the current shopping center on Parcel A, the subject property was occupied by the Fageol Motor Company, which later became the Peterbilt Motors Company, for the operation of a vehicle manufacturing plant. The oldest records for this facility obtained date back to 1929. Based on a review of Sanborn fire insurance maps, the facility consisted of at least five buildings occupied by (1) a machine shop; (2) a tin shop, painting operations, blacksmithing, frame shop, and a finishing room; (3) a test room, stock room, service repairs, compressing and welding, and paint shop; (4) an office; (5) a truck repair shop; and several small storage buildings/sheds.

A subsurface investigation was performed at Parcel A in October 1988 by Kaldveer Associates (Kaldveer) during which black floating product was reported in a boring advanced just south of the adjacent ARCO gas station in the Foothill Square shopping center parking lot (EB-1). In addition, elevated concentrations of pesticides, polychlorinated biphenyls (PCBs), and petroleum hydrocarbons were detected in the groundwater samples collected from boring EB-1. According to the January 1999 case closure summary for the adjacent ARCO station, the elevated concentrations of petroleum hydrocarbons were attributed to the release at the ARCO, while the presence of pesticides and PCBs were likely associated with the former use of subject property Parcel A by Fageol Motors Company/Peterbilt Motors Company.

Kaldveer's investigation was continued by Western Geologic Resources (WGR) in December 1988. Five monitoring wells were installed on Parcel A, including boring WGR B-3 (later converted to monitoring well MW-3), which was situated near the former Kaldveer boring EB-1 (discussed above). No free product was exhibited in the water sample collected from well MW-3, however TPHg, benzene, xylenes, and trichloroethane (TCA) were detected. The

detection of petroleum hydrocarbons during this follow-up investigation was likely the result of the release at the adjacent ARCO gas station. Analysis for TCA is included in the current groundwater monitoring for the former Young's Cleaners release. TCA has not been detected at the subject property during groundwater monitoring.

Based on the analytical results of the 1988 subsurface investigations, as well as the extensive investigation performed since 1994 in relation to the former Young's Cleaners and former USA Petroleum gas station (both issues discussed above) and adjacent ARCO gas station (discussed in detail below), if a significant release of volatile organic compounds (VOCs) or petroleum hydrocarbons from the former Fageol Motor Company/Peterbilt Motor Company facility had occurred, it would likely have been identified. However, levels of pesticides and PCBs may remain present in the subsurface of the subject property.

Historical recognized environmental conditions are defined by the ASTM Standard as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

- No on-site historical recognized environmental conditions were identified during the course of this investigation.

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- An adjacent ARCO gas station at 10600 MacArthur Boulevard was identified as a leaking underground storage tank (LUST) site. In September 1988, one 500-gallon waste oil UST was removed. Soil samples collected following the waste oil UST removal reported elevated levels of total oil and grease (TOG) and total petroleum hydrocarbons as motor oil (TPHmo). As a result of the elevated levels of TOG and TPHmo, additional excavation occurred until no detectable levels of TOG and TPHmo were reported.

Additional subsurface investigation conducted at the *subject property Parcel A* indicated that a release of TPHg had occurred at the ARCO site and extended in the southeasterly direction, and thus onto the subject property Parcel A. Consequently, in 1990, three 6,000-gallon gasoline USTs and one 10,000-gallon gasoline UST were removed from the ARCO site. Continued groundwater monitoring identified free product and lower dissolved TPHg concentrations along the southeastern boundary of the ARCO site, which borders the subject property. PCE has also historically been detected at the ARCO site. Although debate over the source of the PCE (waste oil UST at ARCO versus the former Young's Cleaners at the subject property) occurred, ultimately each side decided to proceed independently.

Consequently, individual risk assessments were prepared instead of determining responsibility.

Remediation methods used by ARCO included an on-site vapor extraction system which operated from August 1992 until December 1993. The system was pulsed during the first quarter of 1994, and restarted until August 1995. In addition, in March 1996, oxygen-releasing compounds (ORC) were added to on and off-site wells to enhance bioremediation of the dissolved gasoline.

In May 1997, a Tier 1 Risk Based Correction Action evaluation was performed at the *ARCO site*, which considered BTEX and PCE as chemicals of concern. It was concluded that no risk to human health via soil or groundwater volatilization to indoor and outdoor air was expected under the current conditions.

~~Analysis of MTBE began in 1996.~~ After several episodes of groundwater monitoring, it appeared that MTBE contamination was localized near MW-2, on the southeastern boundary of the ARCO site, and that the addition of ORC had some affect in reducing the TPH concentration. Groundwater monitoring continued until the third quarter 1997, at which time it was put on hold pending review of the site for closure. This site was eventually granted case closure in March 1999. However, the closure letter stated that elevated concentrations of TPHg, TPHmo, BTEX, MTBE, and/or PCE remained in the soil and/or groundwater at the ARCO site. In addition, it was noted that due to the presence of PCE in groundwater, a risk management plan was in place to account for future subsurface activities onsite. Following case closure, annual groundwater monitoring conducted the ARCO station was analyzed for PCE only.

However, ~~during a line upgrade and removal activities in September 2003,~~ all dispenser and related double-walled fiberglass piping was removed and replaced at the ARCO site. Soil samples were collected following the equipment removals. ~~Analytical results of the soil samples reported concentrations of TPHg up to 14 ppm, xylenes up to 5.8 ppm, and MTBE up to 160 ppm.~~ As a result of the MTBE contaminant concentration levels reported, an Unauthorized Release Report was completed for the ARCO site in January 2003.

Due to the identification of a new release at the ARCO station during the 2003 line upgrade work, quarterly groundwater monitoring was reinstated as of September 2003 for gasoline range organics (GRO), BTEX, and fuel oxygenates. Groundwater monitoring results from the Second Quarter 2004 episode from the wells located at the *subject property Parcel A* (wells MW-6, MW-7, and WGR-3) reported 210 µg/L PCE in well MW-6. No detectable concentrations of GRO, Benzene, and MTBE were detected at these monitoring wells located on the subject property. Based on the hydrologically downgradient location of this adjacent ARCO gas station, combined with the analytical results, it does not appear that the recent release of petroleum hydrocarbons at this site has impacted the subject property.

- Due to the age of the subject property buildings, there is a potential that asbestos-containing materials (ACMs) may be present in some buildings. In addition, ACM materials were identified during limited sampling conducted in 1994, as discussed in Section 3.2.1. All suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. According to Mr. John Jay and Mr. Ken Phares, representatives of the subject property, ACMs have been removed from the buildings/units occupied by Kragen's, America Clean Coin Laundry, A-Plus TV, Nail Salon, Papa Murphy's, Chinese Restaurant, Jackson-Hewett, Check Cashing, Reed's Cajun Restaurant, Barber Shop, Alameda County, Get Hooked, Geneva's Hair Salon, Shoe Repair, Soon's Beauty Supply, Day Care, Real Wireless, Adult Health Care, Over 60-s Health Clinic, and Gambro Dialysis Clinic (approximately 80,000 square feet of the building area). No documentation of the ACM removal was provided to AEI for review. The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants. AEI recommends the implementation of an Operations and Maintenance (O & M) Plan to protect the health and safety of the building occupants.
- Due to the construction date of the subject property buildings, there is a potential that lead-based paint is present. All observed painted surfaces were in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. However, actual material samples would need to be collected in order to determine if lead-based paint is present. AEI recommends the implementation of an Operations and Maintenance (O & M) Plan to protect the health and safety of the building occupants.

Conclusions, Opinions, and Recommendations

AEI's investigation revealed recognized environmental conditions associated with the subject property/nearby properties for which AEI recommends the following: (1) compliance with all requirements of the RWQCB and/or the ACHCSA regarding the former Young's Cleaners; (2) proper handling, storage (including the continued use of secondary containment for 55-gallon drums of PCE and related materials), and disposal of PCE at the existing Young's Cleaners; (3) verification that the responsible parties identified for the former USA Petroleum (Parcel A) and Exxon (Parcel B) gas stations comply with the requirements of the regulatory oversight agencies for the respective releases of petroleum hydrocarbons; and (4) preparation of (i) an appropriate monitoring well closure/relocation plan and (ii) health and safety plans for future construction/redevelopment activities at the subject property which will likely be required by the oversight agencies.

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QUALIFICATIONS

1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment of the property located at 10700 MacArthur Boulevard and 10605 Foothill Boulevard in the City of Oakland, California (Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs).

1.1 Scope of Work

The purpose of the Phase I Environmental Site Assessment is to identify potential environmental liabilities associated with the presence of hazardous materials, its use, storage, and disposal at and in the vicinity of the subject property, as well as regulatory non-compliance that may have occurred at the subject property. Property assessment activities focused on: 1) a review of federal, state, and local lists which identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance with personal interviews to identify environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

The goal of AEI Consultants in conducting the environmental site assessment was to identify the presence or likely presence of any hazardous substances or petroleum products on the property that may indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into the soil, groundwater, or surface water of the property.

1.2 Limitations

Property conditions, as well as local, state, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI Consultants makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard E 1527-00.

If requested by the client, these non-scope issues are discussed in Section 5.2. Otherwise, the purpose of this investigation is solely to satisfy one of the requirements to qualify for the innocent landowner defense under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), that is, the practices constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B), referenced in the ASTM E 1527-2000 Standard.

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of investigation into property title records is to ascertain a historical basis of prior land use. This investigation was prepared for the sole use and benefit of MacArthur Boulevard Associates and Jay-Phares Corporation. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than MacArthur Boulevard Associates and Jay-Phares Corporation.

1.3 Limiting Conditions

Pursuant to ASTM Standards, historical sources were obtained to document property use back to the property's first developed use or back to 1940, whichever is earlier. Historical data source failure may occur when standard historical sources are not reasonably ascertainable. Based on the quality of historical data obtained for this assessment, AEI does not expect historical data source failure to impact the conclusions or recommendations of this report.

The performance of this Phase I Environmental Site Assessment was limited by the following condition:

- AEI accessed units occupied by tenants of environmental concern, thus the current Young's Cleaners (Unit 20-D) and Kragen Auto Parts (Units 22 and 23). None of the remaining units were accessed. However, based on the nature of occupancies at the remaining units, this limitation is not expected to alter the findings of this report.

2.0 SITE AND VICINITY DESCRIPTION

2.1 Site Location and Description

The subject property consists of two addresses: 10700 MacArthur Boulevard which is developed with the Foothill Square Shopping Center and will be referred to as Parcel A, as well as 10605 Foothill Boulevard which is currently structurally undeveloped land and will be referred to as Parcel B throughout the remainder of this report.

Parcel A is bordered by MacArthur Boulevard to the west, Foothill Boulevard to the east, and 108th Avenue to the south. Parcel A totals approximately 13.523 acres and is improved with eight buildings, together totaling approximately 155,600 square feet. Construction of the current shopping center began in the early 1960s. Additions to the original shopping center continued through the 1970s, including the construction of a gas station at the southeastern corner of Parcel A in 1970. This gas station ceased operations and was eventually demolished in 1994. Parcel A is identified with the Assessor's Parcel Numbers (APNs) 047-5589-001-04, -05, and -06. Parcel A is occupied by the following tenants:

Tenant	Unit(s)	Area (in square feet)
Albertson's	1	28,442
Available (storage)	2	3,344
Nu Revelations	3A	288
Soon Beauty Supply	3B, 3C	1,610
Donut Shop	3D	1,500
Hawaiian Academy	4/5	1,700
Pishon Boutique	6	500
Shoe Repair	7	1,045
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Get Hooked	9A	1,200
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Unity Council	10	12,391
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Adult Day Health Care	14A	4,796
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Alameda County	15/28	25,295
Lucky Express	18	2,000
Barbershop	19A	927
Reed's Cajun Cooking	19B	940
Checkstop	19C	1,045
Jackson Hewett	19D	1,088
Real Wireless	20	1,600
Fashion Nails	20A	694

Tenant	Unit(s)	Area (in square feet)
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A-Plus TV	20C	1,200
Young's Cleaners	20D	2,367
America Clean Coin	21	3,600
CSK Auto (Kragen Auto Parts)	22/23	6,400
The Hut/Mark Harris	29	50
Sprint	31	Pylon
Jay-Phares Corp.	200/3E	2,100

Parcel B is located at the southwestern corner of 106th Avenue and Foothill Boulevard. Parcel B totals approximately 13,871 square feet and, as previously mentioned, is structurally undeveloped. Parcel B is identified with the APN 047-5594-001.

Heating and cooling systems on the subject property are fueled by natural gas and electricity provided by Pacific Gas & Electric (PG&E). Potable water and sewage disposal are provided by municipal services.

Refer to Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs for site location.

2.2 Site and Vicinity Characteristics

The subject property is located in a mixed commercial and residential area of Oakland. The immediately surrounding properties for Parcel A consist of an ARCO gas station, residences, and Parcel B to the north; undeveloped land followed by the freeway to the northeast; residences to the southeast, Church's Chicken restaurant to the south; and commercial/retail businesses to the southwest and west.

Parcel B is surrounded by a small convenience grocery market and a PG&E maintenance yard to the north; undeveloped land followed by the freeway to the east; Parcel A to the south; and residences to the west.

The former USA Petroleum gas station located at Parcel A (10700 MacArthur Boulevard) was identified during the regulatory database search as an underground storage tank (UST) and leaking underground storage tank (LUST) site. Information pertaining to these listings is discussed in Sections 3.2.1 and 3.2.2.

In addition, it should be noted that a documented release of tetrachloroethylene (PCE) was identified at subject property Parcel A in association with the former Young's Cleaners operation in Unit 9, as discussed in Section 3.2.1. This release was not identified by the regulatory database.

Although Parcel B was formerly developed as a gas station, it was not identified in any of the regulatory database listings.

The adjacent ARCO gas station at 10600 MacArthur Boulevard was identified as a UST and LUST site, as discussed in Section 4.3. The Southland Project site located at 10501 Foothill Boulevard is situated adjacent to the north of Parcel B and was identified as a LUST site, as discussed in Section 4.3.

2.3 Geology and Hydrogeology

Based on a review of the United States Geological Survey (USGS) San Francisco Quadrangle Geologic Map, the area surrounding the subject property is underlain by Quaternary era alluvial fan gravely sand which is commonly characterized by gray to pale-yellowish or reddish-brown to red, weakly to moderately consolidated, slightly to deeply weathered, gravelly sand with interbedded silt and clay.

Based on a review of the USGS San Leandro Quadrangle Topographic Map, the subject property is situated from 60 to 90 feet above mean sea level, and the local topography slopes toward the southwest. The nearest surface water is the San Leandro Creek, located approximately 0.75 mile south of the subject property. Two aquifers have been identified at the subject property. During the October 2003 groundwater monitoring episode, water levels in the shallow aquifer ranged from approximately 1 to 2 feet below grade surface (bgs), while the deeper aquifer ranged from approximately 10 to 12 bgs. Based on subsurface investigation performed at the subject property, the flow direction of groundwater at the subject property is to the west-northwest in the shallow aquifer and toward the southwest in the deeper aquifer.

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

According to historical sources, construction of the current shopping center on Parcel A began in the early 1960s. Parcel A was occupied by Young's Cleaners, an on-site drycleaning operation, in Unit 9 of the Foothill Square Shopping Center. The release of PCE associated with the former Young's Cleaners is discussed in Section 3.2.1. Young's Cleaners currently occupies Unit 20-D on Parcel A and is discussed in Sections 3.2.2 and 5.1.

Prior to the construction of the shopping center, approximately five acres of the northwest portion of the subject property was formerly occupied by with the Fageol Motor Company, which later became Peterbilt Motors Company, a manufacturer of tractors, trucks, and motorbuses. The southern and eastern portion of the property, approximately two-thirds of the total area, was undeveloped grassland. The historical occupancy of Parcel A is discussed in detail in Section 3.3

Parcel B is currently undeveloped except for landscaping and a Foothill Square Shopping Center sign. However, Parcel B was previously developed with gas station from 1964 until 1983. The former occupancy of Parcel B as a gas station is discussed in Sections 3.2.1 and 3.2.2.

3.1 Aerial Photograph Review

On July 30, 2004, AEI Consultants reviewed aerial photographs of the subject property and surrounding area. Aerial photographs were reviewed for the following years:

Date: 1947
Scale: 1: 20,000

Date: 1986
Scale: 1: 6,000

Date: 1957
Scale: 1: 12,000

Date: 1996
Scale: 1: 12,000

Date: 1966
Scale: 1: 36,000

Date: 2003
Scale: 1: 6,000

Date: 1977
Scale: 1: 12,000

In the 1947 aerial photograph, the Parcel A was developed with a large industrial complex, which consisted of industrial buildings, paved outdoor storage areas, undeveloped land, and unpaved parking lots (see detailed discussion in Section 3.3). Parcel B consisted of undeveloped land. The adjacent sites generally consisted of residences and undeveloped parcels to the north, east, south, and west.

In the 1957 aerial photograph, Parcel A remained relatively unchanged, except that the industrial facility had expanded to include additional parking areas, some of which appeared to be paved,

larger buildings, and a new building on the southern side of the complex. For additional discussion of the historical development and use of Parcel A, see Section 3.3. Parcel B remained undeveloped land. The adjacent sites remained relatively unchanged, with the exception of a commercial building to the west of Parcel A.

In the 1966 aerial photograph, Parcel A was developed with the current shopping center buildings and paved parking lots. Parcel B was developed with a gas station.

Adjacent to the north of Parcel A were residences and a gas station (at the southeastern corner of MacArthur Boulevard and 106th Avenue, currently operating as an ARCO station), to the east was undeveloped land followed by a freeway (possibly under construction); to the southeast were residences and a gas station at the southeastern corner of MacArthur Boulevard and 108th Avenue (discussed below); and to the west and southwest were commercial buildings.

Adjacent to the north of Parcel B was a gas station (discussed in Section 4.3); to the east was undeveloped land followed by a freeway (under construction); to the south was Parcel A; and to the west was a residence.

In the 1977 aerial photograph, Parcel A remained relatively unchanged, except for the presence of a gas station at the eastern corner of the site (intersection of Foothill Boulevard and 108th Avenue) and the completion of the freeway, as well as the addition of a commercial building near the southern portion of the site. Parcel B remained developed as a gas station. The adjacent sites remained relatively unchanged.

In the 1986 aerial photograph, Parcel A remained unchanged. Parcel B consisted of undeveloped land, as the former gas station had been demolished. It appeared that debris or stockpiled soil was present in the middle of Parcel B. The adjacent sites remained unchanged, except that the former gas station south of Parcel A (at the southeast corner of MacArthur Boulevard and 108th Avenue) had been redeveloped with a commercial building.

In the 1996 and 2003 aerial photographs, the subject property and surrounding properties were developed as they are today. The gas station at the eastern portion of Parcel A was no longer present.

The gas station observed at the southeastern corner of MacArthur Boulevard and 108th Avenue in the 1966 aerial photograph, was not listed on the regulatory database as a current or former UST site; however, based on the former use, it is apparent that UST(s) were formerly located onsite. The location of the former UST(s) located at this site is/are unknown. However, based on the hydrologically downgradient/cross-gradient location, any release at this site is not expected to represent a significant environmental concern.

If available, high-quality copies of reviewed aerial photographs are included in Appendix C: References.

3.2 Local Agencies

Local agencies, such as environmental health departments, fire prevention bureaus, and building departments are contacted to identify any current or previous reports of hazardous materials use, storage, and/or unauthorized releases that may have impacted the subject property.

3.2.1 Health Department

On July 30, 2004, the Alameda County Health Care Service Agency (ACHCSA) was visited to review files on the subject property and nearby sites of concern. Files at the ACHCSA may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

Parcel A

A *Phase I Environmental Site Assessment* for Foothill Square Shopping Center, 10700 MacArthur Boulevard, Oakland, California was prepared by Augeas Corporation (Augeas) in December 1994. According to Augeas's review of historical sources, the Foothill Square Shopping Center was improved with a vehicle manufacturing plant prior to development as a shopping center in 1962. The adjacent ARCO was constructed in approximately 1968. Prior to 1968, the adjacent site to the northwest (current ARCO gas station) was developed as a shopping center or market.

In October 1988, a subsurface investigation was performed at subject property Parcel A by Kaldveer Associates for Hopkin's Development Company. Fifteen borings were advanced at the subject property, including one (EB-1) just south of the adjacent ARCO station in the Foothill Square parking lot. Both soil and groundwater samples were collected and analyzed. In addition to the presence of free product observed in boring EB-1, elevated levels of pesticides, polychlorinated biphenyls (PCBs), total petroleum hydrocarbons as gasoline (TPHg), and benzene, toluene, ethylbenzene, and xylenes (BTEX) were reported from groundwater samples collected. The presence of free product, as well as the analytical results, indicated that a gasoline release from the adjacent ARCO station had occurred and migrated to the subject property. The detection of pesticides and PCBs was thought to be the result of historical use of the subject property for vehicle manufacturing.

Western Geologic Resources (WGR) continued the subsurface investigations at the subject property Parcel A in December 1988, during which five monitoring wells were installed onsite. One of the monitoring wells (MW-3) was placed near former boring EB-1. No free product was exhibited in MW-3, however elevated concentrations of TPHg, benzene, xylenes, and trichloroethane (TCA) were detected. Further discussion of these 1988 subsurface investigations is presented in Section 3.3.

Augeas discussed the information available at the time this report was issued regarding the former Young's Cleaners and USA Petroleum sites. The current status of these cases is presented below.

A limited asbestos survey was also conducted at the site during this Phase I investigation. Results of the survey indicated that samples of exterior stucco, acoustical ceiling materials, pipe insulation, and drywall mud collected were found to contain asbestos.

Augeas concluded that the status of the two current remediation projects (Young's Cleaners and former USA Petroleum gas station) be reviewed until case closure was obtained from regulatory oversight agencies.

Parcel A: Former Young's Cleaners (Unit Number 9)

~~Young's Cleaners operated in Unit 9 at the subject property from approximately 1984 through 1995.~~ According to historical sources, prior to occupancy by Young's Cleaners in 1984, the unit was occupied by Norge Cleaners, a coin operated drycleaners, between 1962 and 1980. In the 1980s, Young's Cleaners was placed on the CalSites list for further evaluation as a result of its Standard Industrial Classification (SIC) code (not due to any identified contamination problems).

During a subsurface investigation at the adjacent ARCO station between 1991 and 1993 (discussed in detail in Section 4.3), chlorinated solvents were detected in several borings. As a result, in March 1993, the ACHCSA required that the vertical and lateral extent of the PCE discovered onsite by ARCO be investigated. Subsequently, a subsurface investigation was conducted on Parcel A of the subject property, which revealed PCE levels in the soil and groundwater in excess of State action levels.

Between approximately 1989 and 1997, several phases of investigation were conducted to determine the extent of a release of PCE from Young's Cleaners. A total of 18 monitoring wells were installed both on the subject property and offsite. ~~In 1996, AET removed and treated approximately 2,400 cubic yards of volatile organic compounds (VOC) impacted soil from beneath and around the former Young's Cleaners location (Unit 9).~~

In 1996, a report titled *Screening-Level Evaluation of VOC Volatilization from Soils* was prepared by PES Environmental, Inc., which concluded that residual VOCs in the soils below the tenant spaces did not present a significant health threat to the users of the site. Consequently, PES stated that further soil removal for the protection of human health was not warranted. Additional groundwater monitoring was required by the CRWQCB and ACHCSA at that time to confirm the stability of the dissolved phase VOC plume. However, letters from the CRWQCB and ACHCSA dated March 21, 1996 and March 26, 1996, respectively, indicated that both agencies concurred with PES's findings that residual concentrations of VOCs in the soils within and near the former Young's Cleaners site do not pose a significant threat to human health.

Groundwater in the shallow aquifer has been most recently been calculated to flow to the west-northwest, which is consistent with previous episodes. Meanwhile, groundwater flow in the deep

aquifer have consistently been toward the southwest. Water levels in the shallow aquifer has historically ranged from approximately 10 to 25 feet below grade surface (bgs) and in the deep aquifer from 14 to 36 bgs.

A total of 14 groundwater monitoring wells associated with the former Young's Cleaners currently remain on and offsite. The most recent groundwater monitoring data from October reported maximum groundwater concentrations of 66 micrograms per liter ($\mu\text{g/L}$) cis 1,2-Dichloroethene (cis 1,2 DCE), 13 $\mu\text{g/L}$ trans 1,2- Dichloroethene (trans 1,2-DCE), 440 $\mu\text{g/L}$ PCE, 60 $\mu\text{g/L}$ trichloroethylene (TCE), and 1.0 $\mu\text{g/L}$ chloroform. These maximum concentrations of PCE, TCE, and cis-1,2 DCE were detected in the water sample taken from shallow well AMW-6. In anticipation of major redevelopment activities planned for the subject property, several groundwater monitoring wells are planned for future decommissioning.

The highest concentrations of PCE and TCE in the deeper aquifer were found in well MW-6 at 340 $\mu\text{g/L}$ and 13 $\mu\text{g/L}$, respectively. These concentrations are consistent with previous monitoring results. However, overall, well MW-6, which is situated downgradient of the former source area, has exhibited a long-term trend of decreasing VOC contamination.

Contaminant concentrations have been decreasing or are nearly non-detect in the wells near the former source area since the 1996 soil treatment activities. The decreasing contaminant concentrations in groundwater since 1997 have confirmed that soil removal activities have been successful at reducing further contaminant migration to groundwater. Continued groundwater monitoring is planned, as well as complying with requirements of the regulatory oversight agencies. No!

Parcel A: Former USA Petroleum Gas Station

Subsurface investigations have been conducted at this site since 1987, and have included the removal of four 12,000-gallon gasoline USTs, one 8,000-gallon diesel UST, and associated piping and equipment; soil sampling; soil excavation; advancement of soil borings; the installation of monitoring wells; and quarterly groundwater monitoring.

In response to a *Supplemental Site Assessment* report prepared by Alton Geoscience on February 26, 1996, the ACHCSA issued a letter, dated April 2, 1996, stating that the agency concurred with Alton Geosciences' conclusion that the contamination is confined to an area close to the former USTs. As a result of this conclusion, further delineation of the contamination identified at this site was not necessary. However, continued groundwater monitoring was recommended for all wells.

In 1998, GHH Engineering, Inc. requested closure for this site. However, after review by the ACHCSA, the agency stated in a letter dated September 19, 2003 that site closure was not warranted.

During the most recent groundwater monitoring episode conducted by Stratus Environmental, Inc. (Stratus) in April 2004, the highest concentrations of total petroleum hydrocarbons as

gasoline (TPHg) (13,000 µg/L), benzene (160 µg/L), and methyl tertiary butyl ether (MTBE) (430 µg/L) were reported in well S-2, which is situated in close proximity to the former USTs. The overall results of this episode were reportedly consistent with historical analytical data for the site.

Remediation in the form of dual-phase extraction was recently conducted for 15 days by Status to remove hydrocarbon mass from the vadose zone and groundwater beneath the site, the results of which are pending. Continued groundwater monitoring is planned for this portion of the subject property. USA Petroleum has been identified as the responsible party for the release of petroleum hydrocarbons at this portion of the subject property. USA Petroleum will continue working with the ACHCSA on remediation and well relocation plans until closure is granted.

Parcel B: Former Humble Oil Company/Exxon Gas Station

A subsurface investigation of this site was previously conducted by AEI. The results of this investigation were presented in the *Phase II Subsurface Investigation Report*, dated April 7, 2004.

This site was formerly developed as a gas station and was equipped with three fuel USTs near the southwestern corner of the property, in addition to two dispenser islands on the northern side of the site. The structures of the former gas station were demolished. However, no records regarding the removal of the USTs or any associated piping and equipment was available.

Consequently, in December 1998, a geophysical survey was conducted on the southwestern corner of the property to determine whether the USTs were present. No underground anomalies indicating remaining USTs were identified.

In March 2004, four soil borings were advanced to depths ranging from 8 to 22 feet bgs on Parcel B to determine whether the subsurface of the property had been impacted by a release from the former fuel system. Groundwater was encountered in two of the borings at 13.3 and 14 feet bgs. Soil and groundwater samples were collected from the borings and analyzed for TPHg, total petroleum hydrocarbons as diesel (TPHd), benzene, toluene, ethylbenzene, and xylenes (BTEX), and MTBE. Analytical results reported elevated concentrations of petroleum hydrocarbons in the soil and groundwater.

AEI concluded that, due to the preliminary nature of the investigation, further investigation would be necessary to further characterize the extent of the subsurface impact.

Copies of AEI's subsurface investigation report have been sent to the ACHCSA and the RWQCB, and a formal case has been opened for this site by the ACHCSA. It is anticipated that additional investigations and monitoring will be required at the portion of the subject property. Indemnification for a period of 15 years for payment of the cost of any monitoring or remediation required for any release of petroleum hydrocarbons at Parcel B was made by Exxon Company, U.S.A. to MacArthur Boulevard Associates in an Indemnity Agreement dated March 1, 1999.

Copies of select documents referenced in this Section are included in Appendix C: References.

3.2.2 Fire Department

On July 29, 2004, the Oakland Fire Department, Office of Emergency Services (OFD-OES) was visited for information on the subject property and/or nearby sites of concern to identify any evidence of previous or current hazardous material usage.

Parcel A: Albertsons Grocery Store (Unit 1)

An August 2000 Hazardous Materials Business Plan (HMBP) for Albertsons listed helium as the only hazardous materials stored. Based on the nature of this material, it is not expected to represent a significant environmental concern.

Parcel A: Kragen Auto Parts (Unit 23)

A HMBP dated February 2003 identified the presence of 220 gallons of used motor oil in an aboveground storage tank (AST), as well a maximum quantity on 72 pounds of lead acid batteries onsite. A Hazardous Materials Inspection Report dated March 2003 stated that no significant violations were noted. Additional discussion of this AST is included in Section 5.1.

Parcel A: Young's One Hour Cleaners (Unit 9: 1984 until approximately 1995)

(Unit 20-D: approximately 1995 to present)

An inspection report dated March 9, 1987 stated that the business was under new ownership. PERC and filter cartridges were each observed onsite in 55-gallon drums.

During an inspection of the facility in 1991, one 55-gallon drum containing PCE (also referred to as PERC) and one 55-gallon drum containing waste filters and sludge were observed. It was noted that Technichem, Inc. was the hazardous waste hauler for the business.

HMBP inventories and inspection records dated from 1991 until 1994 listed PERC, and often waste PERC and waste filters.

An inspection report dated March 1993, stated that the business was a small drycleaning operation that generated waste PERC, waste PERC water, still bottom oils, and cartridge filters. The waste was stored in two 55-gallon drums and two 15-gallon drums. A small overspill of PCE to the concrete floor occurred during the inspection and was noted to be cleaned up immediately. Waste was reportedly picked up by Technichem, Inc. approximately every other month.

A Facility Questionnaire, completed in March 1993, stated that Young's Cleaners assumed business onsite in 1984. Chemicals handled onsite were identified as PERC cleaning solvents, waste PERC, still bottom oils, waste water, and waste cartridge filters. The business also reported operation with permit from East Bay Municipal Utility District (EBMUD) and Bay Area Air Quality Management District (BAAQMD).

While no violations were noted during a 1997 Hazardous Materials inspection, liquid PERC waste, waste filters were observed onsite.

An Alameda County Urban Runoff Clean Water Program inspection in 2001 indicated no significant violations. However, it was noted that the business held air quality and sanitary sewer permits.

An inspection of the facility in October 2001 by the City of Oakland Clean Water Program noted the presence of a floor drain in the boiler room. It was also noted the permits relating to air quality, hazardous materials and waste, sanitary sewer were held by the business. It was noted that the facility was in compliance. It should be noted that current drycleaning equipment and storage of PCE and waste filters is not located in the boiler room.

A Hazardous Materials Inspection Report dated 2001, identified one 55-gallon drum of waste PERC, in addition to one 30-gallon drum of waste filters and residue. The form also indicated that the facility had moved from Unit 9 to 20-D approximately six years ago.

A Facility Map dated 2001 identified the current business facility, with the dry cleaning equipment and drum storage on the eastern portion of the Unit. A copy of this map is included in Appendix C: References.

During an inspection conducted in 2003 by the Oakland Fire Department, two 55-gallon drums of waste PERC and waste filters were observed. No violations were noted during this inspection.

Information pertaining to the documented release of PCE at the subject property was previously discussed in Section 3.2.1. Additional information about the current Young's Cleaners operating onsite is located in Section 5.1.

Parcel A: Olympic (also referred to as USA Petroleum) Gas Station

A permit was issued to USA Petroleum Corporation in 1988 for the operation of four USTs at the subject property.

An inspection report dated 1991 indicated that no permits had been issued for the operation of four USTs at the subject property. It was also noted that no tank or pipeline tests had been performed in the last 12 months, nor were any records of leak detector testing available. Required actions included annual tank and pipeline tests and quarterly summary reports for the two previous quarters.

Inspection records and hazardous materials inventories from 1993 and 1994 noted the presence of three 12,000-gallon gasoline USTs and one 3,000-gallon diesel UST. It was noted that no auto repair operations were conducted onsite. However, according to the inspector, it appeared, that the diesel dispenser might have been leaking during the 1993 inspection.

Documents from 1994 indicated that the gas station had ceased operations.

Information pertaining to the release of petroleum hydrocarbons (USA Petroleum gas station) at the subject property was previously discussed in Section 3.2.1.

Copies of select documents referenced in this Section are included in Appendix C: References.

Parcel B

No files indicating the former or current presence of hazardous materials and/or USTs was on file at the OFD-OES for Parcel B.

3.2.3 Building Department

On July 22, 2004, the Oakland Building Department (OBD) was visited for information on the subject property in order to identify historical tenants and property use. Please refer to the following table for a listing of permits reviewed:

Building Permits Reviewed for Parcel A

Year	Applicant	Description of Permit / Building Use
1929	Fageol Motors Co.	Frame building (10' by 36'), concrete foundation / Paint Storage
1962	Foothill Square Shopping Center	Alteration: interior finishing / Self-serve cleaners
	Foothill Square	New construction of three buildings / Commercial
1964	The Draper Company	Additional stores / Shopping center
1970	Foothill Square Oakland	New construction: storage building
	Foothill Square Oakland	New construction: cashier booth
	Foothill Square Oakland	New construction: canopies I, II, and III
	U-Save Automatic Corp.	Construct and operate a service station
1974	Foothill Shopping Center	New construction: bank building
1975	Foothill Square Parking Lot	Three walls and a roof / Motorcycle garage, storage
1976	Foto Mat Corp.	New construction: retail storage

Other Documents Pertaining to Parcel A

Plans dated October 1946 for Peterbilt Motors illustrate the presence of a shed, assembly building, office building, motor shop, water tank, incinerator, and a "existing building.

Plans dated 1961 depict development of the Foothill Square shopping center with buildings totaling approximately 151,570 square feet.

A letter from the State Fire Marshall to Norge Dry Cleaning dated October 1962, indicated that a permit was issued to the business for the establishment of a clothes cleaning facility, including the installation of 16 Norge coin operated dry cleaning units and one Norge sludge cooker.

Letters from the State Fire Marshall to Norge Dry Cleaning from 1963 and 1964 indicated the addition of a drycleaning establishment, including the installation of equipment using synthetic dry cleaning solvent.

According to Aegeas, as discussed in their 1994 *Phase I Environmental Site Assessment*, Norge Dry Cleaning preceded Young's Cleaner's occupancy in Unit 9. Based on the previous subsurface investigations performed in and around Unit 9, any release attributed to Norge Dry Cleaning has been investigated.

Building Permits Reviewed for Parcel B

Year	Applicant	Description of Permit / Building Use
1964	Humble Oil & Refining Co.	Service station
1969	Humble Oil & Refining Co.	Install canopy over existing pump islands / Service station

Other Documents Pertaining to Parcel B

Several permit were filed in the late 1980s and early 1990s, for the construction of manufactured residences at this portion of the subject property. However, it appears that all of these permits were withdrawn or expired.

Additional electrical, mechanical, plumbing, sign, sprinkler, and tenant improvement permits were also reviewed; however, these permits did not contain information pertinent to this report.

3.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the University of California, Berkeley Map Room's collection of Sanborn Fire Insurance maps on July 27, 2004. Sanborn maps were available and reviewed for the years 1926, 1952, 1965, and 1969.

In the 1926 Sanborn map, the northwestern portion of Parcel A was developed with a Fageol Motors company industrial facility consisting of approximately five buildings. The buildings were used as (1) lumber shop; (2) tin shop, plating mill, machine shop, painting, and finishing room; (3) parts, stock room, assembly room, machine shop, and upholstery; (4) oil house; and (5) office. The remainder of Parcel A consisted of undeveloped land. Parcel B also was undeveloped.

In the 1952 Sanborn map, the northwestern one-third of Parcel A was developed with a Peterbilt Motors Company industrial facility. The facility consisted of at least five buildings. The buildings consisted of (1) machine shop; (2) tin shop, painting, blacksmith, frame shop, and finishing room; (3) test room, stock room, service repairs, compressing and welding, and paint shop; (4) office; (5) truck repair shop; and several small storage buildings/sheds. The remainder of Parcel A consisted of undeveloped land. Parcel B also was undeveloped.

No significant changes were noted in the 1965 and 1969 Sanborn maps. However, the reason the Peterbilt Motors Company facility was depicted in the 1965 and 1969 Sanborn maps it is unclear since the subject property was redeveloped with the current shopping center in the early 1960s.

As previously discussed in Section 3.2.1, a subsurface investigation was conducted in October 1988 by Kaldveer associated during which black floating product, in addition to elevated concentrations of pesticides, PCBs, and petroleum hydrocarbons were detected in the boring adjacent just south of the adjacent ARCO gas station (EB-1). This subsurface investigation was continued in December 1988 by WGR. WGR's investigation included installing a monitoring well (MW-3) near Kaldveer's former boring EB-1. No free product was exhibited in MW-3. However TPHg, benzene, xylenes, trichloroethane (TCA) were detected. The detection of petroleum hydrocarbons during this follow-up investigation was likely the result of the release at the adjacent ARCO gas station. Analysis for TCA is included in the current groundwater monitoring for the former Young's Cleaners release. TCA has not been detected at the subject property during groundwater monitoring.

Based on the analytical results of the 1988 subsurface investigations, as well as the extensive investigation performed since 1994 in relation to the former Young's Cleaners and former USA Petroleum gas station (both issues discussed above) and adjacent ARCO gas station (discussed in detail below), if a significant release of volatile organic compounds (VOCs) or petroleum hydrocarbons from the former Fageol Motor Company/Peterbilt Motor Company facility had occurred, it would likely have been identified. However, levels of pesticides and PCBs may remain present in the subsurface of the subject property.

3.4 City Directories

A search of historic city directories was conducted for the subject property at the Oakland Public Library on July 30, 2004. Directories were available and reviewed for the years 1967, 1969, 1974, 1979, 1983, 1989, 1994, 1999, and 2003. The following table summarizes the results of the city directory search. The tenants of environmental concern are typed in **bold**.

City Directory Search Results

Year	Address	Occupant(s) Listed
1967	10700 Macarthur Boulevard	Foothill Sq Shopping Center Included occupants: Arden's Dress Shop, Bank of America, Bay View Fed Svg & Ln, Gallenkamp Shoe Store, Kim Jack G Optom, Kinsey Jewelers, Kresge S S Co Dept Store, Laurentide Finance Loans, Liebe's H & Co Women's Clo, Loards Ice Cream, Lucky Stores, Milton's Children's Clo, Mode O'Day Women's Clo, Mrs. Gallagher's Bakery, Norge Cleaning Village Clns & Lndry , Roberts Cameras and Gifts, Roger's Launderette, Roos Atkins, Seven Chefs Coffee Shop & Barbeque Restr, Seven Chefs Chinese Restaurant, Seven Chefs Hofbrau Restr, Seven Chefs Mexican Restr, Thrifty Drug Stores, Virginia Cleaners , Walter's Salon of Beauty
1967	10700 Macarthur Boulevard	

Year	Address	Occupant(s) Listed
1969	10700 Macarthur Boulevard	Foothill Sq Shopping Center Included occupants: Arden's Dress Shop, Bank of America, Bay View Fed Svg & Ln, C&L Carousal Tavern Foothill Square Shoe Repair, Gallenkamp Shoe Store, Jordano's Barber Shop, Kim Jack G Optom, Kinsey Jewelers, Kresge S S Co Dept Store, Liebe's H & Co Women's clo, Loards Ice Cream, Lucky Stores, Milton's Children's Clo, Mode O'Day Women's Clo, Mrs. Gallagher's Bakery, Norge Equiped Cng , Roberts Cameras and Gifts, Roger's Launderette, Roos Atkins, Seven Chefs Chinese Restaurant, Thrifty Drug Stores, Tony's Hide Inn Restr, Virginia Cleaners , Walter's Salon of Beauty
	10605 Foothill Boulevard	Enco Service Station
1974	10700 Macarthur Boulevard	Foothill Sq Shopping Center Included occupants: Arden's Dress Shop, Bank of Am Chck & Sav, Bank of Am Loans DP, Bank of Am Info, Bay View Fed Svg & Ln, C&L Carousal, Foothill Launderette, Sq Shoe, Foothill Sq., Gallagher's Bakery, Kim Jack G, Kinsey Adolph, Kinsey Jewelers, Kresge S Co, Loards Ice Cream, Mrs. Gallagher's Bakery, Norge Equiped Cng , Radio Shack, Roberts Cameras and Gifts, Roberts Fthl Sq Gifts, Roos Atkins, S S Kresge Co, Thrifty Drug Stores, U Save Automatic, Virginia Cleaners , Viviane Woodrd Csmt
	10605 Foothill Boulevard	Exxon Prod Serv Stn
1979	10700 Macarthur Boulevard	Foothill Sq Shopping Center Included occupants: Arden's Dress Shop, Bank of Am Chck & Sav, Bank of Am Loans DP, Bay View Fed Svg & Ln, C&L Carousal, Calif Cash Card Inc, Charlottes Gifts, Consumers Dist., Diamond Cleaners , Fishbowl No 1, Foothill Launderette, Foothill Sq Bingo, Sq Shoe, Foothill Sq., Fotomat Corporation, House of Large Sizes, House of Plants, Kim Jack G, Kresge S Co, Lucky Stores Inc, Mahogany Cocktail Cng, Mary's Beauty & WG SLN, Norge Equiped Cng , Radio Shack, Richardson Security, Round Table Pizza, S S Kresge Co, Thrifty Drug, Thrifty Drug & Disct, U Save Automatic, Wards Creations
	10605 Foothill Boulevard	Exxon Co. Serv Sta, Exxon Prod Serv Stn
1983	10700 Macarthur Boulevard	Foothill Sq Shopping Center Included occupants: Affair with Hair, Bank Am Oakld Fthl, Bay View Fed Svg & Ln, Bennet Security Patrol, Diamond Cleaners, Dupree's Furniture, Foothill Sq Bingo, Foothill Sq. Printing, Foothill Sq Shoe, Foothill Sq., Fotomat Corporation, Home Cookin, Intl House Wicker, Jazzercise, Kim Jack G OD, Lucky Stores Inc, Norge Equiped Cng , Phase 2, Roller Palace Round Table Pizza, Sweets & Treats, Thrifty Drug, Thrifty Drug Pharmacy, U Save Automatic
	10605 Foothill Boulevard	XXXX

Year	Address	Occupant(s) Listed
1989	10700 Macarthur Blvd.	<p>Foothill Sq Shopping Center</p> <p>Included occupants: A Plus TV & Electric Service, Alco Printing, BMA Dialysis, Biomedical Applications, Cardells Jewelry Repair, Check Stop, Dupree's Furniture, East Bay Secnd Sc, Elegant Plants, Fashion Nail Salon, Foothill Sq Bingo, Foothill Sq Shoe Repairs, Foothill Sq. Shopping Center, Fotomat Corporation, Home Cookin, Hood Tipkins MD, Intl Boutique, Janet's Home Cooking, Kim Jack G OD, Lewis Paper Rainbow, Lucky Food Stores, Medicare Info, Network Assc Invstrs, OCE Developers, Oakld Pet Supply, Olympic Gas Station, Professional Hair Care, Revelations Music, Round Table Pizza, S&S Video, Sandy's Quality Donut, Sarahs, Social Security Admn, Thrifty Drug, Thrifty Drug Pharmacy, Total Look The, US Hlth SSA Office, Video Network, Western Broadway, Western Union Chk 2, Young's Cleaners</p>
	10605 Foothill Boulevard	XXXX
1994	10700 Macarthur Boulevard	<p>Foothill Sq Shopping Center</p> <p>Included occupants: A Plus TV & Electric Service, Arts Dlafrigue, BMA Dialysis, Basic Hair Salon The, Browning Security, Check Stop Check Cashing Serv, Dupree's Furniture, Fashion Nail Salon, Foothill Sq Shoe Repairs, Foothill Sq. Shopping Center, Genevas Hair Design, Hood Tipkins MD, Innervisions Prdctn, JHW Locksmith, JR Bookstore, Lucky Food Stores, Na Mele Hula Ohana, New Life Pentecstl, OCE Developers, Olympic Gas Station, Round Table Pizza, Shampoo Studio, Small World, Soon Beauty Supply, Sunset Cosmetics, Western Union, Wilsdom African Designs, Young's Cleaners</p>
	10605 Foothill Boulevard	XXXX
1999	10700 Macarthur Boulevard	<p>Foothill Sq Shopping Center</p> <p>Included occupants: A Plus TV & Electric Service, BWOED, B&A Communications, Bingo at Foothill Square, Black Wmn Orgnze For Educ Dvlp, Check Stop Check Cashing Serv, Childrn Accepting Responsibility, Childrn Health & Well Being, Childrn Health & Well Being, Clean America, Family Unity Network, Fashion Nail Salon, Foothill Sq Shoe Repairs, Foothill Sq. Barber Shop, Foothill Sq. Bingo, Foothill Sq. Donuts, Foothill Sq. Shopping Center, Genevas Hair Design, Jay Phares Corp., Lucky Food Stores, Mecca Wireless, Na Mele Hula Ohana, Neighborhood Care Outreach, New Check Stop Check Cshing Srv, Nu Revelations, OCE Developers, Over Sixty Health Center, Parent Child Center, Phares Hugh K 3rd Atty., Reed's Cajun Creole Restaurant, Revelations Gospel Music Store, Seven Day Snack, Small World, Soon Beauty Supply, Spanish Speaking Unity Council, Vivra Renal Care, Wilsdom African Designs, Young's Cleaners</p>
	10605 Foothill Boulevard	XXXX

Year	Address	Occupant(s) Listed
2003	10700 Macarthur Boulevard	Foothill Sq Shopping Center Included occupants: A Plus TV & Electric Service, Albertsons Food & Drug, Anthony T Woods Law Offices, Bay Area Service Network, East, Bingo At Foothill Square, Ca Check Cashing Stores, Clean America, East Oakland Recovery Center, Fashion Nail Salon, Foothill Sq Shoe Repairs, Foothill Sq. Barber Shop, Foothill Sq. Bingo, Foothill Sq. Donuts, Foothill Sq. Early Hd Start, Gambro Healthcare of Alameda, Genevas Hair Design, Hollywood Video, Jay Phares Corp., Kids Education Scholarship, Lucky Express, Mecca Wireless, Na Mele Hula Ohana, New Check Stop Check Cshing Srv, Nu Revelations, OCE Developers, Over Sixty Health Center, Papa Murphy's Take N Bake Pizza, Phares Hugh K 3 rd Atty., Pride Security Corp., Real Wireless, Reed's Cajun Creole Restaurant, Revelations, Soon Beauty Supply, The Hut, Unity Council The, Wilsdom African Designs, Young's Cleaners
	10605 Foothill Boulevard	XXXX

Due to the extensive nature of the subsurface investigations performed in relation to the former Young's Cleaners, as well as the on-site and off-site (adjacent) gas stations, other sources of PCE that may have resulted from historical occupancies of other drycleaners (i.e., Virginia Cleaners and Diamond Cleaners) at subject property Parcel A would likely have been identified. The groundwater monitoring results cannot be used to rule out the potential presence of soil contamination beneath these former facilities. However, based on the lack of other additional sources of PCE identified, the historical occupancy of other cleaners located onsite is not expected to represent a significant environmental concern.

3.5 Client-Provided Information and Interviews

An agreement dated March 1, 1999 was provided to AEI discussing the indemnification for the release of petroleum hydrocarbons at Parcel B granted by Exxon Company, U.S.A. to the MacArthur Boulevard Associates.

Purchase and disposal invoices for the PCE used at the current Young's Cleaners business were provided to AEI, as discussed in Section 4.3.

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this section.

4.0 REVIEW OF REGULATORY AGENCY RECORDS

The following information was obtained through a search of electronically compiled federal, state, county, and city databases provided by Track Info Services Environmental FirstSearch. The database search includes regulatory agency lists of known or potential hazardous waste sites, landfills, hazardous waste generators, and disposal facilities in addition to sites under investigation. The information provided in this report was obtained from publicly available sources. The locations of the sites listed in this report are plotted with a geographic information system utilizing geocoding of site addresses. The accuracy of these locations is generally +/- 300 feet. AEI's field representative has attempted to confirm the locations of listings on or adjacent to the subject property. Refer to the radius map (Appendix B: Regulatory Database Review Report) for a location of the sites in relation to the subject property.

4.1 Records Summary

DATABASE REVIEWED	SUBJECT PROPERTY	ADJACENT PROPERTY
Identification as National Priorities List (NPL) "Superfund" site	No	No
Identification as RCRA CORRACTS site	No	No
Identification as State (CalSites SPL/SCL) site	No	No
Identification as CERCLIS/NFRAP site	No	No
Reported as leaking underground storage tanks (LUST) site	Yes	Yes
Identification as solid waste landfill (SWLF)	No	No
Registered underground/aboveground storage tanks (UST/AST)	Yes	Yes
Identification as an Emergency Response Notification Systems (ERNS) site	No	No
Identification as hazardous waste handler and/or generator (RCRA-TSD, LG-GEN and/or SM-GEN)	No	No
Identification as SPILLS Site	No	No

The former USA Petroleum gas station located at Parcel A (10700 MacArthur Boulevard) was identified during the regulatory database search as an underground storage tank (UST) and leaking underground storage tank (LUST) site. Information pertaining to these listings is discussed in Sections 3.2.1 and 3.2.2.

In addition, it should be noted that a documented release of PCE has been identified at subject property Parcel A in associated with the former Young's Cleaners operation in Unit 9, as

discussed in Section 3.2.1. However, this release was not identified by the regulatory database.

Although Parcel B was formerly developed as a gas station, it was not identified in any of the regulatory database listings.

The adjacent ARCO gas station at 10600 MacArthur Boulevard was identified as a UST and LUST site, as discussed in Section 4.3. The Southland Project site located at 10501 Foothill Boulevard is situated adjacent to the north of Parcel B and was identified as a LUST site, as discussed in Section 4.3.

4.2 Contaminant Migration

Migration of petroleum hydrocarbon or volatile organic compound (VOC) contamination is generally via groundwater. Therefore, only those contaminant release sites located hydrologically upgradient relative to the subject property are expected to represent a potential environmental concern to the subject property. Contaminated sites located hydrologically downgradient of the subject property are not expected to represent a potential threat to the groundwater quality beneath the subject property. Sites that are situated hydrologically cross-gradient relative to the subject property are not expected to represent a concern unless close proximity allows for the potential of lateral migration. As discussed in Section 2.3, the flow direction of groundwater at the subject property is toward the west-northwest in the shallow aquifer and toward the southwest in the deeper aquifer.

4.3 Record Details

National Priorities List (NPL) is EPA's national listing of contaminated sites targeted for cleanup because they pose a threat to human health and the environment. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund) authorizes and requires the EPA to investigate, categorize, and enforce the cleanup of hazardous waste sites on the NPL. An NPL site on or near a particular property may threaten the environmental integrity of the property or affect its marketability.

No sites within a 1-mile radius of the subject property were identified during the NPL database search.

CORRACTS is an EPA-maintained database of Resource Conservation and Recovery Act (RCRA) facilities undergoing "corrective action". A "corrective action order" is issued 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.

No sites within a 1-mile radius of the subject property were identified during the CORRACTS database search.

California Sites (CalSites) are provided by the California Environmental Protection Agency, Department of Toxic Substances Control and include state equivalent NPL (SPL) and CERCLIS (SCL) sites.

One site within a 1-mile radius of the subject property was identified during the CalSites database search. This site, Verdese Carter Park, is located at 98th and Bancroft Avenues, approximately 0.67 miles northwest of the subject property. Based on the relative distance combined with the direction of groundwater flow, this site is not expected to represent a significant environmental concern.

CERCLIS/NFRAP is a list of sites that the EPA has investigated or is presently investigating for release or threatened release of hazardous substances, which may be subject to review in accordance with the terms and conditions of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA, also known as Superfund). Sites listed on the "No Further Remedial Action Planned" (NFRAP) database are 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 or NPL consideration.

No sites within a ½-mile radius of the subject property were identified during the CERCLIS/NFRAP database search.

Leaking Underground Storage Tanks (LUST) List is a list produced by the Regional Water Quality Control Board (RWQCB) of known sites with current or former leaking underground storage tanks on the premises.

Six sites within a ½-mile radius of the subject property were identified during the LUST database search. One of these listings pertains to the release identified at former USA Petroleum gas station located at the subject property, which was previously discussed in Section 3.2.1. Two other sites are located within one-eighth mile of the subject property and are discussed in detail below.

- The adjacent ARCO gas station at 10600 MacArthur Boulevard was identified as a LUST site. In September 1988, one 500-gallon waste oil UST was removed. Soil samples collected following the waste oil UST removal reported elevated levels of total oil and grease (TOG) and total petroleum hydrocarbons as motor oil (TPHmo) (no PCE was detected). As a result of the elevated levels of TOG and TPHmo, additional excavation occurred until no detectable levels of TOG and TPHmo were reported.

In March 1989, five groundwater monitoring wells (MW-1 through MW-5) were installed at the ARCO site. During the installation of these monitoring wells, the shallow and deeper aquifers were identified. Elevated levels of TPHg, BTEX, were detected at the ARCO station, in addition to PCE near the former waste oil UST.

In February 1990, three 6,000-gallon gasoline USTs and one 10,000-gallon gasoline UST were removed from the ARCO site. Continued groundwater monitoring identified free product and lower dissolved TPHg concentrations along the southeastern boundary of the ARCO site, which borders the subject property. Due to the unanticipated north-northwest groundwater flow direction calculated for the deeper aquifer, an on-site downgradient recovery well was installed and an aquifer pumping and recover test was conducted. The recovery well was completed as a monitoring well and was used to pump from while monitoring wells MW-1 through MW-5 were used as observation wells.

During the summer of 1992, two off-site groundwater monitoring wells (MW-6 and MW-7) were installed on subject property Parcel A, approximately 50 to 60 feet east and southeast of the ARCO station; one on-site monitoring well (MW-8), and seven on-site vapor extraction wells were installed. The on-site vapor extraction system at the ARCO station operated from August 1992 until December 1993, during which 57 gallons of gasoline was recovered. The system was pulsed during the first quarter of 1994, and restarted until August 1995.

Although debate over the source of the PCE (waste oil UST at ARCO versus the former Young's Cleaners at the subject property) detected at ARCO and subject property Parcel A occurred, ultimately each side decided to proceed independently. Consequently, individual risk assessments were prepared instead of determining responsibility.

Overall, the plume from the former USTs at the ARCO station did likely migrate onto the subject property parking lot. Localized free product has been encountered both on and offsite. However, vapor extraction systems both on and offsite have removed considerable amounts of gasoline, so that free product is no longer being encountered. In addition, in March 1996, oxygen-releasing compounds (ORC) were added to on and offsite wells to enhance bioremediation of the dissolved gasoline.

In May 1997, a Tier 1 Risk Based Correction Action evaluation was performed at the *ARCO site*, which considered BTEX and PCE as chemicals of concern. It was concluded that no risk to human health via soil or groundwater volatilization to indoor and outdoor air was expected under the current conditions.

Analysis of MTBE began in 1996. After several episodes of groundwater monitoring, it appeared that MTBE contamination was localized near MW-2, on the southeastern boundary of the ARCO site, and that the addition of ORC had some affect in reducing the TPH concentration. Groundwater monitoring continued until the third quarter 1997, at which time it was put on hold pending review of the site for closure. This site was eventually granted case closure in March 1999. However, the closure letter stated that elevated concentrations of TPHg, TPHmo, BTEX, MTBE, and/or PCE remained in the soil and/or groundwater at the ARCO site. In addition, it was noted that due to the presence of PCCE in groundwater, a risk management plan was in place to account for future subsurface activities onsite. Following case closure, annual groundwater monitoring conducted the ARCO station was analyzed annually for PCE only.

However, during a line upgrade and removal activities in September 2003, all dispenser and related double-walled fiberglass piping was removed and replaced at the ARCO site. Soil samples collected following the equipment removals. Analytical results of the soil samples reported concentrations of TPHg were detected up to 14 ppm, xylenes up to 5.8 ppm, and MTBE up to 160 ppm. As a result of the MTBE contaminant concentration levels reported, an Unauthorized Release Report was issued for the ARCO site in January 2003.

Due to the identification of a new release at the ARCO station during the 2003 line upgrade work, quarterly groundwater monitoring was reinstated as of September 2003 for gasoline range organics (GRO), BTEX, and fuel oxygenates. Groundwater monitoring results from the Second Quarter 2004 episode from the wells located at the *subject property Parcel A* (wells MW-6, MW-7, and WGR-3) reported 210 µg/L PCE in well MW-6. No detectable concentrations of GRO, Benzene, and MTBE were detected at these monitoring wells located subject property. Based on the hydrologically downgradient location of this adjacent ARCO gas station, combined with the analytical results, it does not appear that the recent release of petroleum hydrocarbons at this site has impacted the subject property.

- The Southland Project site located is at 10501 Foothill Boulevard, adjacent to the north of Parcel B. According to information on file at the OFD, this site was formerly developed as a gas station. A letter from the ACHCSA, dated November 1993, indicated that elevated levels of TPHg and BTEX were identified in the four wells sampled at this site in 1993. As a result additional subsurface investigations to delineate the vertical and lateral extent of the soil and groundwater contamination at this site were required. On file with the ACHCSA was a case closure letter dated September 1998. Although no information between 1993 and 1998 was available for review, based on the regulatory status, this site is not expected to represent a significant environmental concern.

The remaining sites are located in excess of one-third mile from the subject property. Based on the relative distance from the subject property, direction of groundwater flow, and/or regulatory status, the remaining sites are not expected to represent a significant environmental concern.

Solid Waste Landfills (SWLF) is a database generated by the State of California Solid Waste Information System (SWIS), which includes active and inactive landfills and transfer stations within the state maintained by the California Integrated Waste Management Board.

No sites within a ½-mile radius of the subject property were identified during the SWLF database search.

Underground/Aboveground Storage Tanks (UST/AST) List is a comprehensive listing of registered underground and aboveground storage tanks located within the State of California.

Five sites within a ¼-mile radius of the subject property were identified during the UST/AST database search. One of these listings pertains to the former USA Petroleum gas station on

Parcel A. The former USTs located at the subject property Parcel A were previously discussed in Section 3.2.2.

Due to the lack of a documented release or factors discussed in the LUST segment of Section 4.3, the storage of hazardous materials within the remaining registered tanks is not a significant environmental concern.

Emergency Response Notification Systems (ERNS) List is EPA's database of emergency response actions.

No sites within a $\frac{1}{8}$ -mile radius of the subject property were identified during the ERNS database search.

Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. Information from the RCRA database is divided into three categories: TSD, LG GEN and SM GEN. The TSD category is searched to a 1-mile radius and tracks facilities which treat, store and/or dispose of hazardous waste. LG GEN, or large generators, are facilities that generate more than 1000 kg of hazardous waste per month. SM GEN, or small generators, are facilities that generate between 100 and 1000 kg of hazardous waste per month. The LG-GEN and SM-GEN databases are searched up to a $\frac{1}{8}$ -mile radius from the subject property.

No sites within a 1-mile radius of the subject property were identified during the RCRA-TSD database search.

One site within a $\frac{1}{8}$ -mile radius of the subject property were identified during the RCRA (LG-and SM-GEN) database search. The storage, treatment, disposal and/or generation of hazardous materials at this site is not a significant environmental concern based on the lack of a documented release or factors discussed in prior segments of Section 4.3.

SPILLS sites are provided by the Regional Water Quality Control Board (RWQCB). This list includes sites that have recorded spills, leaks, investigations, and cleanups.

No sites within a $\frac{1}{8}$ -mile radius of the subject property were identified during the SPILLS database search.

5.0 SITE INSPECTION AND RECONNAISSANCE

On July 30, 2004, a site reconnaissance of the subject property and adjacent properties was conducted by Natalie Shaver of AEI in order to obtain information indicating the likelihood of recognized environmental conditions at the subject property and adjacent properties as specified in ASTM E1527 §8.4.2, 8.4.3 and 8.4.4.

5.1 On-Site Observations

Identified		Observation
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hazardous Substances and/or Petroleum Products in Connection with Property Use
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unidentified Substance Containers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical or Mechanical Equipment Likely to Contain PCBs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Stains or Corrosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong, Pungent or Noxious Odors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool of Liquid
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drains and Sumps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds and Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Disposal or Evidence of Fill Materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Water Discharges
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Systems
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other

Hazardous Substances and/or Petroleum Products in Connection with Property Use

An AST containing used motor oil was observed with the unit of Parcel A occupied by Kragen Auto Parts (Units 22 and 23), as discussed in detail in the subheading below.

One 55-gallon drum containing PCE, in addition to one 55-gallon drum containing waste filters were observed in Unit 20-D, occupied by Young's Cleaners, an on-site drycleaning business. The 55-gallon drums are presently stored within secondary containment consisting of separate outer containers manufactured of molded, seamless galvanized steel. Based on a review of purchase and disposal invoices, waste PCE and filters generated by Young's Cleaners are hauled

offsite for proper disposal by Technichem every few months. This solvent, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through cracked concrete and/or sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in soil and migrate to groundwater beneath a facility. Based on this information, the presence of a drycleaning facility on the subject property represents evidence of a recognized environmental condition. Although groundwater monitoring results cannot be used to rule out the potential presence of soil contamination beneath this facility, the groundwater monitoring at the subject property has not indicated that a release has occurred from this drycleaning location.

In addition, other miscellaneous chemicals were observed in Unit 20-D (Young's Cleaners), including mineral oil, methyl ethyl ketone, thinner, and acetic acid. These materials are stored in relatively small quantities (each less than five gallons total) and therefore are not expected to represent a significant environmental concern.

Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)

As previously mentioned above, one 220-gallon AST containing used motor oil was observed in Units 22 and 23, occupied by Kragen Auto Parts. No drains, nor significant spills or stains were observed in the vicinity of the AST and therefore it is not expected to represent a significant environmental concern.

Electrical or Mechanical Equipment with the Potential to Contain PCBs

Electrical transformers can potentially contain toxic polychlorinated biphenyls (PCBs). Transformers that contain 50 to 500 parts per million (ppm) PCBs are classified as PCB contaminated. The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

Several pad-mounted transformers were observed on the subject property during the site inspection. No spills, staining or leaks were observed on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

Pools of Liquid

A small pool of liquid was observed on the floor next to the dry cleaning equipment in Unit 20-D (Young's Cleaners). It appeared that the liquid was the result of a piping leak on the drycleaning equipment. It is likely that the liquid observed was water from steam and thus is not expected to represent a significant environmental concern. However, as a best management practice, the drycleaning equipment should be serviced on a regular basis, and repaired as necessary.

Drains and Sumps

Several storm drains were observed in the parking area of the subject property. No hazardous substances or petroleum products were noted in the vicinity of the drains. Based on the use of the drains solely for storm water runoff, the presence of the drains is not expected to represent a significant environmental concern.

Wells

Numerous monitoring wells, associated with the former Young's Cleaners that occupied Unit 9, former USA gas station, and the adjacent ARCO gas station were observed at the subject property. Subsurface investigations pertaining to the former Young's Cleaners (Unit 20) and USA gas station were previously discussed in Section 3.2.1, while the adjacent ARCO station was discussed in Section 4.3.

Other

Hydraulic bailers were observed on the subject property. However, no significant quantities of hydraulic oil or other maintenance materials associated with the equipment were observed. No significant spills or stains were observed in the vicinity of the bailers and therefore they are not expected to represent a significant environmental concern.

In addition equipment for the dual phase extraction system operating at the former USA Petroleum gas station portion of Parcel A was observed. This system, as well as other information pertaining to the petroleum hydrocarbon release at this site was previously discussed in Section 3.2.1.

5.2 Non-ASTM Services

Asbestos-Containing Building Materials

For buildings constructed prior to 1980, the Code of Federal Regulations (29 CFR 1926.1101) states that all thermal system insulation (boiler insulation, pipe lagging, and related materials) and surface materials must be designated as "presumed asbestos-containing material" (PACM) unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act.

Due to the age of the subject property buildings, there is a potential that ACMs may be present in some of the buildings. The condition and friability of the identified suspect ACMs is noted in the following table:

Suspect Asbestos Containing Materials (ACMs)

Material	Location	Friable	Condition
Drywall Systems	Throughout	No	Good
Roofing Systems	Roof	Not Inspected	Not Inspected

All observed suspect ACMs were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Additional suspect ACMs may be present. As mentioned in Section 3.2.1, results of a limited asbestos survey conducted in 1994 indicated that samples of exterior stucco, acoustical ceiling materials, pipe insulation, and drywall mud collected were found to contain asbestos.

Regardless of building construction date, the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) requires that an asbestos survey adhering to AHERA sampling protocol be performed prior to demolition or renovation activities that may disturb ACMs. This requirement is typically enforced by the local air pollution control or air quality management district, and specifies that all suspect asbestos-containing materials (ACMs) be sampled to determine the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants. Similarly, OSHA regulations require that specific work practices be implemented when handling construction materials and debris that contain lead-containing materials (see below).

Lead-Based Paint

Lead-based paint is any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 ug/g by dry weight) or more of lead. In Section 1017 of the Housing and Urban Development Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", states that a lead-based paint hazard is "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. In buildings constructed after 1978, it is very unlikely that lead-based paint is present.

Due to the age of the subject property buildings, there is a potential that lead-based paint is present. Both interior and exterior painted surfaces were observed to be in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. However, actual material samples would need to be collected in order to determine if lead-based paint is present.

5.3 Adjacent Property Reconnaissance Findings

Identified		Observation
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hazardous Substances and Petroleum Products in Connection with Adjacent Property Use
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unidentified Substance Containers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical or Mechanical Equipment Likely to Contain PCBs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong, Pungent or Noxious Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pools of Liquid
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drains and Sumps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds and Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Disposal or Evidence of Fill Materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Water Discharges
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Systems
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

Hazardous Substances and/or Petroleum Products in Connection with Property Use

The adjacent site to the northwest of Parcel A is developed as an ARCO gas station. The underground fuel tanks at this facility were previously discussed in Section 4.3.

Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)

As previously mentioned, the adjacent site to the northwest of Parcel A is developed as an ARCO gas station. The underground fuel tanks at this facility were previously discussed in Section 4.3.

Electrical or Mechanical Equipment with the Potential to Contain PCBs

Electrical transformers can potentially contain toxic polychlorinated biphenyl's (PCB's). Transformers that contain 50 to 500 parts per million (ppm) PCB's are classified as PCB contaminated. The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

Several transformers were observed on the adjacent properties during the site inspection. No spills, staining or leaks were observed on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

Monitoring wells, associated with the former Young's Cleaners that occupied Unit 9 and the adjacent ARCO gas station are located on adjacent sites. Subsurface investigations pertaining to the former Young's Cleaners (Unit 20) was previously discussed in Section 3.2.1, while the adjacent ARCO station was discussed in Section 4.3.

6.0 FINDINGS AND CONCLUSIONS

Findings

Recognized environmental conditions (RECs) are defined by the ASTM Standard as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

- Young's Cleaners operated on subject property Parcel A, Unit 9 from approximately 1984 through 1995. During subsurface investigations at the adjacent ARCO station (discussed below) in the early 1990s, chlorinated solvents were detected in several borings. As a result, in March 1993, the Alameda County Health Care Services Agency (ACHCSA) required that the vertical and lateral extent of the tetrachloroethylene (PCE) discovered onsite by ARCO be investigated. Subsequently, a subsurface investigation was conducted on Parcel A of the subject property, which revealed elevated levels of PCE in the soil and groundwater.

Several phases of investigation to determine the extent of the PCE release from Young's Cleaners were conducted between approximately 1989 and 1997. A total of 18 groundwater monitoring wells were installed both on the subject property and offsite. In 1996, AEI removed and treated approximately 2,400 cubic yards of volatile organic compounds (VOC) impacted soil from beneath and around the former Young's Cleaners location (Unit 9).

Following soil removal activities and the preparation of a risk evaluation by PES Environmental Inc. in 1996, the California Regional Water Quality Control Board (CRWQCB) and ACHCSA required additional groundwater monitoring to confirm the stability of the dissolved phase VOC plume. The CRWQCB and ACHCSA concurred with PES's findings that residual concentrations of VOCs in the soils within and near the former Young's Cleaners site do not pose a significant threat to human health.

A total of 14 groundwater monitoring wells associated with the former Young's Cleaners currently remain on and offsite. However, in anticipation of major redevelopment activities planned for the subject property, several groundwater monitoring wells are planned for future decommissioning.

The most recent groundwater monitoring data from October 2003 reported maximum groundwater concentrations of 66 micrograms per liter ($\mu\text{g/L}$) cis 1,2-Dichloroethene (cis 1,2 DCE), 13 $\mu\text{g/L}$ trans 1,2- Dichloroethene (trans 1,2-DCE), 440 $\mu\text{g/L}$ PCE, 60 $\mu\text{g/L}$ trichloroethylene (TCE), and 1.0 $\mu\text{g/L}$ chloroform. These maximum concentrations of PCE, TCE, and cis-1,2 DCE were detected in the water sample taken from shallow well AMW-6.

The highest concentrations of PCE and TCE in the deeper aquifer were found in well MW-6 at 340 µg/L and 13 µg/L, respectively. These concentrations are consistent with previous monitoring results. However, overall, well MW-6, which is situated downgradient of the former source area, has exhibited a long-term trend of decreasing VOC contamination.

Contaminant concentrations have been decreasing or are nearly non-detect in the wells near the former source area since the 1996 soil treatment activities. Continued groundwater monitoring is planned, as well as complying with requirements of the regulatory oversight agencies. The decreasing contaminant concentrations in groundwater since 1997 have confirmed that soil removal activities have been successful at reducing further contaminant migration to groundwater.

- Subject property Parcel A, Unit 20-D is currently occupied by Young's Cleaners, an on-site drycleaning operation. Young's Cleaners has reportedly occupied this unit since the mid to late 1990s. During the site reconnaissance, one 55-gallon drum containing PCE, in addition to one 55-gallon drum containing waste filters were observed in Unit 20-D. The 55-gallon drums are presently stored within secondary containment consisting of separate outer containers manufactured of molded, seamless galvanized steel. Based on a review of purchase and disposal invoices, waste PCE and filters generated by the current Young's Cleaners business are hauled offsite for proper disposal by Technichem every few months. PCE, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through cracked concrete and/or sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in soil and migrate to groundwater beneath a facility. Based on this information, the presence of a drycleaning facility on the subject property represents evidence of a recognized environmental condition. Although groundwater monitoring results cannot be used to rule out the potential presence of soil contamination beneath the facility, groundwater monitoring at the subject property has not indicated that a significant release has occurred from this drycleaning location.
- Based on a review of historic city directories for the subject property, it appears that Parcel A has been occupied by several other drycleaning businesses since the 1960s, including Virginia Cleaners and Diamond Cleaners. Due to the extensive nature of the subsurface investigations performed in relation to the former Young's Cleaners, as well as the on-site and off-site (adjacent) gas stations, other releases of PCE that may have resulted from other on-site drycleaners would likely have been identified. Based on the lack of other additional sources of PCE identified, the historical occupancy of other historical cleaners at Parcel A is not expected to represent a significant environmental concern. However, the groundwater monitoring results cannot be used to rule out the potential presence of soil contamination beneath these former facilities.
- The southeastern corner of Parcel A, at the intersection of Foothill Boulevard and 108th Avenue, was formerly developed as a gas station, as previously mentioned. Subsurface investigations have been conducted at this site since 1987, and have included the removal of four 12,000-gallon gasoline underground storage tanks (USTs), one 8,000-gallon diesel UST,

and associated piping and equipment; soil sampling; soil excavation; advancement of soil borings; the installation of monitoring wells; and quarterly groundwater monitoring.

The ACHCSA issued a letter on April 2, 1996, stating that the agency concurred with Alton Geosciences' conclusion that the contamination is confined to an area close to the former USTs. As a result of this conclusion, further delineation of the contamination identified at this site was not necessary. However, continued groundwater monitoring was recommended for all wells.

During the most recent groundwater monitoring episode conducted by Stratus Environmental, Inc. (Stratus) in April 2004, ~~the highest concentrations of total petroleum hydrocarbons as gasoline (TPHg) (13,000 µg/L), benzene (160 µg/L), and methyl tertiary butyl ether (MTBE) (430 µg/L) were reported in well S-2,~~ which is situated in close proximity to the former USTs. The overall results of this episode were reportedly consistent with historical analytical data for the site.

Remediation in the form of dual-phase extraction was recently conducted for 15 days by Status to remove hydrocarbon mass from the vadose zone and groundwater beneath the site, the results of which are pending. Continued groundwater monitoring is planned for this portion of the subject property. USA Petroleum has been identified as the responsible party for the release of petroleum hydrocarbons at this portion of the subject property. USA Petroleum will continue working with the ACHCSA on remediation and well relocation plans until closure is granted.

- Parcel B was formerly developed as a gas station from 1964 until 1983. In December 1998, a geophysical survey was conducted on the southwestern corner of the property to determine whether the USTs were present, as no historical records of the removals of USTs were available. Results of the geophysical survey reported no underground anomalies indicating that USTs remained onsite. Consequently, it appears that the USTs were removed.

In March 2004, AEI conducted a subsurface investigation to determine whether Parcel B had been impacted by a release from the former fuel system. Soil and groundwater samples were collected from the borings and analyzed for TPHg, total petroleum hydrocarbons as diesel (TPHd), benzene, toluene, ethylbenzene, and xylenes (BTEX), and MTBE. Analytical results reported elevated concentrations of petroleum hydrocarbons in the soil and groundwater. Copies of AEI's subsurface investigation report have been sent to the ACHCSA and the RWQCB, and the ACHCSA has opened a formal case for the release identified at Parcel B by placing it in the Local Oversight Program. It is anticipated that additional investigations and monitoring will be required at this portion of the subject property. Indemnification for a period of 15 years for payment of the cost of any monitoring or remediation required for any release of petroleum hydrocarbons at Parcel B was made by Exxon Company, U.S.A. to MacArthur Boulevard Associates in an Indemnity Agreement dated March 1, 1999.

- Prior to construction of the current shopping center on Parcel A, the subject property was occupied by the Fageol Motor Company, which later became the Peterbilt Motors Company, for the operation of a vehicle manufacturing plant. The oldest records for this facility obtained date back to the 1929. Based on a review of Sanborn fire insurance maps, the facility consisted of at least five buildings occupied by (1) a machine shop; (2) a tin shop, painting operations, blacksmithing, frame shop, and a finishing room; (3) a test room, stock room, service repairs, compressing and welding, and paint shop; (4) an office; (5) a truck repair shop; and several small storage buildings/sheds.

A subsurface investigation was performed at Parcel A in October 1988 by Kaldveer Associates (Kaldveer) during which black floating product was reported in a boring advanced just south of the adjacent ARCO gas station in the Foothill Square shopping center parking lot (EB-1). In addition, elevated concentrations of pesticides, polychlorinated biphenyls (PCBs), and petroleum hydrocarbons were detected in the groundwater samples collected from boring EB-1. According to the January 1999 case closure summary for the adjacent ARCO station, the elevated concentrations of petroleum hydrocarbons were attributed to the release at the ARCO, while the presence of pesticides and PCBs were likely associated with the former use of subject property Parcel A by Fageol Motors Company/Peterbilt Motors Company.

Kaldveer's investigation was continued by Western Geologic Resources (WGR) in December 1988. Five monitoring wells were installed on Parcel A, including boring WGR B-3 (later converted to monitoring well MW-3), which was situated near the former Kaldveer boring EB-1 (discussed above). No free product was exhibited in the water sample collected from well MW-3, however TPHg, benzene, xylenes, and trichloroethane (TCA) were detected. The detection of petroleum hydrocarbons during this follow-up investigation was likely the result of the release at the adjacent ARCO gas station. Analysis for TCA is included in the current groundwater monitoring for the former Young's Cleaners release. TCA has not been detected at the subject property during groundwater monitoring.

Based on the analytical results of the 1988 subsurface investigations, as well as the extensive investigation performed since 1994 in relation to the former Young's Cleaners and former USA Petroleum gas station (both issues discussed above) and adjacent ARCO gas station (discussed in detail below), if a significant release of volatile organic compounds (VOCs) or petroleum hydrocarbons from the former Fageol Motor Company/Peterbilt Motor Company facility had occurred, it would likely have been identified. However, levels of pesticides and PCBs may remain present in the subsurface of the subject property.

Historical recognized environmental conditions are defined by the ASTM Standard as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

- No on-site historical recognized environmental conditions were identified during the course of this investigation.

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- An adjacent ARCO gas station at 10600 MacArthur Boulevard was identified as a leaking underground storage tank (LUST) site. In September 1988, one 500-gallon waste oil UST was removed. Soil samples collected following the waste oil UST removal reported elevated levels of total oil and grease (TOG) and total petroleum hydrocarbons as motor oil (TPHmo). As a result of the elevated levels of TOG and TPHmo, additional excavation occurred until no detectable levels of TOG and TPHmo were reported.

Additional subsurface investigation conducted at the *subject property Parcel A* indicated that a release of TPHg had occurred at the ARCO site and extended in the southeasterly direction, and thus onto the subject property Parcel A. Consequently, in 1990, three 6,000-gallon gasoline USTs and one 10,000-gallon gasoline UST were removed from the ARCO site. Continued groundwater monitoring identified free product and lower dissolved TPHg concentrations along the southeastern boundary of the ARCO site, which borders the subject property. PCE has also historically been detected at the ARCO site. Although debate over the source of the PCE (waste oil UST at ARCO versus the former Young's Cleaners at the subject property) occurred, ultimately each side decided to proceed independently. Consequently, individual risk assessments were prepared instead of determining responsibility.

Remediation methods used by ARCO included an on-site vapor extraction system which operated from August 1992 until December 1993. The system was pulsed during the first quarter of 1994, and restarted until August 1995. In addition, in March 1996, oxygen-releasing compounds (ORC) were added to on and off-site wells to enhance bioremediation of the dissolved gasoline.

In May 1997, a Tier 1 Risk Based Correction Action evaluation was performed at the *ARCO site*, which considered BTEX and PCE as chemicals of concern. It was concluded that no risk to human health via soil or groundwater volatilization to indoor and outdoor air was expected under the current conditions.

Analysis of MTBE began in 1996. After several episodes of groundwater monitoring, it appeared that MTBE contamination was localized near MW-2, on the southeastern boundary of the ARCO site, and that the addition of ORC had some affect in reducing the TPH concentration. Groundwater monitoring continued until the third quarter 1997, at which time it was put on hold pending review of the site for closure. This site was eventually granted case closure in March 1999. However, the closure letter stated that elevated concentrations

of TPHg, TPHmo, BTEX, MTBE, and/or PCE remained in the soil and/or groundwater at the ARCO site. In addition, it was noted that due to the presence of PCE in groundwater, a risk management plan was in place to account for future subsurface activities onsite. Following case closure, annual groundwater monitoring conducted the ARCO station was analyzed for PCE only.

However, during a line upgrade and removal activities in September 2003, all dispenser and related double-walled fiberglass piping was removed and replaced at the ARCO site. Soil samples were collected following the equipment removals. Analytical results of the soil samples reported concentrations of TPHg up to 14 ppm, xylenes up to 5.8 ppm, and MTBE up to 160 ppm. As a result of the MTBE contaminant concentration levels reported, an Unauthorized Release Report was completed for the ARCO site in January 2003.

Due to the identification of a new release at the ARCO station during the 2003 line upgrade work, quarterly groundwater monitoring was reinstated as of September 2003 for gasoline range organics (GRO), BTEX, and fuel oxygenates. Groundwater monitoring results from the Second Quarter 2004 episode from the wells located at the *subject property Parcel A* (wells MW-6, MW-7, and WGR-3) reported 210 µg/L PCE in well MW-6. No detectable concentrations of GRO, Benzene, and MTBE were detected at these monitoring wells located on the subject property. Based on the hydrologically downgradient location of this adjacent ARCO gas station, combined with the analytical results, it does not appear that the recent release of petroleum hydrocarbons at this site has impacted the subject property.

- Due to the age of the subject property buildings, there is a potential that asbestos-containing materials (ACMs) may be present in some buildings. In addition, ACM materials were identified during limited sampling conducted in 1994, as discussed in Section 3.2.1. All suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. According to Mr. John Jay and Mr. Ken Phares, representatives of the subject property, ACMs have been removed from the buildings/units occupied by Kragen's, America Clean Coin Laundry, A-Plus TV, Nail Salon, Papa Murphy's, Chinese Restaurant, Jackson-Hewett, Check Cashing, Reed's Cajun Restaurant, Barber Shop, Alameda County, Get Hooked, Geneva's Hair Salon, Shoe Repair, Soon's Beauty Supply, Day Care, Real Wireless, Adult Health Care, Over 60-s Health Clinic, and Gambro Dialysis Clinic (approximately 80,000 square feet of the building area). No documentation of the ACM removal was provided to AEI for review. The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants. AEI recommends the implementation of an Operations and Maintenance (O & M) Plan to protect the health and safety of the building occupants.
- Due to the construction date of the subject property buildings, there is a potential that lead-based paint is present. All observed painted surfaces were in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. However, actual material samples would need to be collected in order to determine if lead-based paint

is present. AEI recommends the implementation of an Operations and Maintenance (O & M) Plan to protect the health and safety of the building occupants.

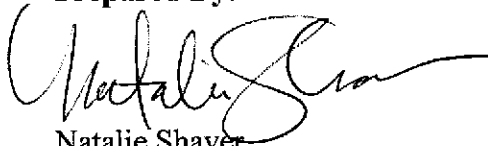
Conclusions, Opinions, and Recommendations

AEI's investigation revealed recognized environmental conditions associated with the subject property/nearby properties for which AEI recommends the following: (1) compliance with all requirements of the RWQCB and/or the ACHCSA regarding the former Young's Cleaners; (2) proper handling, storage (including the continued use of secondary containment for 55-gallon drums of PCE and related materials), and disposal of PCE at the existing Young's Cleaners; (3) verification that the responsible parties identified for the former USA Petroleum (Parcel A) and Exxon (Parcel B) gas stations comply with the requirements of the regulatory oversight agencies for the respective releases of petroleum hydrocarbons; and (4) preparation of (i) an appropriate monitoring well closure/relocation plan and (ii) health and safety plans for future construction/redevelopment activities at the subject property which will likely be required by the oversight agencies.

7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

AEI Consultants has performed a Phase I Environmental Site Assessment for the property located at 10700 MacArthur Boulevard and 10605 Foothill Boulevard in the City of Oakland, Alameda County, California, in conformance with the scope and limitations of ASTM Standard E1527. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

Prepared By:

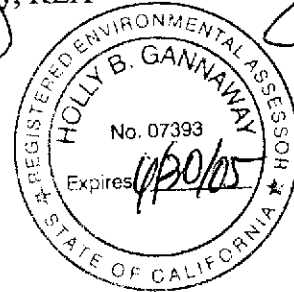


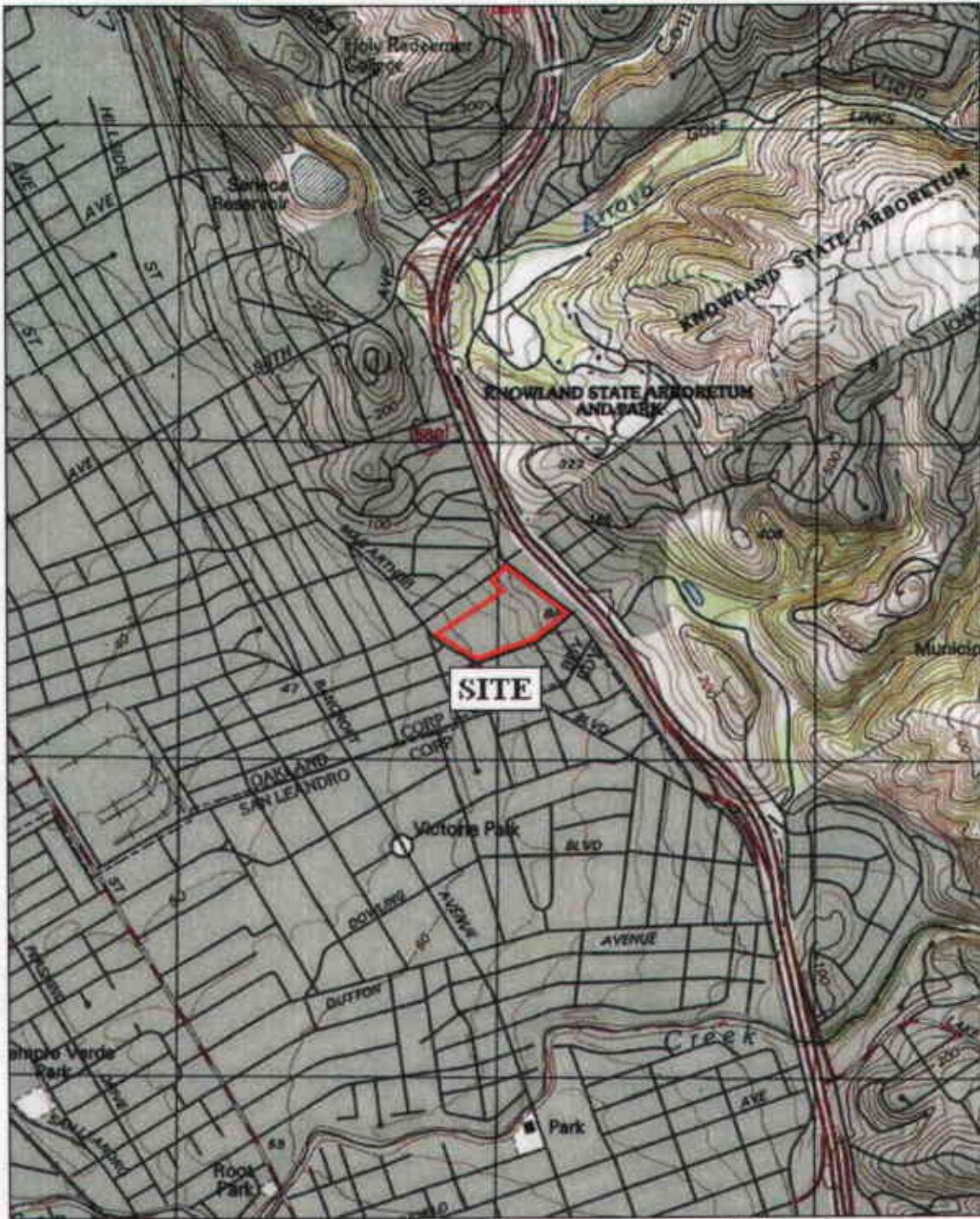
Natalie Shaver
Environmental Scientist

Reviewed By:



Holly Gannaway, REA
Senior Author



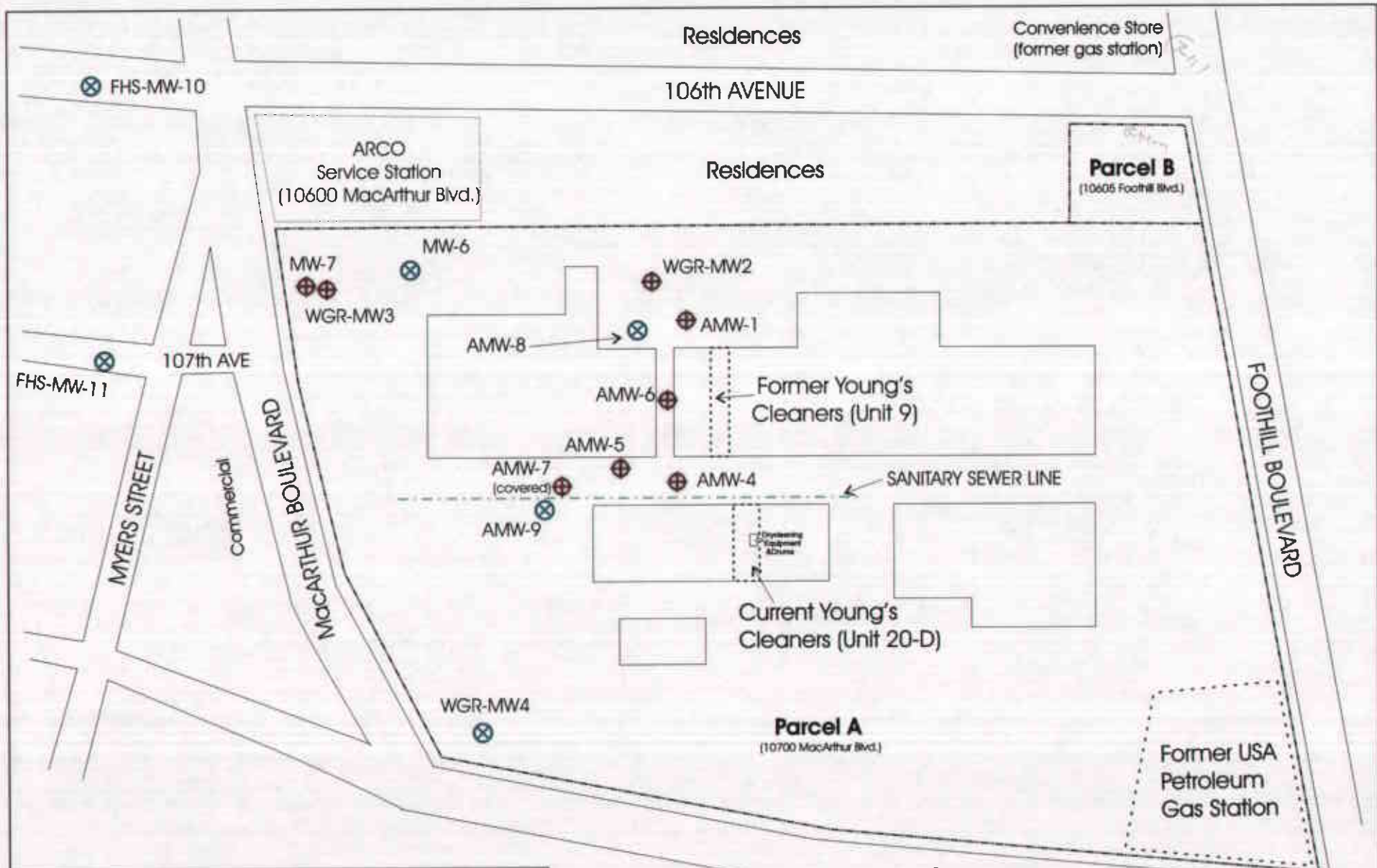


Map created with TOPO!® ©2002 National Geographic (www.nationalgeographic.com/topo)



USGS TOPOGRAPHIC MAP
SAN LEANDRO QUADRANGLE

AEI CONSULTANTS	
2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
SITE LOCATION PLAN	
10700 MacArthur & 10605 Foothill Oakland, California	FIGURE 1 Job No: 9201



AEI CONSULTANTS
 2500 CAMINO DIABLO BLVD, STE 200, WALNUT CREEK, CA

SITE PLAN

FOOTHILL SQUARE SHOPPING CTR.
 OAKLAND, CALIFORNIA

FIGURE 2

- LEGEND**
- Subject Property Boundary
 - Shallow Aquifer Well
 - Deep Aquifer Well



SCALE: 1 in = ~150 ft



1. A view of Parcel A along 108th Avenue.

2. A view of Parcel B.



3. Another view of Parcel B.



4. A view of Parcel A building which includes Kragen Auto Parts.

5. A view of the used oil AST at Kragen Auto Parts.



6. A view of the exterior of Young's Cleaners.



7. A view of the drums containing perchloroethene (PCE) and used filters at Young's Cleaners.

8. A view of the former USA gas station on Parcel A.



9. A view of the remediation equipment located at the former USA gas station (Parcel A).



10. A view of a monitoring well at the former USA gas station.

11. A view of the former location of Young's Cleaners (Unit 9).



12. A view of another monitoring well located onsite.

TRACK > INFO SERVICES, LLC
Environmental FirstSearch™ Report

TARGET PROPERTY:
10605 FOOTHILL BLVD
OAKLAND CA 94605
 Job Number: 9201

PREPARED FOR:
 AEI Consultants
 2500 Camino Diablo, Suite 200
 Walnut Creek, CA 94597

07-20-04



Tel: (323) 664-9981

Fax: (323) 664-9982

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**Environmental FirstSearch
 Search Summary Report**

Target Site: 10605 FOOTHILL BLVD
 OAKLAND CA 94605

FirstSearch Summary

Database	Set	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	04-08-04	1.00	0	0	0	0	0	0	0
CERCLIS	Y	02-09-04	0.50	0	0	0	0	-	0	0
NFRAP	Y	02-09-04	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	02-09-04	1.00	0	0	0	0	0	0	0
RCRA COR	Y	02-09-04	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	02-09-04	0.12	0	1	-	-	-	0	1
RCRA NLR	Y	02-09-04	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-03	0.12	0	0	-	-	-	4	4
State Sites	Y	03-02-04	1.00	0	0	0	0	1	1	2
Spills-1990	Y	07-01-03	0.12	0	0	-	-	-	0	0
SWL	Y	07-07-04	0.50	0	0	0	0	-	0	0
Permits	Y	02-11-04	0.12	0	0	-	-	-	0	0
Other	Y	03-02-04	0.12	0	0	-	-	-	0	0
REG UST/AST	Y	06-02-04	0.25	1	4	0	-	-	0	5
Leaking UST	Y	05-26-04	0.50	1	2	0	3	-	0	6
- TOTALS -				2	7	0	3	1	5	18

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and/or inaccurate site locations.

**Environmental FirstSearch
Site Information Report**

Request Date: 07-20-04
Requestor Name: Natalie Shaver
Standard: ASTM

Search Type: AREA
Job Number: 9201
Filtered Report

TARGET ADDRESS: 10605 FOOTHILL BLVD
OAKLAND CA 94605

Demographics

Sites: 18	Non-Geocoded: 5	Population: NA
Radon: -0.8 - 0.3 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-122.149744	-122:8:59	Easting: 574912.945
Latitude:	37.742583	37:44:33	Northing: 4177389.897
		Zone:	10

Comment

Comment:RERUN

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)				Services:		
ZIP Code	City Name	ST	Dist/Dir	Sel	Requested?	Date
94577	SAN LEANDRO	CA	0.09 SE	Y	Sanborns	No
94603	OAKLAND	CA	0.00 --	Y	Aerial Photographs	No
					Topographical Maps	No
					City Directories	No
					Title Search	No
					Municipal Reports	No
					Online Topos	No

**Environmental FirstSearch
Sites Summary Report**

TARGET SITE: 10605 FOOTHILL BLVD
OAKLAND CA 94605

JOB: 9201
RERUN

TOTAL: 18 **GEOCODED:** 13 **NON GEOCODED:** 5 **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
13	LUST	USA PETROLEUM T0600101808/PRELIM. SITE ASSES.	10700 MACARTHUR BLVD OAKLAND CA 94605	0.00 --	8
7	UST	USA PETROLEUM COMPANY #57 TISID-STATE11639/ACTIVE	10700 MACARTHUR OAKLAND CA 94605	0.00 --	8
1	RCRAGN	WALGREENS 3165 CAR000018051/SGN	10721 MACARTHUR BLVD OAKLAND CA 94605	0.01 SW	1
8	LUST	ARCO T0600100082/CASE CLOSED	10600 MACARTHUR BLVD OAKLAND CA 94605	0.05 NW	3
3	UST	ARCO FACH276 TISID-STATE11836/ACTIVE	10600 MACARTHUR OAKLAND CA 94605	0.05 NW	3
4	UST	ARCO STATION #00276 OAKLAND755	10600 MACARTHUR BLVD OAKLAND CA 94605	0.05 NW	3
11	LUST	SOUTHLAND PROJECT T0600100002/PRELIM. SITE ASSES.	10501 FOOTHILL BLVD OAKLAND CA 94605	0.05 NW	9
5	UST	MACARTHUR AUTO SERVICE CENTER TISID-STATE11558/ACTIVE	10511 MACARTHUR OAKLAND CA 94605	0.12 NW	6
6	UST	MACARTHUR AUTO SERVICE CENTER OAKLAND860	10511 MACARTHUR BLVD OAKLAND CA 94605	0.12 NW	6
9	LUST	BENNETT S AUTO REPAIR T0600101825/CASE CLOSED	735 MACARTHUR BLVD SAN LEANDRO CA 94577	0.41 SE	4
10	LUST	SABEK INC T0600100729/CASE CLOSED	635 MACARTHUR BLVD SAN LEANDRO CA 94577	0.41 SE	7
12	LUST	UNOCAL T0600101479/POLLUTION CHARACTERI	500 BANCROFT AVE SAN LEANDRO CA 94577	0.45 SW	5
2	STATE	VERDESE CARTER PARK CAL01360058/VOLUNTARY CLEANUP AG	98TH & BANCROFT AVENUES OAKLAND CA 94603	0.67 NW	2

**Environmental FirstSearch
Sites Summary Report**

TARGET SITE: 10605 FOOTHILL BLVD JOB: 9201
OAKLAND CA 94605 RERUN

TOTAL: 18 GEOCODED: 13 NON GEOCODED: 5 SELECTED: 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
17	ERNS	474817/HIGHWAY RELATED	CORNER W. MACARTHUR AND WIBSTE OAKLAND CA	NON GC	
18	STATE	BATARSE PROJECT SITE CAL01750034/VOLUNTARY CLEANUP PR	EAST 14TH STREET/105TH AVENUE OAKLAND CA 94603	NON GC	
14	ERNS	UNK 750B3/UNKNOWN	W I-580 SANTA RITA RD OAKLAND CA	NON GC	
15	ERNS	UNKNOWN 217673/HIGHWAY RELATED	E/B 980 AT I-580 OAKLAND CA	NON GC	
16	ERNS	UNKNOWN 525957/HIGHWAY RELATED	34TH ST. AND HELEN ST. UNDER I OAKLAND CA	NON GC	

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD JOB: 9201
OAKLAND CA 94605 RERUN

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 13 DIST/DIR: 0.00 -- MAP ID: 8

NAME: USA PETROLEUM REV: 05/26/04
ADDRESS: 10700 MACARTHUR BLVD ID1: T0600101808
OAKLAND CA 94605 ID2:
ALAMEDA STATUS: PRELIM. SITE ASSES. UNDERWAY
CONTACT: PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE.
Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 02
LOCAL CASE NUMBER: 4490
RESPONSIBLE PARTY: BLANK RP
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 01-1955
CASE TYPE: OTHER
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: STRUCTURE FAILURE
LEAK SOURCE: TANK
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 1988-10-18 00:00:00
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported): 1988-10-18 00:00:00
STATUS: PRELIM. SITE ASSES. UNDERWAY
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): NO ACTION TAKEN- NO ACTION HAS YET BEEN TAKEN AT THE SITE
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 1994-06-17 00:00:00
REVIEW DATE (blank if not reported): 2001-04-03 00:00:00
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 1965-01-02 00:00:00
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported): 1994-07-19 00:00:00

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE.
MTBE DATE (Date of historical maximum MTBE concentration): 1965-01-02 00:00:00
MTBE GROUNDWATER CONCENTRATION: 550
MTBE SOIL CONCENTRATION:
MTBE CNTS: 1
MTBE FUEL: 1
MTBE TESTED: YES
MTBE CLASS: C

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD **JOB:** 9201
OAKLAND CA 94605 RERUN

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 7 **DIST/DIR:** 0.00 -- **MAP ID:** 8

NAME:	USA PETROLEUM COMPANY #57	REV:	01/01/94
ADDRESS:	10700 MACARTHUR OAKLAND CA 94605 Alameda	ID:	TISID-STATE11639
CONTACT:		STATUS:	ACTIVE
		PHONE:	

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names & locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

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Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by Track Info Services. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD **JOB:** 9201
OAKLAND CA 94605 RERUN

RCRA GENERATOR SITE

SEARCH ID: 1 **DIST/DIR:** 0.01 SW **MAP ID:** 1

NAME:	WALGREENS 3165	REV:	5/10/04
ADDRESS:	10721 MACARTHUR BLVD OAKLAND CA 94605 ALAMEDA	ID:	CAR000018051
CONTACT:	RUSS ROELLER	STATUS:	SGN
		PHONE:	9194843631

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD JOB: 9201
OAKLAND CA 94605 RERUN

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 8 DIST/DIR: 0.05 NW MAP ID: 3

NAME: ARCO REV: 05/26/04
ADDRESS: 10600 MACARTHUR BLVD ID1: T0600100082
OAKLAND CA 94605 ID2:
ALAMEDA STATUS: CASE CLOSED
CONTACT: PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
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LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 02
LOCAL CASE NUMBER: 3756
RESPONSIBLE PARTY: BLANK RP
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 01-0089
CASE TYPE: OTHER
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: STRUCTURE FAILURE
LEAK SOURCE: TANK
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 1988-10-07 00:00:00
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported): 1988-10-25 00:00:00
STATUS: CASE CLOSED

ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): EXCAVATE AND TREAT- REMOVE CONTAMINATED SOIL AND TREAT (INCLUDES SPREADING OR LAND FARMING). EXCAVATE AND DISPOSE. VENT SOIL. REMOVE FREE PRODUCT. ENHANCED BIODEGRADATION.

ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): NONE
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 1992-04-16 00:00:00
REVIEW DATE (blank if not reported): 1999-05-17 00:00:00
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 1989-03-30 00:00:00
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): 1989-06-21 00:00:00
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 1999-03-11 00:00:00
REPORT DATE (blank if not reported): 1988-10-07 00:00:00

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE (Date of historical maximum MTBE concentration): 1963-01-02 00:00:00
MTBE GROUNDWATER CONCENTRATION: 470
MTBE SOIL CONCENTRATION:
MTBE CNTS: 1
MTBE FUEL: 1
MTBE TESTED: YES
MTBE CLASS:

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD JOB: 9201
OAKLAND CA 94605 RERUN

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 3 DIST/DIR: 0.05 NW MAP ID: 3

NAME: ARCO FAC#276 REV: 01/01/94
ADDRESS: 10600 MACARTHUR ID1: T1SID-STATE11836
OAKLAND CA 94605 ID2:
Alameda STATUS: ACTIVE
CONTACT: PHONE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names & locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.
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Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by Track Info Services. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD **JOB:** 9201
OAKLAND CA 94605 RERUN

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 4 **DIST/DIR:** 0.05 NW **MAP ID:** 3

NAME: ARCO STATION #00276 **REV:** 06/01/2000
ADDRESS: 10600 MACARTHUR BLVD **ID1:** OAKLAND755
OAKLAND CA 94605 **ID2:**
ALAMEDA **STATUS:**
CONTACT: **PHONE:**

CITY OF OAKLAND UST LIST INFORMATION

According to the Oakland Office of Emergency Services the following information is current as of 09/24/02

Site status:	Certified
Site ID:	297
Upgrade status:	Yes
Upgrade Certificate Date:	11/12/98
Upgrade Certificate Number:	11715
New Permit Date:	11/12/98
Permitted:	Permitted
No Of Tanks:	4

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD **JOB:** 9201
OAKLAND CA 94605 RERUN

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 11 **DIST/DIR:** 0.05 NW **MAP ID:** 9

NAME: SOUTHLAND PROJECT **REV:** 05/26/04
ADDRESS: 10501 FOOTHILL BLVD **ID1:** T0600100002
OAKLAND CA 94605 **ID2:**
ALAMEDA **STATUS:** PRELIM. SITE ASSES. UNDERWAY
CONTACT: **PHONE:**

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

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LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 02
LOCAL CASE NUMBER: 4444
RESPONSIBLE PARTY: BLANK RP
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 01-0002
CASE TYPE: OTHER
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: STRUCTURE FAILURE
LEAK SOURCE: TANK
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 1986-12-16 09:00:00
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported): 1986-12-16 00:00:00
STATUS: PRELIM. SITE ASSES. UNDERWAY
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): NO ACTION TAKEN. NO ACTION HAS YET BEEN TAKEN AT THE SITE
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): EF
DATE OF ENFORCEMENT (blank if not reported): 1993-03-12 00:00:00

ENTER DATE (blank if not reported): 1986-03-07 00:00:00
REVIEW DATE (blank if not reported): 1999-04-09 00:00:00
DATE OF LEAK CONFIRMATION (blank if not reported): 1993-03-12 00:00:00
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 1999-04-15 00:00:00
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported): 1986-12-16 00:00:00

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE (Date of historical maximum MTBE concentration): 1963-01-02 00:00:00
MTBE GROUNDWATER CONCENTRATION: 0
MTBE SOIL CONCENTRATION:
MTBE CNTS: 1
MTBE FUEL: 1
MTBE TESTED: YES
MTBE CLASS: D

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD
OAKLAND CA 94605

JOB: 9201
RERUN

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 5 **DIST/DIR:** 0.12 NW **MAP ID:** 6

NAME: MACARTHUR AUTO SERVICE CENTER	REV: 01/01/94
ADDRESS: 10511 MACARTHUR OAKLAND CA 94605 Alameda	ID1: TISID-STATE11538
	ID2:
CONTACT:	STATUS: ACTIVE
	PHONE:

UST HISTORICAL DATA

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**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD
OAKLAND CA 94605

JOB: 9201
RERUN

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 6 **DIST/DIR:** 0.12 NW **MAP ID:** 6

NAME: MACARTHUR AUTO SERVICE CENTER	REV: 06/01/2000
ADDRESS: 10511 MACARTHUR BLVD OAKLAND CA 94605 ALAMEDA	ID1: OAKLAND880
	ID2:
CONTACT:	STATUS:
	PHONE:

CITY OF OAKLAND UST LIST INFORMATION

Site status:	U
Upgrade status:	
Upgrade Certificate Date:	
Upgrade Certificate Number:	
New Permit Date:	
Permitted:	
No Of Tanks:	1

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD JOB: 9201
OAKLAND CA 94605 RERUN

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 9 DIST/DIR: 0.41 SE MAP ID: 4

NAME: BENNETT S AUTO REPAIR REV: 05/26/04
ADDRESS: 735 MACARTHUR BLVD IDI: T0600101825
SAN LEANDRO CA 94577 IDI:
ALAMEDA STATUS: CASE CLOSED
CONTACT: PHONE:

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LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 02
LOCAL CASE NUMBER: 0182
RESPONSIBLE PARTY: BLANK RP
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 01-1975
CASE TYPE: UNDEFINED
SUBSTANCE LEAKED: WASTE OIL
SUBSTANCE QUANTITY:
LEAK CAUSE: CORROSION
LEAK SOURCE: TANK
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 1991-03-15 00:00:00
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported): 1991-03-15 00:00:00
STATUS: CASE CLOSED
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): EXCAVATE AND DISPOSE-
REMOVE CONTAMINATED SOIL AND DISPOSE IN APPROVED SITE
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 1993-07-01 00:00:00
REVIEW DATE (blank if not reported): 1996-01-25 00:00:00
DATE OF LEAK CONFIRMATION (blank if not reported): 1996-09-18 00:00:00
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 1997-01-09 00:00:00
REPORT DATE (blank if not reported): 1991-05-16 00:00:00

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
MTBE DATE (Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION:
MTBE SOIL CONCENTRATION:
MTBE CNTS: 0
MTBE FUEL: 0
MTBE TESTED: NOT REQUIRED TO BE TESTED
MTBE CLASS: *

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD JOB: 9201
OAKLAND CA 94605 RERUN

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 10 DIST/DIR: 0.41 SE MAP ID: 7

NAME: SABEK INC REV: 05/26/04
ADDRESS: 635 MACARTHUR BLVD IDI: T0600100729
SAN LEANDRO CA 94577 IDI:
ALAMEDA STATUS: CASE CLOSED
CONTACT: PHONE:

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LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 02
LOCAL CASE NUMBER: 01-0793
RESPONSIBLE PARTY: BLANK RP
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 01-0793
CASE TYPE: SOIL ONLY
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: STRUCTURE FAILURE
LEAK SOURCE: TANK
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 1992-10-06 00:00:00
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported): 1992-10-06 00:00:00
STATUS: CASE CLOSED
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): NO ACTION TAKEN- NO
ACTION HAS YET BEEN TAKEN AT THE SITE
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 1992-10-13 00:00:00
REVIEW DATE (blank if not reported): 1995-10-11 00:00:00
DATE OF LEAK CONFIRMATION (blank if not reported): 1992-10-13 00:00:00
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): 1994-05-11 00:00:00
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 1996-03-07 00:00:00
REPORT DATE (blank if not reported): 1992-10-06 00:00:00

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
MTBE DATE (Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION:
MTBE SOIL CONCENTRATION:
MTBE CNTS: 0
MTBE FUEL: 1
MTBE TESTED: SITE NOT TESTED FOR MTBE. INCLUDES UNKNOWN AND NOT ANALYZED
MTBE CLASS: *

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD **JOB:** 9201
OAKLAND CA 94605 RERUN

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 12 **DIST/DIR:** 0.45 SW **MAP ID:** 5

NAME: UNOCAL **REV:** 05/26/04
ADDRESS: 500 BANCROFT AVE **IDI:** T0600101479
SAN LEANDRO CA 94577 **ID2:**
ALAMEDA **STATUS:** POLLUTION CHARACTERIZATION
CONTACT: **PHONE:**

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

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LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 02
LOCAL CASE NUMBER: 718
RESPONSIBLE PARTY: BLANK RP
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 01-1604
CASE TYPE: OTHER
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:

LEAK CAUSE: STRUCTURE FAILURE
LEAK SOURCE: TANK
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 1987-12-16 00:00:00
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported): 1987-12-16 00:00:00
STATUS: POLLUTION CHARACTERIZATION

ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): EXCAVATE AND DISPOSE- REMOVE CONTAMINATED SOIL AND DISPOSE IN APPROVED SITE. VENT SOIL PUMP AND TREAT GROUND WATER
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 1993-10-05 00:00:00
REVIEW DATE (blank if not reported): 2001-08-02 00:00:00
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 1987-09-23 00:00:00
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): 1990-02-16 00:00:00
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported): 1987-12-16 00:00:00

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE (Date of historical maximum MTBE concentration): 1965-01-02 00:00:00
MTBE GROUNDWATER CONCENTRATION: 3
MTBE SOIL CONCENTRATION:
MTBE CNTS: 1
MTBE FUEL: 1
MTBE TESTED: YES
MTBE CLASS: D

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD **JOB:** 9201
OAKLAND CA 94605 RERUN

STATE SITE

SEARCH ID: 2 **DIST/DIR:** 0.67 NW **MAP ID:** 2

NAME: VERDESE CARTER PARK **REV:** 03/02/04
ADDRESS: 98TH & BANCROFT AVENUES **IDI:** CAL01360058
OAKLAND CA 94603 **ID2:**
ALAMEDA **STATUS:** VOLUNTARY CLEANUP AGREEMENT TE
CONTACT: **PHONE:**

OTHER SITE NAMES (blank below = not reported by agency)

ELTRA CORPORATION - PRESTOLITE BATTERY
VERDESE CARTER PARK

GENERAL SITE INFORMATION

File Name (if different than site name):

Status: VOLUNTARY CLEANUP AGREEMENT TERMINATED
AWP Site Type: VOLUNTARY CLEANUP PROGRAM
NPL Site: N
Fund: C
Status Date: 05/04/1998
Lead: ENVIRONMENTAL PROTECTION AGENCY
Staff: TTSE
DTSC Region & RWQCB #: BERKELEY
Branch: NORTH COAST
RWQCB: SAN FRANCISCO BAY
Site Access:
Groundwater Contamination:
Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, & VALUE: EPA IDENTIFICATION NUMBER CAD980637169
ID SOURCE NAME, & VALUE: EPA IDENTIFICATION NUMBER CAD980496913
ID SOURCE NAME, & VALUE: CALSTARS CODE 200358

BACKGROUND INFORMATION (blank below = not reported by agency)

The Verdesse Carter Park Project encompasses the 2 block park, the elementary school across the street and various neighboring residences which may have been impacted from operations of a battery manufacturer (Eltra Corp) and a nursery which were in the park. Upon closure of the battery plant in the 70's, fill dirt was used to replace surface soil. In 1993, a complaint was made regarding oozing soils at the park. A sample of white precipitate found 33 mg/kg arsenic, 35 mg/kg lead and 8,380 mg/kg zinc. An additional 17,600 cubic yards of soil were excavated at the park. U.S. EPA is providing oversight for the ongoing investigation and removal actions. Extensive sampling has been conducted at the elementary school and the residences near the park. U.S. EPA has specified that soil removals be conducted at each property within a 1-block radius around the park where average concentrations of lead exceed 1,000 mg/kg. These removals will remove soils in any area where the average surface concentration of lead exceeds 500 mg/kg. A phase III investigation will be conducted for properties in the area with mean concentrations of lead detected between 500 and 1,000 ppm by US EPA contractors for properties located in the downwind direction from the battery factory. A removal action is being implemented for properties investigated in Phase I and II. Soil removals will be conducted upon receiving permission from property owners.

INFORMATION ON SPECIAL PROGRAMS THE SITE IS ASSOCIATED WITH (blank below = not reported by agency)

PROJECTED ACTIVITIES (blank below = not reported by agency)

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD
OAKLAND CA 94605

JOB: 9201
RERUN

STATE SITE	
SEARCH ID: 2	DIST/DIR: 0.67 NW
MAP ID: 2	
NAME: VERDESE CARTER PARK	REV: 03/02/04
ADDRESS: 98TH & BANCROFT AVENUES OAKLAND CA 94603 ALAMEDA	IDI: CAL01360058
CONTACT:	IDI: VOLUNTARY CLEANUP AGREEMENT TE
PHONE:	
Activity:	DISCOVERY
Activity Status:	VOLUNTARY CLEANUP AGREEMENT TERMINATED
Completion Due Date:	
Revised Completion Due Date:	
Date Activity Actually Completed:	09/26/1981
Yards of Solids Removed:	0
Yards of Solids Treated:	0
Gallons of Liquid Removed:	0
Gallons of Liquid Treated:	0
Activity:	
Activity Status:	VOLUNTARY CLEANUP AGREEMENT TERMINATED
Completion Due Date:	
Revised Completion Due Date:	
Date Activity Actually Completed:	03/30/1993
Yards of Solids Removed:	0
Yards of Solids Treated:	0
Gallons of Liquid Removed:	0
Gallons of Liquid Treated:	0
Activity:	I/SE, IORSE, FFA, FFSRA, YCA, EA
Activity Status:	VOLUNTARY CLEANUP AGREEMENT TERMINATED
Completion Due Date:	
Revised Completion Due Date:	
Date Activity Actually Completed:	06/27/1996
Yards of Solids Removed:	0
Yards of Solids Treated:	0
Gallons of Liquid Removed:	0
Gallons of Liquid Treated:	0
DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)	
Comments Date:	
<p>This is a 1 acre site, located at the north end of this 2 block park, and was historically the site of a battery manufacturer (*Eltra Corp) and a nursery. The complainant described onizing soils and white residue to various agencies and KGO Ch7 TV in their 3/24, 6:00 PM report on environmental racism. DTSC called the Oakland City Manager's office and after delays, was given a full history of investigations of the site by their Environmental Program Supervisor, Julie Carver. She requested DTSC's assistance and said several soil samplings over the past 10 years found low (roughly 180 ppm) lead levels at the Tot Lot san area on the site. To be safe, Oakland fenced the Tot Lot area, but a recent DTSC driveby found the 4.5 ft. high fence open to access. Despite this, cracks in the asphalt basketball courts, and exposed soil around the perimeter of the north acre. DTSC found no evidence of visible residues after recent rains. DTSC in response to Oakland's request for assistance, suggested prompt investigation, fencing as necessary, and a PEA w/feces. Upon closure of the battery plant in the 70's, fill dirt replaced surface soil and apparently EPA's Superfund program and DHS determined no further action was necessary (per CalSites). According to Ms. Carver, a single 1992 sample (on a walkthrough) of white precipitate found 11,000 ppm zinc, pH 2.5 up with a letter to DTSC reiterating their plans in progress to retain Harding Lawson to sample the site and request for assistance. A large elementary school is across 98th Avenue 1/4 mile to the south, but the northern portion of the park appeared to be used predominately by adult males. *Eltra Corporation is on CalSites as also manufacturing batteries at 265 Roberts Avenue in Santa Rosa between 1963 and 1983. Termination of YCA letter sent to Allied Signal. No work on the project has occurred for approximately one year. 30-day notice given in letter. No comments were received from Allied. Closeout memo sent to the cost recovery unit requesting final billing for the site code. Agreement for reimbursement was signed with Allied Signal to pay for DTSC consultation to US EPA who is the lead agency for the cleanup. This includes providing review and comments on sampling and removal plans. Facility identified from EPA Superfund List. Records Search: Inactive lead-acid battery plant. Records Search: Lead contamination found on site in 1978. Records Search: Contaminated soil was removed. Site is currently a public park.</p>	

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD
OAKLAND CA 94605

JOB: 9201
RERUN

EMERGENCY RESPONSE NOTIFICATION SITE	
SEARCH ID: 17	DIST/DIR: NON GC
MAP ID:	
NAME:	REV: 4/27/95
ADDRESS: CORNER W. MACARTHUR AND WIBSTER NEXT TO DAY CASE C OAKLAND CA Alameda	IDI: 474817
CONTACT:	STATUS: HIGHWAY RELATED
PHONE:	
SPILL INFORMATION	
DATE OF SPILL:	4/27/1995
TIME OF SPILL:	1404
PRODUCT RELEASED (1):	NO CHRIS CODE
QUANTITY (1):	500
UNITS (1):	LBS
PRODUCT RELEASED (2):	
QUANTITY (2):	
UNITS (2):	
PRODUCT RELEASED (3):	
QUANTITY (3):	
UNITS (3):	
MEDIUM/MEDIA AFFECTED	
AIR:	NO
LAND:	YES
WATER:	NO
GROUNDWATER:	NO
FIXED FACILITY:	NO
OTHER:	NO
WATERBODY AFFECTED BY RELEASE:	
CAUSE OF RELEASE	
DUMPING:	NO
NATURAL PHENOMENON:	NO
OTHER CAUSE:	NO
UNKNOWN:	NO
EQUIPMENT FAILURE:	YES
OPERATOR ERROR:	NO
TRANSP. ACCIDENT:	NO
ACTIONS TAKEN:	UNKNOWN
RELEASE DETECTION:	DUMPED CONSTRUCTION DELBOIS
MISC. NOTES:	
DISCHARGER INFORMATION	
DISCHARGER ID:	474817
TYPE OF DISCHARGER:	UNKNOWN
NAME OF DISCHARGER:	DUN & BRADSTREET #:
ADDRESS:	

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD
OAKLAND CA 94605 **JOB:** 9201
RERUN

STATE SITE			
SEARCH ID:	DIST/DIR:	NON GC	MAP ID:
NAME: BATARSE PROJECT SITE	REV: 03/02/04		
ADDRESS: EAST 14TH STREET/105TH AVENUE OAKLAND CA 94603 ALAMEDA	ID1: CAL01750034		
CONTACT:	ID2:	STATUS: VOLUNTARY CLEANUP PROGRAM	
	PHONE:		
OTHER SITE NAMES (blank below = not reported by agency) OAKLAND UNIFIED SCHOOL DISTRICT BATARSE PROJECT SITE			
GENERAL SITE INFORMATION			
File Name (if different than site name):	BATARSE PROJECT SITE		
Status:	VOLUNTARY CLEANUP PROGRAM		
AWP Site Type:	PROPOSED SCHOOL SITE PROPERTY		
NPL Site:			
Fund:			
Status Date:	02092001		
Lead:	DEPT OF TOXIC SUBSTANCES CONTROL		
Staff:	MLOZANO		
DTSC Region & RWQCB #:	BERKELEY		
Branch:	SCHOOL EVALUATION		
RWQCB:	SAN FRANCISCO BAY		
Site Access:			
Groundwater Contamination:			
Number of Sources Contributing to Contamination at the Site:	0		
OTHER AGENCY ID NUMBERS (blank below = not reported by agency) ID SOURCE NAME, & VALUE:			
BACKGROUND INFORMATION (blank below = not reported by agency) <i>The approximately seven acre site consists of 32 addresses and one parcel with no address, located northeast and southeast of 05th Avenue and East 14th Street (International Boulevard) and to the southeast of the intersection of Plymouth Street and 104th Avenue in Oakland. Land use is predominantly residential to the north of the site. East of the Site is an A/C Transit facility, commercial properties are located to the south. West is a church and residential properties along 104th Avenue. Commercial properties are located further west beyond East 14th Street. The parcels along Walnut Street and 104th Avenue and the 1501 105th Avenue parcel have been residential from the early 1900s to the present. The remaining parcels were residential or vacant in the early 1900s. These parcels were subsequently developed for commercial/industrial purposes and various parcels have been used for auto/truck/motorcycle maintenance and repair, lumber and vehicle storage, photoservice, roller rink, machine shop, construction business, manufacturing of candy, plastic bags, doors and cabinets, detergent, venetian blinds, specialty wood products.</i>			
INFORMATION ON SPECIAL PROGRAMS THE SITE IS ASSOCIATED WITH (blank below = not reported by agency)			
PROJECTED ACTIVITIES (blank below = not reported by agency)			
Activity:	ISE, IORSE, FFA, FFSRA, YCA, EA		
Activity Status:	VOLUNTARY CLEANUP PROGRAM		
Completion Due Date:			
Revised Completion Due Date:			
Date Activity Actually Completed:	02092001		
Yards of Solids Removed:	0		
- Continued on next page -			

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD
OAKLAND CA 94605 **JOB:** 9201
RERUN

STATE SITE			
SEARCH ID:	DIST/DIR:	NON GC	MAP ID:
NAME: BATARSE PROJECT SITE	REV: 03/02/04		
ADDRESS: EAST 14TH STREET/105TH AVENUE OAKLAND CA 94603 ALAMEDA	ID1: CAL01750034		
CONTACT:	ID2:	STATUS: VOLUNTARY CLEANUP PROGRAM	
	PHONE:		
Yards of Solids Treated:	0		
Gallons of Liquid Removed:	0		
Gallons of Liquid Treated:	0		
DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency) Comments Date: 02092001 DTSC entered into an Environmental Oversight Agreement (Docket Number HSA-A 00/01-167) with Oakland Unified School District to provide oversight for a Preliminary Endangerment Assessment for the proposed Batarse Project Site.			

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD **JOB:** 9201
OAKLAND CA 94605 RERUN

EMERGENCY RESPONSE NOTIFICATION SITE			
SEARCH ID:	DIST/DIR:	NON GC	MAP ID:
NAME: UNK	REV:		
ADDRESS: W I-580 SANTA RITA RD	ID: 75063		
OAKLAND CA	STATUS: UNKNOWN		
Alameda	PHONE:		
CONTACT:			
CERCLIS (Y/N):			
MAT: DIESEL	QUANT: 100	GALLONS	
LOCATION: W I-580 SANTA RITA RD	REPORTED: 12/20/88		
CITY:			
SOURCE: UNKNOWN	MEDIUM: LAND		
CAUSE: UNKNOWN			
ACT:			
BY:			

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD **JOB:** 9201
OAKLAND CA 94605 RERUN

EMERGENCY RESPONSE NOTIFICATION SITE			
SEARCH ID:	DIST/DIR:	NON GC	MAP ID:
NAME: UNKNOWN	REV: 4/26/91		
ADDRESS: EB 980 AT I-580	ID: 217673		
OAKLAND CA	ID:		
ALAMEDA	STATUS: HIGHWAY RELATED		
CONTACT:			
SPILL INFORMATION			
DATE OF SPILL: 4/26/1991	TIME OF SPILL: 1600		
PRODUCT RELEASED (1): DIESEL			
QUANTITY (1): 50			
UNITS (1): GAL			
PRODUCT RELEASED (2):			
QUANTITY (2):			
UNITS (2):			
PRODUCT RELEASED (3):			
QUANTITY (3):			
UNITS (3):			
MEDIUM/MEDIA AFFECTED			
AIR: NO	GROUNDWATER: NO		
LAND: YES	FIXED FACILITY: NO		
WATER: NO	OTHER: NO		
WATERBODY AFFECTED BY RELEASE:	NONE		
SPILL INFORMATION			
DATE OF SPILL: 4/26/1991	TIME OF SPILL: 1600		
PRODUCT RELEASED (1): DIESEL			
QUANTITY (1): 50			
UNITS (1): GAL			
PRODUCT RELEASED (2):			
QUANTITY (2):			
UNITS (2):			
PRODUCT RELEASED (3):			
QUANTITY (3):			
UNITS (3):			
MEDIUM/MEDIA AFFECTED			
AIR: NO	GROUNDWATER: NO		
LAND: YES	FIXED FACILITY: NO		
WATER: NO	OTHER: NO		
WATERBODY AFFECTED BY RELEASE:	NONE		
CAUSE OF RELEASE			
DUMPING: NO	EQUIPMENT FAILURE:		NO
NATURAL PHENOMENON: NO	OPERATOR ERROR:		NO
OTHER CAUSE: NO	TRANSP. ACCIDENT:		YES
UNKNOWN: NO			

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD
OAKLAND CA 94605 **JOB:** 9201
RERUN

EMERGENCY RESPONSE NOTIFICATION SITE			
SEARCH ID:	DIST/DIR:	NON GC	MAP ID:
NAME: UNKNOWN	REV: 4/26/91		
ADDRESS: E/B 980 AT I-580 OAKLAND CA ALAMEDA	ID1: 217673 ID2: STATUS: HIGHWAY RELATED PHONE:		
CONTACT:			
ACTIONS TAKEN: CLEANUP BY CALTRANS AND CROSBY & OVERTON			
RELEASE DETECTION: BROKEN WELD ON FUEL TANK, SPILL TO SHOULDER AND PAVEMENT ONLY			
MISC. NOTES:			
<u>DISCHARGER INFORMATION</u>			
DISCHARGER ID: 217673	DUN & BRADSTREET #:		
TYPE OF DISCHARGER:			
NAME OF DISCHARGER: UNKNOWN			
ADDRESS:			
<u>CAUSE OF RELEASE</u>			
DUMPING: NO	EQUIPMENT FAILURE: NO		
NATURAL PHENOMENON: NO	OPERATOR ERROR: NO		
OTHER CAUSE: NO	TRANSP. ACCIDENT: YES		
UNKNOWN: NO			
ACTIONS TAKEN: CLEANUP BY CALTRANS AND CROSBY & OVERTON			
RELEASE DETECTION: BROKEN WELD ON FUEL TANK, SPILL TO SHOULDER AND PAVEMENT ONLY			
MISC. NOTES:			
<u>DISCHARGER INFORMATION</u>			
DISCHARGER ID: 217673	DUN & BRADSTREET #:		
TYPE OF DISCHARGER:			
NAME OF DISCHARGER: UNKNOWN			
ADDRESS:			

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 10605 FOOTHILL BLVD
OAKLAND CA 94605 **JOB:** 9201
RERUN

EMERGENCY RESPONSE NOTIFICATION SITE			
SEARCH ID:	DIST/DIR:	NON GC	MAP ID:
NAME: UNKNOWN	REV: 5/25/97		
ADDRESS: 34TH ST. AND HELEN ST. UNDER I-580 OVERPASS OAKLAND CA Alameda	ID1: 525957 ID2: STATUS: HIGHWAY RELATED PHONE:		
CONTACT:			
<u>SPILL INFORMATION</u>			
DATE OF SPILL:	TIME OF SPILL: 1420		
PRODUCT RELEASED (1): WASTE OIL			
QUANTITY (1): 600			
UNITS (1): GAL			
PRODUCT RELEASED (2):			
QUANTITY (2):			
UNITS (2):			
PRODUCT RELEASED (3):			
QUANTITY (3):			
UNITS (3):			
<u>MEDIUM/MEDIA AFFECTED</u>			
AIR: NO	GROUNDWATER: NO		
LAND: NO	FIXED FACILITY: NO		
WATER: NO	OTHER: NO		
WATERBODY AFFECTED BY RELEASE:			
<u>CAUSE OF RELEASE</u>			
DUMPING: YES	EQUIPMENT FAILURE: NO		
NATURAL PHENOMENON: NO	OPERATOR ERROR: NO		
OTHER CAUSE: NO	TRANSP. ACCIDENT: NO		
UNKNOWN: NO			
ACTIONS TAKEN: C/U BY CONSOLIDATED WASTE			
RELEASE DETECTION: UNKNOWN - PROBABLY AN ILLEGAL DUMP			
MISC. NOTES: Previous Case #: 97-0354 Previous Case #: 97-0354 Previous Case #: 97-0830			
<u>DISCHARGER INFORMATION</u>			
DISCHARGER ID: 525957	DUN & BRADSTREET #:		
TYPE OF DISCHARGER: UNKNOWN			
NAME OF DISCHARGER: UNKNOWN			
ADDRESS:			

**Environmental FirstSearch
Federal Databases and Sources**

ASTM Databases:

CERCLIS: Comprehensive Environmental Response Compensation and Liability Information System. The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

CERCLIS-NFRAP (Archive): Comprehensive Environmental Response Compensation and Liability Information System Archived Sites. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Updated quarterly.

ERNS: Emergency Response Notification System. The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: The Facility Index System. The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: National Priority List. The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: Resource Conservation and Recovery Information System. The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities. The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

ASTM Databases (continued):

RCRA COR: Resource Conservation and Recovery Information System Corrective Action Sites. The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: Resource Conservation and Recovery Information System Large and Small Quantity Generators. The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: Resource Conservation and Recovery Information System sites No Longer Regulated. The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

All RCRA databases are Updated quarterly

**Environmental FirstSearch
Federal Databases and Sources**

Non-ASTM Databases:

HMIRS: Hazardous Materials Incident Response System. This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

Updated quarterly.

NCDB: National Compliance Database. The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

Updated quarterly

NPDES: National Pollution Discharge Elimination System. The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

NRDB: National Radon Database. The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

Updated Periodically

Nuclear: The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

Updated Periodically

PADS: PCB Activity Database System

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

Updated semi-annually.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Updated Periodically

Non-ASTM Databases (continued):

RELEASES: Air and Surface Water Releases. A subset of the EPA's ERNS database which have impacted only air or surface water.

Updated semi-annually.

Soils: This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. Source: United States Geographical Survey (USGS).

Updated quarterly

TRIS: Toxic Release Inventory System. The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

**ENVIRONMENTAL FIRST SEARCH
CALIFORNIA DATABASES (DB) AND SOURCES**

CAL SITES: DB TYPE = ST (STATE SITES)

Source: The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400

The CAL EPA Department of Toxic Substances Control (DTSC) maintains a database of information on properties (or sites) in California where hazardous substances have been released, or where the potential for such release exists. The types of properties in the CALSITES database are categorized as: Annual Work Plan, Backlogged Properties, Certified / De-listed Sites, No Further Action, Preliminary Endangerment Assessment in Progress, Preliminary Endangerment Assessment Required, Removal Action Required, Expedited Remedial Action Program, Voluntary Cleanup Program, Deed Restricted Properties, and Referred Properties. For more information on individual sites call the number listed above.

CORTESE: DB TYPE = ST (STATE SITES)

Source: The CAL EPA, Department of Toxic Substances Control
Phone: (916) 445-6532

Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES; SPL, LTANK; LUST, WB-LF; SWL

**SWIS SOLID WASTE INFORMATION SYSTEM: DB TYPE = SW
(SOLID WASTE RELATED SITES)**

Source: The Integrated Waste Management Board
Phone: (916) 255-2331

The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed above.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS: DB TYPE = SW (SOLID WASTE RELATED SITES)

Source: The State Water Resources Control Board
Phone: (916) 227-4365

The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS: DB TYPE = SW (SOLID WASTE RELATED SITES)

Source: Orange County Health Dept.
Phone: (714) 834-3536

LUSTIS: DB TYPE = LU (LEAKING UNDERGROUND STORAGE TANKS)

Source: The State Water Resources Control Board
Phone: (916) 227-4416

The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

**SAN DIEGO COUNTY LEAKING TANKS: DB TYPE = LU
(LEAKING UNDERGROUND STORAGE TANKS)**

Source: San Diego County Dept. of Environmental Health
Phone: (619) 338-2242

Maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed above.

SLIC REGIONS 1 - 9: DB TYPE = SP (SPILLS-90)

Source: The CAL EPA Regional Water Quality Control Boards 1 - 9

The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups. For phone number listings of departments within each region visit their web sites at: <http://www.swrcb.ca.gov/regions.html>

SAN DIEGO COUNTY HE17 PERMITS: DB TYPE = PE (PERMITS)

Source: The San Diego County Depart. Of Environmental Health
Phone: (619) 338-2211

The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed above.

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS: DB TYPE = PE (PERMITS)

Source: San Bernardino County Fire Dept.
Phone: (909) 387-3080

Handlers and Generators Permit Information Maintained by the Hazardous Materials Div.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG: DB TYPE = OT (OTHER UNIQUE DATABASES)

Source: The Los Angeles County Hazardous Materials Division
Phone: (323) 890-7806

The County of Los Angeles Public Health Investigation Compliant Control Log

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS: DB TYPE = OT (OTHER UNIQUE DATABASES)

Source: Orange County Environmental Health Agency
Phone: (714) 834-3536

AST ABOVEGROUND STORAGE TANKS: DB TYPE = US (UNDERGROUND STORAGE TANKS)

Source: The State Water Resources Control Board
Phone: (916) 227-4364

The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDERGROUND STORAGE TANKS: DB TYPE = US

Source: CAL EPA Dept of Toxic Substances Control
Phone: (916) 227-4404

Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed above.

**CUPA DATABASES & SOURCES
(DB TYPE = US (UNDERGROUND STORAGE TANKS))**

DEFINITION OF A CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

ALAMEDA COUNTY CUPA'S

- * County of Alameda Department of Environmental Health
- * Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA

- * Health Department (Only updated by agency annually)

AMADOR COUNTY CUPA

- * County of Amador Environmental Health Department

BUTTE COUNTY CUPA

- * County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA

- * County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA

- * Environmental Health Dept.

CONTRA COSTA COUNTY CUPA

- * Hazardous Materials Program

DEL NORTE COUNTY CUPA (US)

- * Department of Health and Social Services

EL DORADO COUNTY CUPA'S

- * County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
- * County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA

- * Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA

- * Air Pollution Control District

HUMBOLDT COUNTY CUPA (US)

- * Environmental Health Division

IMPERIAL COUNTY CUPA (US)

- * Department of Planning and Building

INYO COUNTY CUPA (US)

- * Environmental Health Department

KERN COUNTY CUPA (US)

- * County of Kern Environmental Health Department
- * City of Bakersfield Fire Department

KINGS COUNTY CUPA (US)

- * Environmental Health Services

LAKE COUNTY CUPA (US)

- * Division of Environmental Health

LASSEN COUNTY CUPA (US)

- * Department of Agriculture

LOS ANGELES COUNTY CUPA'S (US)

- * County of Los Angeles Fire Department
- * County of Los Angeles Environmental Programs Division
- * Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA (US)

- * Environmental Health Department

MARIN COUNTY CUPA (US)

- * County of Marin Office of Waste Management
- * City of San Rafael Fire Department

MARIPOSA COUNTY CUPA (US)

- * Health Department

MENDOCINO COUNTY CUPA (US)

- * Environmental Health Department

MERCED COUNTY CUPA (US)

- * Division of Environmental Health

MODOC COUNTY CUPA (US)

- * Department of Agriculture

MONO COUNTY CUPA (US)

- * Health Department

MONTEREY COUNTY CUPA (US)

- * Environmental Health Division

NAPA COUNTY CUPA (US)

- * Hazardous Materials Section

NEVADA COUNTY CUPA (US)

- * Environmental Health Department

ORANGE COUNTY CUPA'S (US)

- * County of Orange Environmental Health Department
- * Cities of Anaheim, Fullerton, Orange, Santa Ana
- * County of Orange Environmental Health Department

PLACER COUNTY CUPA (US)

- * County of Placer Division of Environmental Health Field Office
- * Tahoe City
- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA (US)

- * Environmental Health Department

RIVERSIDE COUNTY CUPA (US)

- * Environmental Health Department

SACRAMENTO COUNTY (US)

- * County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA (US)

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPA'S (US)

- * County of San Bernardino Fire Department, Haz. Mat. Div.
- * City of Hesperia Hesperia Fire Prevention Department
- * City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA (US)

- * The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA (US)

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA (US)

- * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPA'S (US)

- * County of San Luis Obispo Environmental Health Division
- * City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA (US)

- * Environmental Health Department

SANTA BARBARA COUNTY CUPA (US)

- * Co Fire Dept Protective Services Div

SANTA CLARA COUNTY CUPA'S (US)

- * County of Santa Clara Hazardous Materials Compliance Division
- * Santa Clara Co Central Fire Prot. Dist. (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
- * Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA (US)

- * Environmental Health Department

SHASTA COUNTY CUPA (US)

- * Environmental Health Department

SIERRA COUNTY CUPA (US)

- * Health Department

SISKIYOU COUNTY CUPA (US)

- * Environmental Health Department

SONOMA COUNTY CUPA'S (US)

- * County of Sonoma Department Of Environmental Health
- * Cities of Healdsburg / Sebastapol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA (US)

- * Dept. of Env. Rsrcs. Haz. Mat. Div.

SUTTER COUNTY CUPA (US)

- * Department of Agriculture

TERAMA COUNTY CUPA (US)

- * Department of Environmental Health

TRINITY COUNTY CUPA (US)

- * Department of Health

TULARE COUNTY CUPA (US)

- * Environmental Health Department

TUOLUMNE COUNTY CUPA (US)

- * Environmental Health

VENTURA COUNTY CUPA'S (BWT UST'S & CERTIFIED UST'S)

- * County of Ventura Environmental Health Division
- * Cities of Oxnard, Ventura

YOLO COUNTY CUPA (US)

- * Environmental Health Department

YUBA COUNTY CUPA (US)

- * Yuba County of Emergency Services



Environmental FirstSearch

1 Mile Radius from Area
ASTM: All Databases



10605 FOOTHILL BLVD, OAKLAND CA 94605



Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

1 Mile Radius from Area
ASTM: NPL, RCRACOR, STATE, RCRATSD



10605 FOOTHILL BLVD, OAKLAND CA 94605



Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

.5 Mile Radius from Area
ASTM: CERCLIS, LUST, SWL



10605 FOOTHILL BLVD, OAKLAND CA 94605



Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

.25 Mile Radius from Area
ASTM: UST



10605 FOOTHILL BLVD, OAKLAND CA 94605



Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

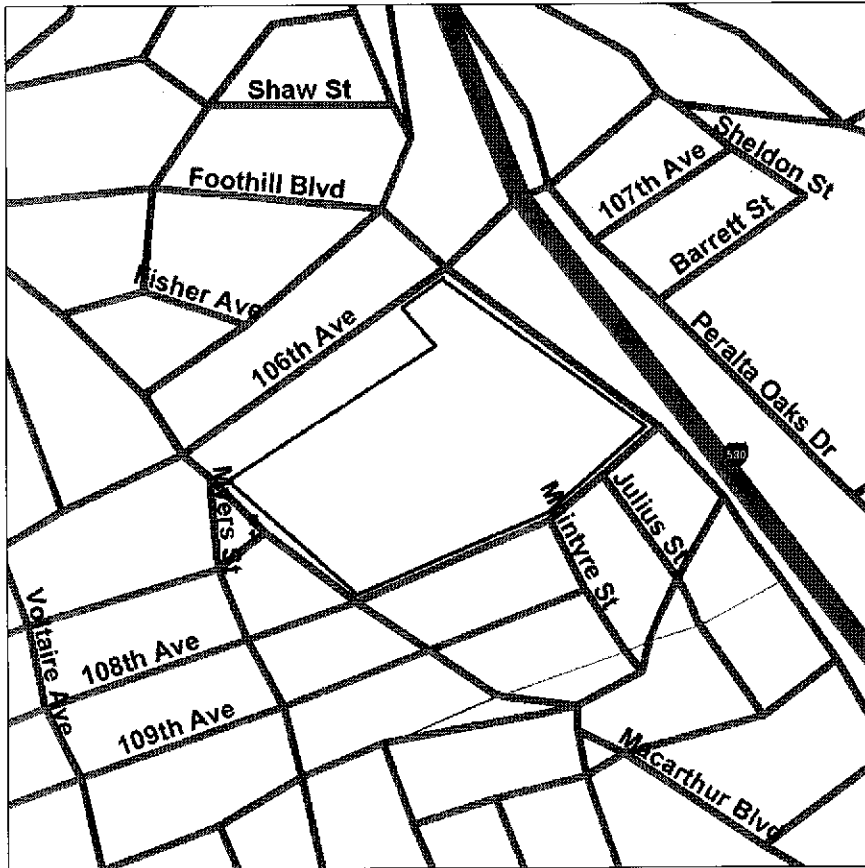


Environmental FirstSearch







.12 Mile Radius from Area
ASTM: Multiple Databases



10605 FOOTHILL BLVD, OAKLAND CA 94605



Source: 1999 U.S. Census TIGER Files

- Area Polygon 
 - Identified Site, Multiple Sites, Receptor   
 - NPL, Solid Waste Landfill (SWL) or Hazardous Waste 
 - Railroads 
- Black Rings Represent 1/4 Mile Radii, Red Ring Represents 500 ft. Radius

Appendix C: References

*Phase I Environmental Site Assessment for the
Foothill Square Shopping Center*

Prepared by Augeas Corporation, December 1994



AUGEAS CORPORATION

Foothill Square Shopping Center
Oakland, California

December, 1994

Phase I
Environmental Site Assessment
for

Foothill Square Shopping Center
10700 MacArthur Blvd.
Oakland, California

December, 1994

AUGEAS CORPORATION
780 Purissima Street
Half Moon Bay, California 94019
Telephone: 415 726-7700
Facsimile: 415 726-1217



AUGEAS CORPORATION

Foothill Square Shopping Center
Oakland, California

December, 1994

This report was prepared under the supervision of a registered engineer. All statements, conclusions and recommendations are based solely upon field observations and analytical test results related to the work performed by Augeas Corporation.

Site conditions are subject to change with time; therefore, our conclusions result only from the interpretation of present conditions and available site information. This report was prepared in accordance with accepted professional standards and technical procedures as certified below.

Reviewed by:

Frederick G. Moss

Frederick G. Moss, Registration No. 35162

Civil Engineer



12/22/94

Date



AUGEAS CORPORATION

Foothill Square Shopping Center
Oakland, California

December, 1994

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Foothill Square Shopping Center Oakland, CA

AUGEAS CORPORATION

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Oakland, California

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Environmental Site Assessment

1. Scope of Work

This Phase I ESA is intended to develop an information base regarding the potential of hazardous substance contamination on the subject property, and to provide recommendations for further environmental investigation, as required. Hazardous substances, as utilized herein, shall refer to hazardous substances, hazardous materials or toxic substances defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) as amended by the Superfund Amendments and Reauthorization Act of 1986 (PL 99-499); the Hazardous Materials Transportation Act, 49 U.S. C. Section 1801 et seq.; the Toxic Substances Control Act, 15 U.S.C. Section 2601 et seq.; the Resource Conservation and Recovery Act, as amended, 42 U.S. C. Section 6901 et seq. and in the rules or regulations adopted and guidelines promulgated pursuant to said laws.

This Phase I Environmental Site Assessment (Phase I ESA) identifies (1) existing or potential environmental hazards and (2) resources with natural, cultural, recreational or scientific values of special significance i.e., "special resources" for a subject property, and to recommend whether further investigation is required. The information on hazards presented in the Phase I ESA may be used to evaluate legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan workout or seller financing. The purpose of identifying a special resource is to evaluate the property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the site, or require specific actions to be taken prior to the sale of the property.

The Scope of Services for this project included: (1) site reconnaissance to identify current site characteristics and use; (2) a review of records, documents and aerial photography available through public and private agencies; (3) interviews with individuals or organizations familiar with the site and surrounding area; and (4) the preparation of this report summarizing our findings and recommendations.

No chemical analysis of soil and/or water, nor onsite testing for radon gas, asbestos or leaded paints was performed by Augeas Corporation in preparation of this ESA.



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2. Site Background

2.a. Location and Description

i. Legal Description

Parcel One:

Blocks 22, 23, 25 and 26, a portion of block 24, a portion of 107th Avenue, a portion of Ruby, formerly Hellman Avenue, a portion of McIntyre Street and a portion of Ruhe Street as said blocks, Avenues and Streets are shown on the map of "Hollywood, Oakland, and San Leandro, Alameda County, California", filed April 12, 1915, Map Book 28, Page 92, Alameda County Records, described as follows:

Beginning at a point on the southwestern line of Foothill Boulevard, 70 feet wide, distant thereon north 52 degrees west, 19.97 from the northwestern line of 108th Avenue running thence along said line of Foothill Boulevard, north 52 degrees west, 628.92 feet to the northwestern line of said block 26; thence along the last named line south 54 degrees 06'30" west, 1003.22 feet to the northeastern line of MacArthur Boulevard, 70 feet wide; thence along the last named line southeasterly on a curve to the left, with a radius of 1804.91 feet, a distance of 406.09 feet; thence continuing along the last named line south 59 degrees 22 feet east 96.86 feet to said northwestern line of 108th Avenue; thence along the last named line, the three following courses and distances; north 70 degrees 28;30' east, 473.44 feet northeasterly on a curve to the left, with a radius of 340.16 feet, a distance of 97.17 feet and north 54 degrees 06'30" east, 455.88 feet; thence along the arc of a tangent curve to the left, with a radius of 15 feet, northeasterly, northerly and northwesterly, 27.78 feet to the point of beginning.

Parcel Two:

An Easement for ingress and egress over a strip of land described as follows:

Beginning at the point of intersection of the southeastern line of lot 27, Block 28, as said lot and block are shown on the map of "Ivywood Extension, Oakland, Alameda County, California", filed May 6, 1910, Map Book 25, page 58, Alameda County Records with the southwestern line of Foothill Boulevard 25.00 feet, thence on a straight line southerly to a point on a said southeastern line of lot 27 distant thereon south 54 degrees 05' 35" west 30.00 feet from the point of beginning and thence north 54 degrees 05' 35" east along said southeastern line of Lot 27, 30.00 feet to the point of beginning.

ii. Type of Property and Current and Prior Use

The subject property is commercial in nature, and is currently being operated as the Foothill Square Shopping Center. Prior to the existence of the shopping center, historic aerial photographs and Sanborn maps indicate that the site was previously used as a automobile manufacturing plant.



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**Foothill Square Shopping Center
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Aerial Photographs-Photographs available for the years 1947, 1953, 1959, indicate that the subject site was used as an automobile manufacturing plant prior to construction of the shopping center in 1962. Photographs available for the years 1965, 1966, 1969, 1978, 1988, and 1992 show that the property has been used as a shopping center since approximately 1962.

Aerial photographs of the adjacent parcel (ARCO Station #276) indicate that a shopping center or market was constructed on the property before 1953. An automobile service station was constructed on the adjacent parcel in approximately 1968 and has been on the site since that time.

iii. Improvements on Property

The subject site has been improved and is developed as a shopping mall. The site currently holds five single story structures, which are divided into different spaces available for commercial tenants. While many of the stores are occupied, many are vacant. Some of the current tenants include: Lucky Food Stores, Inc., Young's Cleaners, Alameda County Children's Services, and the Oakland Community Support Center. In addition to the site's five main structures, the site also includes a structure previously operated as an automobile service station (USA Petroleum) in its southeastern corner of the property. See Appendix B - Site Photographs.

iv. Owners, operators, occupants on property.

According to Public Records, majority interest was acquired by Drake Builders, a Corporation, and Lloyd Colvin, Iris Colvin, pursuant to a grant deed by Foothill Square Company, Limited Partnership on June 25, 1982, Document #82-094419, Official Records of Alameda County. Permitting prior to construction of the buildings was begun in 1961. The structures were completed in 1962.

2.b. Surrounding Properties

The site is bounded by an ARCO automobile service station to the north, 108th Avenue to the south, MacArthur Boulevard to the west, and Foothill Boulevard to the east. Interstate Freeway 580 is 1/4 mile to the east. The surrounding area is a mix of retail businesses and private residences. According to Alameda County Planning, there are no known special resources on the subject site or its adjoining properties.



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3. Site History

Chain of Title Search

Chain of title documentation reveals that in 1945, Peterbilt Motors Company sold the property to Ida C. Peterman, a widow. In 1960, Ms. Peterman conveyed the property to Draper Associates, Inc. Draper Associates held the property until 1966 when the property again became privately owned. From 1966 until 1982 the subject site was held by private citizens together with business entities, as separate parcels. In 1982, Drake Builders, the current owner, purchased the property. See Appendix A- Chain of Title.

Aerial Photograph Review

Augeas Corporation personnel obtained aerial photographs of the site through Pacific Aerial Surveys of Oakland, California and the State of California Department of Transportation. (Copies of the photographs reviewed below are contained in Appendix C- Aerial Photographs)

1947

In this aerial, the subject site consists of an automobile manufacturing plant. The land surrounding the plant which today would be the subject site's paved parking lot, remains undeveloped. Adjacent to the site on its northwest corner where an ARCO service station is currently located, a structure, fitting the typical architecture of an automobile service station, is visible in the 1947 photograph.

1953

The subject site remains unchanged from the 1947 aerial, except for ~~Aside from~~ the addition of a small building. The automobile manufacturing plant remains present in the 1953 aerial photo. The land surrounding the plant remains undeveloped. Adjacent to the site on its northwest corner, an ARCO service station is currently located. A structure, fitting the typical architecture of an automobile service station, is present in the 1953 photograph.

1959

The subject site and its surrounding areas remain unchanged from the 1953 aerial photograph.

1965

This aerial, provided by the California Department of Transportation, is limited to the northwest corner of the subject site. This aerial shows that in 1965, the subject site's service station has not yet been constructed.

1966

This aerial shows that the structures currently located on the subject site are now standing. The land



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surrounding these structures has been paved over and is being utilized as a parking lot. Adjacent to the site, in the northwest corner, a structure, with the architecture of a typical service station is shown. Immediately east of this structure bordering the subject site the residential housing appears unchanged from the 1959 aerial. Other than a few structures which appear commercial in nature, the subject site continues to be surrounded by residential neighborhoods. Interstate 580 is now visible east of the site.

1969

This aerial shows that the subject site remains unchanged from the 1959 aerial. Adjacent to the site on its northwest corner, a structure, fitting the architecture of a typical service station still stands. Immediately east of this structure, the residential housing appears unchanged from the 1959 aerial. Other than a few structures which appear commercial in nature, the subject site continues to be surrounded by residential neighborhoods.

1978

This aerial, which was provided by the California Department of Transportation, only shows the eastern end of the subject site. In the southeastern corner of the property, the former USA Petroleum service station is now visible.

1988

In this aerial the subject site remains largely unchanged from the 1978 aerial.

1992

In this aerial the subject site remains largely unchanged from the 1988 aerial.

Historic Maps

Augeas Corporation obtained and reviewed historic maps from the Sanborn Map Company.

1926

In this map, the subject site consists of an automobile manufacturing plant called Fageol Motors Company. The site consists of four buildings:

- a lumber shed
- a building with a machine shop, tin shop, finishing room, and a printing area.
- a building with an upholstering room, assembling room, stockroom, parts room, and a second machine shop.
- an office.



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The land surrounding the site is entirely undeveloped, the main streets bounding the site are present, but what is now known as MacArthur Boulevard is noted as being named Hollywood Boulevard.

1950

In this map the subject site still consists of the automobile manufacturing plant, however, it is now noted as being the Peterbilt Motors Company. The adjacent land to the west, south, and east remains undeveloped. The property adjacent to the site on its northern side now holds residential housing. The property on the adjoining northwest corner now holds a commercial building noted as A & W/H. O. The formerly entitled Hollywood Boulevard is now referred to as MacArthur Boulevard.

Microfiche

Augeas Corporation visited the City of Oakland Building and Planning Department and reviewed their microfiche records. The review indicated that the following businesses have operated on the property:

Fageol Motors Company, 1923

U-Save Automatic Corporation, 1970

Bank of America, 1973

Roller Palace

Radio Shack, 1974

Lucky Stores, 1962

Mahogany Club, 1964

Tony's Hide Inn

Self-Service Dry Cleaning, (approximately 1962)

Norge Village Cleaners, no date. (Map indicates operation occurred in approximately 1962)

Reverse Directories

Augeas Corporation reviewed the available reverse directories for the subject site at the Oakland History Room, located at the Oakland Main Library. The history room had both Polk's Historical Oakland City Directories and Hayne's Historical Criss Cross Directories.



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Polk's Directories

1967:

Ardens Dress Shop
Bank of America
Bayview Federal
Gallenkamp Shoes
J.G. Kim Optometrist
Kinsey Jewelers
S.S. Kresge Department
Laurentide Loan
H. Liers and Company
Loard's Ice Cream
Lucky Food Stores
Nolton Clothing
Mode O' Day Clothing
Mrs. Gallagher Baking
Norge Cleaning Village
Robert's Cameras
Roger's Laundrette
Ruth Aktin's Department Store
7 Chef's Restaurant
Thrifty Drug Stores
Virginia Cleaners
Walter Salon of Beauty

1969:

Arden's Dress Shop
Bank of America
Bayview Federal
Gallenkamp Shoes
J.G. Kim Optometrist
Kinsey Jewelers
S.S. Kresge Department
Laurentide Loan
H. Liers and Company
Loard's Ice Cream
Lucky Food Stores
Nolton Clothing
Mode O' Day Clothing
Mrs. Gallagher Baking
Norge Cleaning Village
Robert's Cameras
Roger's Laundrette
Ruth Aktin's Department Store
7 Chef's Restaurant
Thrifty Drug Stores
Virginia Cleaners
Walter Salon of Beauty
C & L Carousel Tavern
Foothill Square Shoe Repair
Jordano Barber Shop
Tony's Hide Inn Restaurant



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Augeas Corporation reviewed the available Haynes Historical Criss Cross Directories, the following is a listing of historic Dry Cleaning Operations on the subject site.

1978

Cross Complete Cleaners
Foothill Laundrette
Norge Equipment Cleaning

1981

Diamond Cleaners
Foothill Laundrette
Norge Equipment Cleaning

1983

Diamond Cleaners
Norge Equipment Cleaning

The following is a listing of historic Dry Cleaning Operations on the adjacent property located at 10600 MacArthur Boulevard, now the ARCO Station #276:

1964

Pay Less Cleaners

1965

Pay Less Cleaners

1966

Payless Cleaners

1967

Payless Cleaners



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Other Sources

- U.S.G.S. Topographic Maps
- Oakland Building Department
- Oakland Fire Department
- Alameda County Environmental Health
- Oakland Planning Department
- County of Alameda Assessors Office
- Oakland Engineering Department
- U. S. Soil Conservation
- Pacific Gas and Electric Company
- State of California/ Division of Mines and Geology

Information from these and other sources have been fully incorporated into this report.



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4. Regulatory Review

Government Agency Database Research

A government agency database research report was performed for the subject site. Augeas Corporation investigated the area within a 1.0 mile radius of the subject property in relation to the following databases: NPL, CERCLA, RCRA, and California LUST. Proximity of listed facilities to the subject site is depicted in Figure 3- Record Search Map. A description of each database is included in the Appendix I of this report. For a list of acronyms used in this section, see the attachment to Figure 3, Record Search Map.

National Priority List (NPL) Database

Augeas Corporation reviewed the NPL database for NPL sites within a mile from the subject site, and for the subject site itself. No listings were found.

U.S. EPA Hazardous Waste Information System (HWIS)/RCRA

Augeas Corporation, under a Freedom of Information Act request, obtained a list of RCRA facilities. Upon review it was noted that no Treatment, Storage or Disposal (TSD) sites are located within one mile of the subject site. The subject site itself is not listed as a TSD site. No generators were noted on the subject site or the adjoining properties.

U.S. EPA CERCLA sites

Augeas Corporation contacted the United States EPA and requested a listing of CERCLA sites found within a 1/2 mile radius of the subject property. No sites were found within the 1/2 mile radius. One site was found within a one mile radius.

U.S. EPA ERNS sites

Augeas Corporation, under a Freedom of Information Act request, obtained a list of ERNS sites. Upon review it was found that the subject site is not listed on the ERNS database.

California Environmental Protection Agency Leaking Underground Storage Tank (LUST) sites

The LUST database indicates that four LUST sites are located within a mile radius of the subject site. The subject site itself contains the former USA Petroleum station which is one of the four LUST sites contained in the LUST data base.



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CAL EPA SWIS/SWAT

Augeas Corporation contacted the California Integrated Waste Management Board, Solid Waste Information (proposed, active, closed, and transfer stations) and the Solid Waste Assessment Division. There are no SWIS/SWAT sites within a 1/2 mile radius of the subject property.

SARA Title III

Augeas Corporation, under a Freedom of Information Act request, obtained SARA Title III information. No SARA Title III sites were reported by the U. S. EPA.

LUST Sites

Augeas Corporation visited the Alameda County Environmental Health Department, and the Regional Water Quality Control Board, Oakland, California and reviewed their available files. Augeas Corporation also obtained files from ARCO, who owns the service station adjacent to the subject site on its northeast corner. Results of our file review are presented below.

7-Eleven Store

10501 Foothill Boulevard
Oakland, California 94605

On 12/16/86, under ground storage tanks (UST's) were removed from this site. During UST removal operations, , an authorized release was reported. Product odor was noted during tank removal. After removal, soil samples were taken to confirm contamination. Six soil samples were collected. These samples were tested for volatile organic compounds (BTEX) and Total Petroleum Hydrocarbons as gasoline (TPHg). The analytical results showed contamination up to 950 ppm.

The site is underlain by a high-plasticity clay aquitard to a depth of approximately 20 feet. According to correspondence with the Alameda County Health Department, no remediation is currently being planned.

**Unocal Station No. 5367
San Leandro, California**

According to a 1990 report prepared by Applied Geosystems, following an unauthorized release at the site, ground water monitoring wells were installed at the site and monitored for possible contamination. In 1990, elevated levels of TPHg and BTEX were found in groundwater sampling west and southwest of the gasoline UST's and the service pump island. Continued monitoring of the ground water was planned.

Ground water gradient at this site is reportedly flowing toward the southwest.



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**Former Olympic Gas Station
USA Petroleum #57
Foothill Square Shopping Center**

File-number 01-0650 was made available for Augeas Corporation staff to review at the Regional Water Quality Control Board. This site is currently vacant and structures have been demolished. The site was formerly a retail fuel station dispensing gasoline and diesel fuel from four underground storage tanks (USTs) located in the southern portion of the site. On July 19, 1994, four USTs (three 12,000-gallon gasoline tanks and one 8,000-gallon diesel fuel tank) were removed from the site. Contamination of the soil and groundwater was noted at the time of removal. Eleven soil samples were collected; eight samples contained detectable concentrations of Total Petroleum Hydrocarbons as gasoline (TPHg). TPHg concentrations beneath the product lines south of the former dispensers were 4,500 mg/kg at a depth of 3.5 feet below ground surface. TPHg was detected in soil samples collected beneath the former gasoline tanks at depths of approximately 13 feet below ground surface at a concentration of 1,400 mg/kg.

On August 18, 1994, USA Petroleum over-excavated in the tank area and beneath the dispenser islands. Soils were excavated to a depth of 16 feet or to the ground water interface. Soil sample results indicated the soil contamination extends beyond the tank excavation area. The Alameda County Health Services Agency requested USA Petroleum to backfill the excavation and conduct a subsurface investigation to determine the vertical and lateral extent of contamination.

A preliminary site assessment workplan was prepared and submitted by USA Petroleum to Alameda County for review. The workplan indicated that nine borings and one monitoring well would be installed. Elsa LeMay, of Alton Geoscience, was contacted regarding the status of this investigation. See Appendix D - Preliminary Site Assessment Workplan, September 8, 1994.

Alameda County Health Care Services Agency (AHCSA) approved the work plan on November 2, 1994. To date, this additional investigation has not been completed. (Personal Correspondence, Elsa LeMay, Alton Geoscience, 12/12/94). USA Petroleum has indicated it is their intent to complete remediation and to obtain site closure within the schedule provided by ACHCS.



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ARCO Products Station #276
10600 MacArthur Boulevard
Oakland, California 94065

The ARCO station site is about 55 feet above mean sea level (MSL) and is underlain by fill soils and alluvial deposits. Multiple saturated zones have been identified at this site.

Several consultants have performed investigations at this ARCO station, to remove underground storage tanks and install monitoring wells. In August 1988, Kaldeveer Associates installed fifteen soil borings on the Foothill Square property. One boring, located within 15 feet of the ARCO property, had very strong gasoline odors and showed evidence of floating fuel product on the water surface when ground water was encountered in the boring at a depth of 27 feet below ground surface.

In September 1988, a 280-gallon waste oil tank was removed from the ARCO station and "visible evidence of soil staining" was noted by Pacific Environmental Group, Inc. Two soil samples were collected beneath the tank and six soil samples were collected from the sidewalls of the excavation at a depth of 7 feet. One of the bottom samples contained a concentration of 7,300 mg/Kg of "motor oil" type petroleum hydrocarbons. One of the sidewall samples contained a concentration of 21,000 mg/Kg of "motor oil" type petroleum hydrocarbons. Further excavation to remove the stained soils was performed in November 1988; however, it is not clearly reported that "all stained soils" were subsequently removed, only that the excavation was extended to a depth of 10 feet.

In March 1989, five ground water monitoring wells were installed on the ARCO site by Applied GeoSystems (AGS) to verify the extent of soil and ground water impacted by fuel hydrocarbons released from the ARCO site. Total Petroleum Hydrocarbons as gasoline (TPHg) were detected in water samples collected from four of the five wells. AGS identified two water bearing zones which apparently were not connected because of sixteen foot difference in water level elevations. They estimated a ground water flow direction of north/northwest.

In June 1989, Pacific Environmental Group, Inc. conducted a soil vapor survey which covered both the ARCO property and a portion of the Foothill Square property near the Lucky Food store. High vapor concentrations related to gasoline compounds were detected on both properties.



AUGEAS CORPORATION

Foothill Square Shopping Center
Oakland, California

December, 1994

In August 1989, AGS installed nine soil borings on the Foothill Square property to verify the extent of TPHg in soils. Elevated concentrations of TPHg were detected in two of the soil borings at depths below 20 feet. One soil sample collected at a depth of 26.5 feet (soil boring B-6) contained a TPHg concentration of 1400 mg/Kg. A grab ground water sample which was collected from this boring also contained dissolved concentrations of benzene (5 mg/L), ethylbenzene (16 mg/L), toluene (20 mg/L) and xylene (88 mg/L). These results indicate that soil and ground water contamination related to gasoline extended a minimum of 40 feet beyond the ARCO property.

In October 1991, RESNA Consultants installed a four-inch diameter recovery well to perform aquifer pump tests and in 1992 RESNA installed three additional monitoring wells (MW-6, MW-7 and MW-8) on the Foothill Square property. These wells have been monitored during 1992 and 1993. Two wells located in the shallow perched water table have consistently contained a floating (sheen) layer of gasoline.

A vapor extraction system was installed by RESNA Consultants on August 25, 1992 with a capability for future expansion. The system is located on the southeast corner of the ARCO property and was connected to six vapor wells on the ARCO site. The system reportedly operated for four months in late 1992 and was then disconnected.

EMCON Associates submitted a report to the ACHCSA entitled, "Workplan for Additional Off-Site Subsurface Investigation and Interim Remediation, October 1994." The copy provided by EMCON indicates this workplan was revised on December 6, 1994. The workplan proposes to expand the vapor extraction system to include wells V-8 through V-12, located on the Foothill Square Shopping Center property (see ARCO Workplan, prepared by EMCON, Revised 12/6/94, Appendix G).

ARCO has agreed with both Drake Builders, the current owner, and ACHCSA to remediate petroleum hydrocarbon contamination resulting from a fuel release from its property which has migrated onto the Foothill Square Shopping Center.



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Foothill Square Shopping Center
Oakland, California

December, 1994

Young's Cleaners
HWIS CAL000012847
CALSITE 01720005

The current tenant, Young's Cleaners, has operated at the site for approximately 10 years. Previous tenants are discussed in Section 3 - Site History. An interview with the operator is presented in Appendix F. The tenant currently operates a "dry-to-dry" closed-end system. Spent solvent and waste materials are transported and disposed of by Safety Kleen. The operator previously contracted with Techni-Chem for waste disposal services.

A coin-operated dry cleaner, Norge Cleaners, operated in the shopping center between 1962 and 1980. In July of 1982, the current owners of the Foothill Square Shopping Center took over management of the property. In December, 1980 the cleaners was placed on the CALSITES list for further evaluation. On October 1, 1993, Augeas Corporation contacted Mr. Don Cox, Unit Chief, Site Mitigation Branch, Site Evaluation Unit, Department of Toxic Substances Control, Berkeley, California concerning the status of the investigation. Mr. Cox reported that the site had been placed on the list as a result of a drive-by inspection and that no further information was available.

In January 1989, Western Geological Resources (WGR) installed five monitoring wells on the shopping center property to characterize subsurface conditions and to collect soil and ground water samples. Well MW-3 which was located near the ARCO station, was found to contain both benzene and chlorinated solvents, dissolved in the ground water.

Further investigation performed at the ARCO station was conducted by RESNA Consultants between 1991 and 1993, to define the extent of gasoline contamination resulting from leakage of petroleum fuels. During their investigation, RESNA detected chlorinated solvents in several soil borings. On March 23, 1993, Alameda County Health Care Services Agency (ACHCSA) requested that the vertical and lateral extent of perchloroethylene (PCE) contamination, discovered on the shopping center site by ARCO, be investigated by Drake Builders.

According to the correspondence from the ACHCSA, "data generated by ARCO's investigation suggests that PCE detected in ground water samples from their monitoring wells came from [shopping center] site."



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To verify the source and extent of PCE, in soil and ground water near Young's Cleaners, Augeas Corporation submitted a "Workplan for Site Investigation" to the ACHCSA for installation of soil borings and monitoring wells. The work was completed between September and November 1994 and results are compiled in the Augeas Corporation report entitled, "Site Investigation Report, 10700 MacArthur Boulevard, December 13, 1994". (This report is presented in Appendix E.)

Augeas Corporation installed seven soil borings and three monitoring wells to complete the investigation. The locations of these wells and borings are detailed in the Site Investigation Report. Concentrations of PCE ranged from below detection limits to 90,000 $\mu\text{g}/\text{kg}$. Augeas Corporation has recommended that soils which exceed a PCE concentration of 1,000 $\mu\text{g}/\text{kg}$ should be removed by excavation. A total of approximately 975 cubic yards of soil will be removed.

Area 1 includes the soil from beneath the floor from the front wall of the dry cleaners to 10 feet beyond the floor drain pit where the hand augered soil samples were collected. The area is approximately 50 feet by 30 feet. The excavation will be completed to a depth of 12 feet. The estimated area of contamination is approximately 670 cubic yards.

Area 2 includes the soil from beneath the pedestrian mall directly in front of the dry cleaners. The area is approximately 15 feet by 40 feet by 12 feet in depth. Total area impacted by PCE is estimated to be 270 cubic yards.

Area 3 includes the soil from beneath the pedestrian mall directly opposite the dry cleaners. The area to be excavated is 15 feet by 40 feet by 6 feet in depth. The total area of impacted soil is estimated to be approximately 135 cubic yards.

The Augeas Corporation's "Site Investigation Report" concludes that:

- The vertical and horizontal distribution of PCE in the soil and ground water at the cleaners suggests that much of the contamination originated from disposal of PCE into the sanitary sewer system through the floor drain during operation of the coin operated dry cleaning units.
- The lateral and vertical extent of PCE contamination in the soil and the ground water have been approximately defined.
- the solvents detected in the soil and ground water beneath the dry cleaner have not migrated significantly beyond the outline of contamination shown in Figure 4.



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Foothill Square Shopping Center
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5. Site Investigation and Review of Hazards

a. Topography

The subject site is located in Oakland, California approximately one mile from downtown San Leandro. It is bound on the eastern side by Interstate 580. The San Francisco Bay depression which is part of a larger block fault is west of the site. The Oakland Hills which are composed of volcanic and metamorphic rock are also east of the site. The site is approximately 55 feet above mean sea level, and is approximately 1/4 mile west of the Hayward Fault.

b. Soils

The soils in this area are highly permeable and consist of poorly consolidated to unconsolidated clay, silt, sand, and gravel. These soils are eroded from the Oakland Hills.

c. Geology

The subsurface soils in the vicinity are of highly permeable Pleistocene Alluvium underlain by the Temescal Formation and the Alameda Formation. This formation is comprised of unconsolidated continental and marine gravels, sands, silts and clays, with some shells and organic material, and is a maximum of 1,050 feet thick. The alluvium was derived primarily from the hills to the east and represents coalescing alluvial fans.

d. Hydrology

The source of domestic water supply is from surface water reservoirs in the Sierra Nevada, which is provided by the East Bay Municipal Utilities District (EBMUD). Ground water flow direction is generally towards the west or southwest towards the San Francisco Bay. The subject site is located within Flood Zone C, meaning that it is not located within a flood plain. The site is not located over a sole source aquifer. The ground water in the vicinity of the site is at a depth of approximately 37 feet. There are also numerous isolated perched water zones, where ground waters are encountered at depths ranging from 15 to 28 feet.

e. Chemicals and Raw Materials

No raw materials are used, generated, stored, released, transported, or disposed of in connection with the site. A dry cleaning facility which operates at the site is a hazardous waste generator. The subject site is also listed on RCRA and HWIS databases.

f. Polychlorinated Biphenyls (PCBs)

Augeas Corporation noted that several transformers ^{are} located on the site. Our personnel contacted the local



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power company and learned that they cannot determine if the transformers at the site are PCB contaminated without testing. This can be done through a formal request by the owners of the property, at their own cost. Pacific Gas & Electric Company (PG & E) will then inspect the transformers to obtain name plate information. If the transformers cooling agent is found to contain over 50% PCB's, then PG & E will remove the PCB's at their expense.

g. ACM's (Asbestos Containing Materials)

An asbestos inspection conducted at 10700 MacArthur Boulevard, Oakland, California was conducted by Abatement Inspections, 6114 LaSalle Avenue, Oakland, California on April 27 and May 8, 1989. This report is described as a Phase I inspection by Abatement Inspections and as such did not address certain locations and materials within the building, such as inaccessible areas and those materials requiring destructive sampling techniques. Sampling of inaccessible areas and destructive sampling techniques are usually not required provided that: (1) such areas and materials are not in an HVAC air stream, such as a duct or return-air plenum; and (2) uninspected areas and materials are not scheduled for demolition or renovation work.

Samples of exterior stucco, acoustical ceiling material, pipe insulation and drywall mud collected from the shopping center were found to contain asbestos. Other plastering materials such as textured paint, construction adhesives, glazing putty, and firebrick were not sampled according to the report. Drop-in and glued-on ceiling tiles were not sampled in a manner that is statistically significant as required under EPA inspection protocol. (See Appendix H for the complete report.) This report does not state that EPA Asbestos Inspection Protocol was used on the suspect materials that were sampled.

h. Radon

The EPA and the Surgeon General have determined that radon is the second greatest cause of lung cancer in the United States. Radon is a naturally occurring, odorless, colorless gas which is generated from the natural radioactive decay of radium and uranium. The uranium concentration of underlying geologic materials is a fundamental variable that determines the rate of underground radon production.

Radon concentrations are measured in pico curies per liter (pCi/l). A pico curie is the radiation given off by a trillionth of a gram of radium. The EPA's recommended action level for radon is 4 pCi/l.

A Phase I survey was conducted by the California Radon Survey between January 6 through May 15,



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1990. Short-term radon detectors were placed in 2,858 randomly selected homes for a period of two days. Because of report preparation considerations, the EPA used only those results obtained by the middle of April, 1990, a total of 1,885 homes.

During the Phase II Survey, 193 long-term detectors were deployed for a period of one year. Four of these detectors recorded radon levels exceeding 4 pCi/l. None of the four problem units had been deployed in Region 6, where the subject property is situated. The Phase II Radon Survey Report is not available in hard copy at this time.

Radon Survey Results

Statewide results ranged from less than 1.0 pCi/l to a high of 29.1 pCi/l. Based on survey results, the EPA predicts that 2.4 % of California's homes will exceed the recommended action level of 4 pCi/l. Of the 33 states that have participated in the EPA's survey, California ranks third lowest for percentage of homes exceeding action levels.

California's Region 6 includes Alameda, Monterey, San Benito, San Francisco, San Luis Obispo, San Mateo, Santa Clara, and Santa Cruz Counties. According to EPA calculations, approximately 5.5% of all homes in this region experience radon levels in excess of 4 pCi/l. Radon Survey results indicate that of some 79 radon detection units deployed in Alameda County, only two readings equal to or above 4.0 pCi/l were detected. Two units were deployed in the subject site's own 94704 area. Neither unit recorded radon levels above recommended action levels.

i. Lead Based Paint

No inspection for lead based paint was performed. See Recommendations for Further Investigations.

j. Lead in Drinking Water

According to the local water company the vicinity of the subject site is not known to commonly experience lead contamination in drinking water. No drinking water at the site was tested; however, East Bay Municipal Water District is required to monitor water quality.

k. Hazardous Substances

A dry cleaning facility is being operated at the site and is considered to be a hazardous waste-generating facility,



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l. Landfills

Augeas Corporation reviewed the California Integrated Waste Management Board's Solid Waste Information System database to determine if any active, inactive or closed solid waste disposal sites or transfer facilities were listed within a 1/2 mile radius of the subject property as of May 1992. No such facilities were listed.

m. Pits, Sumps, Drywells, Catchbasins

No pits, sumps, drywells or catchbasins were noted at the subject site.

n. Aboveground/Underground Storage Tanks

All known aboveground/underground storage tanks have been removed from the subject property. No such storage tanks are currently registered or permitted for the site.

o. Offsite Storage Tanks

At present there are four registered underground tanks adjacent to the property at ARCO Station #276. There are four LUST sites within a mile of the subject site. Tank locations are depicted in Figure 3- Record Search Map.

p. Storm Water Drainage

The property does not produce, store, or manufacture any substances which present storm water runoff liabilities. Storm water flows offsite toward local streets or neighboring lots.



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Foothill Square Shopping Center
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December, 1994

6. Special Resources

a. Endangered Species

The subject property is fully developed and is located in a highly urbanized area. The site and surrounding area provide no habitat for endangered species.

b. Wetlands

The surrounding area is highly urbanized. There are no wetlands in the vicinity of the subject property,

c. Coastal Barrier Resources System (Covered property)

The subject site is not located in a coastal area falling within the Coastal Barrier Resources System.

d. Floodplains/ Wild and Scenic Rivers

There are no wild and scenic rivers in the vicinity of the subject site. The subject site is located within Floodzone C, which means that it is not located within a flood plain.

e. Scientific Significance

The site has no known scientific significance.

f. Wilderness Areas

The area is extensively urbanized. No wilderness areas are located in the vicinity of the project site.

g. Natural Landmarks

No natural landmarks are located in the vicinity of the project site.

h. Sole Source Aquifer

The site is not located over a sole source aquifer.

i. Historic Properties/Cultural Resources

The site does not appear on the national register of historic places. The site has no known historic or cultural significance.

j. Recreational Areas

The subject site has no notable recreational value.

k. Coastal Zones Under Management Act

The subject property is not located in a coastal zone under the Management Act.



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7. Summary and Recommendations

7.a. Findings and Conclusions

- Young's Dry Cleaners has been assigned an EPA hazardous waste generator's number.
- No underground storage tanks (USTs) are registered at the site. The USTs have been removed from the USA Petroleum station.
- No active CERCLIS sites are listed within a mile of the subject site. The property itself is not listed as a CERCLIS site.
- No HWIS/RCRA sites are located within a mile of the subject property. The subject site itself is not listed as a HWIS/RCRA site.
- No SWIS sites are located within a mile of the subject property. The subject site itself is not listed as a SWIS site.
- No SWAT sites are located within a mile of the subject property. The subject site itself is not listed as a SWAT site.
- No ASPIS sites are located within a mile of the subject property. The subject site itself is not listed as an ASPIS site.
- No ASPNF sites are located within a mile of the subject property. The subject site itself is not listed as an ASPNF site.
- Four LUST sites are located within a mile of the subject property. The subject site itself is listed as a LUST site.
- No WDS (ARB) sites are located within a mile of the subject property. The subject property itself is not listed as a WDS site.
- No FINDS or ATEDS sites were listed within a mile of the subject property. The subject site itself was not listed upon these databases.
- With the exception of Young's Dry Cleaners, no CALSITES or CALNF sites are located within a mile of the subject site.



AUGEAS CORPORATION

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Oakland, California

December, 1994

b. Investigation Requirements

All investigation requirements have been satisfied.

c. Sources of Environmental Liability

Due to the early construction date of the shopping center (1961) a Comprehensive Asbestos Survey is warranted to determine whether or not the center was constructed with any Asbestos Containing Materials.

No onsite testing for the presence of leaded paint was performed. All structures on the site were completed before 1978. In 1978, the Consumer Products Safety Commission (CPSC), acting under authority of the Consumer Product Safety Act, banned the sale of lead-based paint to consumers, and the use of lead-based paint in residences and other areas where consumers have direct access to painted surfaces. CPSC concluded that the impact of the ban would not be severe, because 95% of latex paints and 70% of oil-based paints were already in compliance. However, as the shopping center was constructed 16 years prior to the ban, a lead-based paint survey is warranted.

d. Compliance Issues

Young's Cleaners

The site activities related to the operation's of Young's Cleaners are reportedly in compliance with RCRA, BAAQMD and ACHCSA regulations. It is unknown if radon and/or PCBs present a regulatory compliance issue.

USA Petroleum

The USA Petroleum facility has demolished and underground storage tanks have been removed. In addition, overexcavation has been performed to remove the contaminated soil. The excavation was backfilled and a workplan was submitted to ACHCSA for a subsurface investigation to determine the lateral and vertical extent of ground water contamination. Work will be initiated pending receipt of approval from the agency.

e. Recommendations Concerning Additional Investigations

The early construction date of the shopping center warrants both an asbestos survey and a lead survey be conducted at the site. The two current remediation projects should be monitored until case closure is obtained by USA Petroleum and Young's Cleaners from the ACHCSA.

Appendix C: References

Former Young's Cleaners

Subject Property "Parcel A":
10700 MacArthur Boulevard, Unit 9

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

2101 WEBSTER STREET, Suite 500
OAKLAND, CA 94612
Tel: (510) 286-1255
FAX: (510) 286-1380

96 MAR 25 PM 2:34



March 21, 1996
File No. 2223.09 (SA)
SMS File

Mr. Barney Chan
Alameda County Department of Environmental Health
Hazardous Materials Division
1131 Harbor Bay Parkway
Oakland, California 94502-6577

Subject: Review of Screening-Level Evaluation of VOC Volatilization from Soils, Foothill Shopping Center, 10700 MacArthur Boulevard, Oakland, Alameda County, California.

Dear Barney:

My staff have reviewed the February 15, 1996 report prepared by PES Environmental, Inc. (PES) for Jay-Phares Corporation which evaluates health risks from volatilization of residual chlorinated volatile organic compounds (VOCs) in soil to tenant spaces at the Foothill Shopping Center in Oakland, California.

My staff concur with conclusions developed in the report: The residual concentrations of VOCs in soil that remain below the tenant spaces, after excavation, do not present a significant human health threat. This concurrence is based on information provided in the report and additional information provided by PES during our telephone conference on March 8, 1996. During that conversation, the following additional information was provided:

- The day care center (Tenant Space A) includes an outdoor play area which is partially paved with concrete sidewalks and patios. Other portions of the play area have been covered with one to several feet of imported topsoil, and graded into low grass-covered mounds. The play area does not overlie the formerly contaminated area. Because the residually-affected soil is located outside of the play area and is located beneath several feet of clean soil, the ingestion and direct contact exposure pathways are incomplete and therefore were not considered in the screening-level risk evaluation.
- The zone of affected soil underlying Tenant Space A was assumed to include only the western most 10 feet of the space in the risk evaluation. This was based on limited sampling and analysis performed during installation of a new sewer lateral beneath the tenant space, and indications that the source of VOCs released to the subsurface was located on the opposite side of Tenant Space B.

Page 2 of 2

Foothill Shopping Center
10700 MacArthur Boulevard
Oakland, Alameda County

March 21, 1996

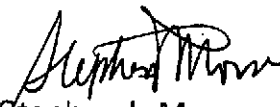
To verify that the report conclusions would not change if this assumption was incorrect, PES recalculated the estimated VOC concentrations in Tenant Space A to model conditions wherein the entire footprint of the space was underlain by soil with VOC residuals. The results indicate that VOC concentrations in air would be at least an order of magnitude below the EPA preliminary remedial goals for ambient air.

- The attenuation factor for existing concrete floors was based on limited cracking. The attenuation factor for new floors was based on limited cracking and installation of a vapor barrier.
- False ceilings in the tenant spaces were assumed to not impede air mixing. Tenant Space A contains two interconnected floors with a shared heating/ventilation system. Consequently, air mixes throughout the two levels.

If you have any questions please call Sumadhu Arigala at (510) 286-0434.

Sincerely,

Loretta K. Barsamian,
Executive Officer


Stephen I. Morse
Chief, Toxics.

CC: Robert Creps, PES Environmental, Inc.
1682 Novato Boulevard, Suite 100
Novato, CA 94947

Mr. R. Gilcrease
SLIC # 875
10700 Mac Arthur Blvd.
March 26, 1996
Page 2.

enclosures(to c: list)

c: G. Jensen, Alameda County District Attorney Office
S. Arigala, RWQCB
Mr. Hugh Phares, Jay-Phares Corp., 10700 Mac Arthur Blvd.,
Oakland CA 94605
Ms. R. Garrison, Augeus Corp., 780 Purissima St., Half Moon
Bay, CA 94019
Mr. M. Whelan, ARCO Products Co., P.O. Box 612530, San Jose
CA 95161
Mr. R. Creps, PES Environmental, Inc., 1682 Novato, CA 94947
G. Coleman, files

10700RE

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

March 26, 1996
SLIC # 875

Mr. Richard Gilcrease
Drake Builders
5201 Sacramento Ave.
Richmond, CA 94804

**Re: Screening-Level Evaluation of VOC Volatilization from Soils
Foothill Shopping Center, 10700 Mac Arthur Boulevard, Oakland
CA 94605**

Dear Mr. Gilcrease:

Our office and that of the Regional Water Quality Control Board (Water Board) has received and reviewed the above referenced February 15, 1996 report prepared by PES Environmental, Inc. This report evaluates the human health threat of residual soil subsequent to the recent excavation activities at and around the former Young's Dry Cleaner site at the Foothill Shopping Center.

Enclosed please find a copy of the Water Board's letter regarding their evaluation of this report. Provided that the assumptions and conditions mentioned in the Water Board's letter are accurate and met, our office agrees with the conclusion of the report ie the residual concentrations of VOCs in soils within and near the former Young's Cleaner site do not pose a significant human health threat.

Please be aware that a groundwater issue still remains. I understand that you and your consultant are working on gathering all existing subsurface data for analysis. Further your consultant will be making recommendations for either additional site characterization or evaluating options for a site-wide remediation plan. Please provide all previous investigative reports to our office as soon as possible. In addition, please continue quarterly groundwater monitoring at your site.

You may contact me at (510) 567-6765 if you have any questions.

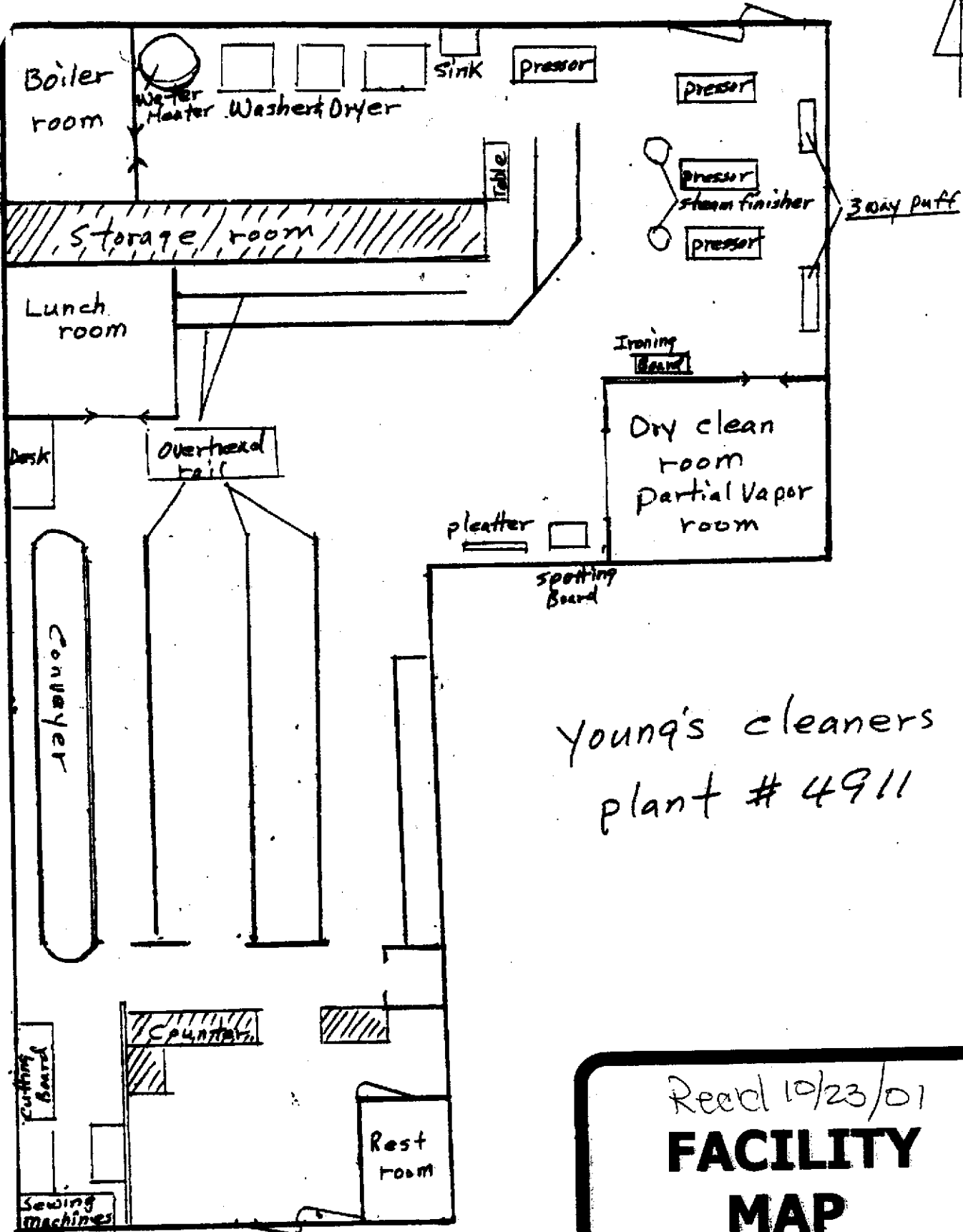
Sincerely,

Barney M. Chan
Hazardous Materials Specialist

Appendix C: References

Current Young's Cleaners

Subject Property "Parcel A":
10700 MacArthur Boulevard, Unit 20-D



Young's cleaners
plant # 4911

Rec'd 10/23/01
**FACILITY
MAP**

Appendix C: References

Former USA Petroleum Gas Station

Subject Property "Parcel A":
10700 Mac Arthur Boulevard

INDEMNIFICATION

This Agreement is made effective this 1st day of March 1999, between EXXON COMPANY, U.S.A., a division of Exxon Corporation ("Exxon"), and MACARTEUR BOULEVARD ASSOCIATES, a California limited partnership ("Owner").

WITNESSETH:

Whereas Owner is in escrow to purchase a certain property located at 10605 Foothill Boulevard, Oakland, California ("Property") was formerly the location of an Exxon service station (Former Exxon Facility R/S #7-4121).

Whereas Owner requests a written Indemnification Agreement from Exxon.

Now Therefore, effective upon Owner's purchase of the Property, and in consideration of the mutual promises and covenants contained herein, the sufficiency of which are acknowledged, Exxon and Owner agree as follows:

1. If remediation activities are required, Exxon, at no cost to Owner, its respective directors, partners, officers, employees, mortgagees, heirs, assigns, or successors in interest, shall investigate, remediate, monitor and sample the petroleum hydrocarbon contamination located on or beneath the Property, (i) which was caused by Exxon or its predecessor's, including Humble Oil and Refining Company ("Predecessor") and (ii) as may be required by the State or other appropriate governmental agencies with oversight and enforcement responsibility.

2. Indemnity.

For a period of fifteen (15) years from the date of this Agreement, Exxon shall defend, indemnify and hold harmless Owner, its successors, assigns or lenders from any loss, claim, damage, or liability for Property damage and personal injury asserted by any third party or governmental authority which arises or occurs directly as a result of any leak, spill, or other discharge of petroleum hydrocarbons occurring from the Property, or a release from the underground storage tank system caused by operations of Exxon or its Predecessor and occurring during Exxon's or its Predecessor's ownership of the Property, underground storage tank system, and/or dispensing equipment occurring at the Property.

The foregoing indemnity:

- (a) Shall be subject to Exxon being given reasonable notice of and a reasonable opportunity to respond to, negotiate, settle, or defend, any claim covered by this indemnity;
- (b) Shall be subject to Owner and its contractors, subcontractors, agents and representatives not interfering with Exxon's site investigation and remediation activities, if ever required by regulatory authorities;

- (c) Shall be subject to those leaks, spills, or discharges which result in a level of contamination exceeding the current action levels established by the applicable governmental authorities and shall be limited to such compliance response activity as required by the applicable governmental authority;
- (d) Shall not apply to any loss, claim, damage or liability arising out of any contractual obligations to any third party which Owner, a subsequent purchaser, tenant, or lender may assume;
- (e) Shall not apply to any damages or losses arising from loss of profits or business opportunity, or any other special or consequential damages, nor will it be applicable to any attorneys' fees or any fines or penalties levied upon Owner, a subsequent purchaser, tenant, or lender; and
- (f) Shall not apply to any loss, claim, damage, or liability resulting from, relating to, or arising out of Owner or a subsequent purchaser's use, operation, or occupation of the Property.

"Reasonable notice," as referenced in paragraph (1) above, shall require Exxon to be notified within thirty (30) days of any claim brought by a third party or a governmental authority. Notice shall be given in writing to Exxon Company, U.S.A., Marketing Department; Attn: Manager, Environmental Engineering, 800 Bell Street, Suite 2753, Houston, Texas 77002.

In the event that Exxon fails to respond to, commence defense of any claim, and/or assume its responsibilities covered by this Indemnification Agreement within thirty (30) days of notification of a claim covered by this Agreement, Owner shall have the right to respond to, negotiate, settle or defend such claim. This shall not be construed to mean that Exxon must complete its response to such a claim within thirty (30) days, but that Exxon must state its intentions as to the claim during that time period.

In Witness Whereof, the parties hereto have caused this Agreement to be executed as of the date first written above.

EXXON COMPANY, U.S.A.
(a division of Exxon Corporation)

3/1/99
Date

By: W Stevens AGF
Name: C. D. Stevens
Title: Environmental Engineering Manager
Marketing/Fuel Products/Business Services

MACARTHUR BOULEVARD ASSOCIATES
(a California limited partnership)

3/19/99
Date

By: J. Alan Morrison
Name: J. Alan Morrison
Title: President

Appendix C: References

Adjacent ARCO Gas Station

10600 MacArthur Boulevard

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

March 11, 1999
StID# 3756

ARCO Products Co. c/o
Mr. Kyle Christie
P.O. Box 5077
Buena Park, CA 90622-5077

RE: Fuel Leak Site Case Closure, ARCO Station #276, 10600
MacArthur Blvd., Oakland, CA 94605

Dear Mr. Christie:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with the Health and Safety Code, Chapter 6.75 (Article 4, Section 25299.37 h). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Health Services, Local Oversight Program (LOP) is required to use this case closure letter. We are also enclosing the case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site.

Site Investigation and Cleanup Summary:

Please be advised that the following conditions exist at the site:

- 8200 parts per billion (ppb) Total Petroleum Hydrocarbons as gasoline, 110, 260, 410 and 600 ppb ethyl-benzene, xylenes, MTBE and perchloroethylene, respectively remain in groundwater at the site.
- 360 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline, 1.8, 14, 6.7, 43, 500 ppm benzene, toluene, ethyl-benzene, xylenes and TPH as motor oil, respectively remain in soil at the site.

Because of the presence of perchloroethylene in groundwater, a risk management plan (RMP) is in place to account for future subsurface activities at this site.

This site should be included in the City's permit tracking system. Please contact me at (510) 567-6765 if you have any questions.

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

March 11, 1999
StID # 3756

REMEDIAL ACTION COMPLETION CERTIFICATION

ARCO Products Co. c/o
Mr. Kyle Christie
P.O. Box 5077
Buena Park, CA 90622-5077

RE: ARCO Station #276, 10600 MacArthur Blvd., Oakland, CA 94605

Dear Mr. Christie:

This letter confirms the completion of site investigation and remedial action for the five (5) underground tanks; 1-500 gallon waste oil, 3-6,000 gallon UL and 1-10,000 gallon UL at the above described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground tank is greatly appreciated.

Based upon the available information and with provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank releases is required.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721 (e) of the California Code of Regulations.

Please contact Barney Chan at (510) 567-6765 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung
Director, Environmental Health

c: B. Chan, Hazardous Materials Division-files
Chuck Headlee, RWQCB
✓ Mr. Dave Deaner, SWRCB Cleanup Fund
✓ Mr. Leroy Griffin, City of Oakland OES, 505 14th St., Suite
702, Oakland CA 94612

RACC10600MacArthur

RB # 01-0089

QUALITY CONTROL BOARD

FEB 17 1999

ENVIRONMENTAL PROTECTION

CALIFORNIA REGIONAL WATER

CASE CLOSURE SUMMARY

09 MAR -5 PM 4:47

Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: January 28, 1999

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Parkway Rm 250, Alameda CA 94502

City/State/Zip: Alameda Phone: (510) 567-6700

Responsible staff person: Barney Chan Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: ARCO Station #276

Site facility address: 10600 MacArthur Blvd., Oakland 94605

RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3756

ULR filing date: 10/14/88 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
ARCO Products Co. c/o c/o Mr. Kyle Christie	P.O. Box 5077 Buena Park, CA 90622-5077	(714) 670-5303

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	500	waste oil	Removed	9/29/88
2	6,000	super unleaded	Removed	2/08/90
3	6,000	reg. unleaded	Removed	2/08/90
4	6,000	reg. unleaded	Removed	2/08/90
5	10,000	reg. unleaded	Removed	2/08/90

III RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown

Site characterization complete? Yes

Date approved by oversight agency:

Monitoring Wells installed? yes Number: 8

Proper screened interval? Yes

Leaking Underground Fuel Storage Program

Highest GW depth: 13.1'bgs (shallow) Lowest depth: 25.08' bgs (shallow)
 25.16'bgs (deep) 39.89' bgs (deep)

Flow direction: shallow gw- west-southwesterly
 deep gw- north to southwest (flat)

Most sensitive current use: commercial/residential

Are drinking water wells affected? No Aquifer name: NA

Is surface water affected? No Nearest affected SW name: NA

Off-site beneficial use impacts (addresses/locations): NA

Report(s) on file? Yes

Where is report(s)? Alameda County and City of Oakland FSA
 1131 Harbor Bay Parkway, 505 14th St. Suite 510
 Room 250, Alameda CA 94502-6577 Oakland CA 94612

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount</u> <u>(include units)</u>	<u>Action (Treatment</u> <u>of Disposal w/destination)</u>	<u>Date</u>
Tanks	1-500 gallon	Disposed by Crosby & Overton	9/29/88
	3-6k & 1-10k	Disposed @ H&H, SF	2/8/90
Free Product/ Water	3000 gallon	" " "	"
	4800 gallon	" " "	11/22/91
Soil	50 cu yds	Disposed @ Waste Mgmt. Kettleman Hills, CA	?
	564 cy	Disposed	?
Free Product	7801 lbs.	1990-1996 SVE system	

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppb)</u>	
	<u>Before¹</u>	<u>After*</u>	<u>³ Before</u>	<u>After²</u>
	<u>Gasoline tanks</u>			
TPH (gas)	360	360		8200
Benzene	1.8	1.8		ND
Toluene	14	14		ND
Ethylbenzene	6.7	6.7		110
Xylenes	43	43		260
Organic lead	ND			
Others: MTBE				410

Comments (Depth of Remediation, etc.):

- 1 From 2/08/90 soil sample from removal of gasoline USTs
- * Other soil samples have detected higher concentrations, however, those samples were taken within the capillary zone
- 2 MW-2 and MW-7 groundwater samples (6/30/98 monitoring event)
- 3 Free product found in MW-2 and MW-7 up to 1992

Leaking Underground Fuel Storage Tank Program

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant waste oil tank	Soil (ppm)		Water (ppb)	
	Before ¹	After ²	Before	After ³
TPH (gas)	50	NA		440
TPH (diesel)	ND	60		--
Benzene	ND	NA		ND
Toluene	ND	NA		ND
Ethylbenzene	0.2	NA		ND
Xylenes	1.8	NA		NA
Oil and Grease	5600	380	(prior results, ND)	NA
Heavy metals: Cd, Cr, Pb, Zn	ND, 53, ND, 48			NA
TPHmo	7300	500		NA
TPHss	160	ND		
Semi-volatiles	NA	ND		
Volatile organics (8240)		ND	PCE	600

Comments (Depth of Remediation, etc.):

- 1 initial soil samples from tank removal (9/29/88)
- 2 soil samples after over-excitation (11/4/88)
- 3 MW4 (8/14/97 monitoring event)

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Undetermined

Does corrective action protect public health for current land use? YES

Site management requirements: An appropriate health and safety plan must be in place when performing any subsurface work in the area near the former USTs.

Should corrective action be reviewed if land use changes? Yes

Monitoring wells Decommissioned: No

Number Decommissioned: 0

Number Retained: 8

List enforcement actions taken: Pre-enforcement hearing 3/28/95

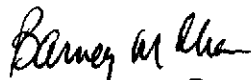
List enforcement actions rescinded: None, no order sent

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Barney M. Chan

Title: Hazardous Materials Specialist

Signature:



Date: 2/19/99

Leaking Underground Fuel Storage Tank Program

Reviewed by

Name: Tom Peacock

Title: Manager

Signature: *Tom Peacock*

Date: 2-16-99

Name: Eva Chu

Title: Hazardous Materials Specialist

Signature: *Eva Chu*

Date: 3/5/98

VI. RWQCB NOTIFICATION

Date Submitted to RB:

RB Response: *Chuck Headlee*

RWQCB Staff Name:

Chuck Headlee

Title: EG

Date: 3/2/99

VII. ADDITIONAL COMMENTS, DATA, ETC.

see site summary

**Site summary for ARCO Station No. 276, 10600 Mac Arthur Blvd.,
Oakland CA 94605**

This site is located at the foothills of the Oakland hills, just west of Interstate 580 on the southeast corner of MacArthur Blvd. and 106th Ave. Neighboring residential properties exist to the east of the site and the parking lot to the Foothill Shopping Square lies to the south. Commercial businesses surround the site in the other directions. The natural topography slopes westerly towards the bay from the Oakland hills. See Fig. 1

September 29, 1988- the 500 gallon waste oil tank lying on the east side of the site behind the service station's office was removed. Soil samples, SP-1 and SP-2 were taken from each end of the tank at a depth of 7'. TOG was detected at 5,600 and 3,300 ppm in these samples, respectively. TPHmo was detected at 7,300 and 4,800 ppm, respectively, as well. It is noted that neither sample exhibited perchloroethylene, the solvent which was the basis of future litigation between ARCO and the owners of Foothill Shopping Square. Based upon these results and visual observation, additional excavation occurred on November 4, 1988. The waste oil tank pit was extended to a depth of 10' and samples WO-A and WO-B were taken directly below the original samples. These soil samples were analyzed for heavy metals, semi-volatiles, volatile organics, total oil and grease and low and high boiling hydrocarbons. Up to 220 ppm TOG and 110 ppm TPHmo was exhibited in these samples. The metals analyzed (cadmium, chromium, lead, nickel and zinc) were detected at background levels. No semi-volatiles or volatile organics were detected in these samples. To define the lateral extent of contamination, four sidewall samples (WO-C through WO-F) were taken at a depth of 7'. Total oil and grease in these samples exhibited up to 15,000 ppm TOG. Overexcavation, where possible, was performed in those directions exhibiting contamination and confirmatory samples taken. With the exception of the west wall, which could not be overexcavated due to its proximity to a building, all other directions were overexcavated to ND TOG. The residual contamination on the west wall was 380 ppm TOG. Fifty (50) tons of excavated soil was disposed at Kettleman Hills landfill. A ULR was issued on October 14, 1988. See Fig. 2, Tables 1 & 2.

In October 1988, Kaldveer Associates performed a subsurface investigation on the Foothill Shopping Center adjacent to the ARCO site for Hopkin's Development Company. Fifteen borings were advanced in the shopping center and selected soil and groundwater samples taken for analysis. Because of the location of the ARCO station, one boring, EB-1, was advanced just south of the station in the Foothill Square parking lot. While drilling this boring, gasoline odors were noticed. A grab groundwater

**Site summary for ARCO Station No. 276, 10600 Mac Arthur Blvd.,
Oakland CA 94605**

sample from this boring encountered black floating product. The aqueous portion of this sample exhibited pesticides, PCBs, TPHg @ 8,360 ppb and BTEX @ 191, 534, 877 and 150 ppb, respectively. Given these results, it appeared that a gasoline release from the ARCO station occurred and had migrated offsite onto the Foothill Square property. However, the presence of pesticides and PCBs is more likely associated with the past use of the site. The current Foothill Square center was formerly used by Fageol Motors Company, which manufactured tractors, trucks and motor buses for 44 years. Fageol Motors later became Peterbilt Motors. This facility may have used these chemicals. In addition, review of aerial photographs from 1947 and 1953 show areas of drum storage and possible waste disposal. **See Fig. 3, Table 3 and boring log for boring #1.**

In **December 1988** Western Geologic Resources (WGR), continued the investigation of the Foothill Square property. Five monitoring wells were installed. Boring WGR B-3 located approximately 25 feet southeast of the ARCO station, near the former Kaldveer boring EB-1, was converted into MW-3. Though no free product was exhibited in the water sample from MW-3, TPHg at 300ppb, benzene at 0.2ppb, xylenes at 17 ppb and TCA at 0.2 ppb were detected. This is significantly different from the free product observed in the Kaldveer boring, EB-1. **See Figs. 4 & 5, Table 4 and boring log for WGR MW-3.**

In **March 1989** Applied GeoSystems (AGS) installed five monitoring wells on the ARCO site. Monitoring wells MW-1 through MW-5 were installed in borings B-1 through B-5, respectively. Monitoring wells MW-2 and MW-5 were completed as 4" wells and the other wells were 2". MW-2 was advanced to 28.5' and encountered groundwater at approximately 17' bgs. The other wells were advanced to 40-50' bgs and encountered groundwater at approximately 33' bgs. This is when two groundwater levels were identified. Site stratigraphy likely accounts for localized shallow perched water. With the exception of WGR MW-4, the Foothill Square wells were completed within shallow perched groundwater. Soil boring results identified TPH contamination only in borings B2 and B5. These two wells are within 15' of each other and apparently monitor two different water bearing zones. The highest onsite groundwater contamination has been detected in the general area of these two wells.

MW-4 was advanced within the former waste oil tank pit and the waste oil parameters were tested from this groundwater sample. In addition to TPHg and BTEX, PCE was detected in the sample. The detection of chlorinated solvents in this well fueled the continuing argument as to the source of the PCE. Was it from a dry cleaner operating in Foothill Square, from the waste oil UST or both? **See Plate P-2 and Tables 5 & 6 and cross sections.**

**Site summary for ARCO Station No. 276, 10600 Mac Arthur Blvd.,
Oakland CA 94605**

In **June 1989**, to a followup the Kaldveer investigation, Pacific Environmental Group (PEG), performed a soil-gas survey to determine the lateral extent of petroleum contamination previously identified on the Foothill Square property (assumed to originate from the ARCO site). A total of sixteen soil gas probes were installed and sampled at two depths. Four onsite probes (P-1 to P-4) were sampled at depths of 14-16' and 19-21'. Twelve probes, extending approximately 200' south of the ARCO station, were set at depths of 17-19' and 22-24'. The difference in sampling depths from onsite to offsite is due to the three foot difference in height of the two sites. An isoconcentration map of soil-vapor TPH and BTEX concentrations was generated from the analytical data. The results show a gasoline release from the southeast portion of the ARCO site, plus possibly another release further south on the Foothill Square property. It should be noted that soil-vapor results do not necessarily correlate with actual soil or groundwater concentrations since vapor volatilization has many dependent variables. The results, however, do indicate the presence of varying levels of contamination. **See Table 7 and isoconcentration diagrams.**

On **August 3, 1989** Applied Geosystems (AGS) drilled nine soil borings to confirm the results of the PEG soil-gas survey. Four to five soil samples were analyzed from each boring. The results of this investigation indicated that the TPHg release near MW-2 and MW-5 onsite extends southeasterly approximately 50' and was detected in offsite borings B-6 and B-7. **See Plate 3 and Tables 8 & 9.**

On **February 8, 1990** the four UL gasoline USTs were removed from the site; 3-6,000 gallon and 1-10,000 gallon. The three 6k tanks were within the same pit, while the 10k was within a separate pit. Nine soil samples were taken from the ends and base of the underground tank pits. In addition, eight soil samples from along the piping run were taken. At the same time as the tank removals, three borings (TPB1-TPB3) were advanced in a northern area where the new underground tanks were to be set. These boring results were unremarkable and indicated that the area of the new tanks was marginally impacted. The spoils from this new tank area, in general exhibited low TPHg and low to ND BTEX. The few spoils which exhibited greater than 100 ppm TPHg were aerated and disposed along with the spoils from the tank removals. The new underground tanks were then set in this area on the north side of the site. No overexcavation of the old tank pits was done since ARCO intended in installing a vapor extraction remediation system. **See Plates 4 & 5 and Tables 10-12.**

In **February 1990**, PEG performed a vapor extraction pilot test in the adjoining Foothill Square parking lot. The test indicated

**Site summary for ARCO Station No. 276, 10600 Mac Arthur Blvd.,
Oakland CA 94605**

that vapor extraction would be a viable remediation method. They later installed an in-situ soil venting system consisting of 25 soil vapor probes, one vadose well and a mobile extraction and treatment unit. In general, the vapor extraction test indicated a radius of influence of at least 10 feet from the extraction probes. The vapor extraction cat-ox system began operation in September 1990 and ran until August 1992. See Figure 6 and Table 13.

Ongoing groundwater monitoring had identified free product in MW-2 and lower dissolved TPHg concentration in the nearby well, MW-5. The "deep" aquifer gradient was north-northeasterly, contrary to that regional and anticipated gradient. Because of the presence of free product and given the n-nw gradient, on **October 31, 1991** RESNA installed on-site downgradient recovery well, (RW-1), near MW-4, and conducted an aquifer pumping and recovery test. RW-1 was completed as a 6" well and was used to pump from while MW-1 through MW-5 were used as observation wells.

June to August 1992 - RESNA installed two off-site groundwater monitoring wells (MW-6 and MW-7 in borings B-10 and B-11), one on-site monitoring well (MW-8 installed in boring B-12) and seven on-site vapor extraction wells within the former UST area. Wells MW-6 and MW-8 were installed in the "deeper" aquifer and MW-7 in the shallow. The vapor extraction wells and groundwater monitoring wells MW-2 and MW-8 were connected to the existing remediation system. The off-site vapor extraction probes were disconnected at this time to optimize the on-site system. The vapor extraction wells, VW-1 through VW-7, were constructed in borings B-13 through B-19. Groundwater in these wells was encountered at depths of 18-23', the "shallow" perched water. These wells were slotted from approximately 7.5'-18' or to first encountered groundwater depth. These wells encountered free product and/or product odor at groundwater depth indicating significant release in the former tank area.

The vapor extraction test of the on-site vapor wells was performed on **August 24, 1992** and included MW-2. A radius of influence from 17-32 feet was estimated. See Plate 6 & 7 and Table 14.

During the time of operation of the off-site vapor extraction system, from 1990 to 1992, approximately 754 pounds (113 gallons) of fuel was removed. At the end of this time, the amounts of TPHg and BTEX removed from offsite had declined to asymptotic levels.

The on-site VES system operated from August 25, 1992 to December of 1993 when it was shut down due to low influent concentrations

Site summary for ARCO Station No. 276, 10600 Mac Arthur Blvd.,
Oakland CA 94605

and shorter exposed screen interval due to rising groundwater elevation. During this time, an estimated 3615 pounds (577 gallons) of gasoline was recovered. The system was pulsed during the first quarter of 1994. The system was then restarted until August 1995 when it was again shut down due to low influent concentrations. See Figure 7 & 8 and Report 1 to demonstrate free product removal.

After the system shut down in 1993, the dispute between ARCO and Foothill Square heated up. Because Foothill Square wanted to expand their existing shopping center and was looking to refinance their property, the question of liability for the chlorinated solvent (PCE) plume detected on both properties came to light. A source of PCE had been verified on the Foothill Square property. Young's Dry Cleaner, which operated in the shopping center, verified a PCE release had occurred originating from a leak their sanitary sewer lateral. Interestingly, the main sewer lateral ran east-west towards the Foothill Square parking lot adjacent to the ARCO site. Foothill Square maintained that the ARCO site was well over 300' from the dry cleaner and was actually cross-gradient to the cleaner. In addition, there was no obvious PCE concentration gradient from the cleaner towards the ARCO site. MW-4, located adjacent to the former waste oil tank at the ARCO site continued to exhibit ~2,000 ppb PCE while the other wells around it exhibited lower levels, <100 ppb. However, no soil source of PCE was found at the ARCO site. Foothill Square's case against ARCO in regards to the PCE release was not strong but their case in regards to the gasoline release was. Therefore, Foothill Square pushed strongly to have their site remediated and recommended soil excavation to expedite remediation even though a vapor extraction system had already been installed and operating. Foothill Square argued that the catalytic-oxidation system was not designed for chlorinated solvents. ARCO countered that the influent from the vapor extraction system never detected any chlorinated solvent. See Historical maps for the Foothill Square property and 4th Qtr. 1994 PCE concentration map.

A pre-enforcement hearing was held at the County's offices on 3/28/95 in hopes of settling the chlorinated solvent dispute. After much posturing, little was accomplished. Eventually, each side decided that they would proceed independently. Individual risk assessments were prepared instead of determining responsibility.

In regards to the gasoline release, the plume from the former USTs likely did migrate onto the Foothill Square parking lot. Localized free product has been found on- and off-site in MW-2 and

Site summary for ARCO Station No. 276, 10600 Mac Arthur Blvd.,
Oakland CA 94605

MW-7, respectively. The vapor extraction system both on- and off-site has removed considerable amounts of gasoline so that there is no longer free product in these wells. The cumulative removal of gasoline from both on- and off-site SVE systems from September 1990 to December 22, 1994 is approximately 7,666 pounds or (1,236 gallons). During the first quarter 1995, an additional 23 pounds (3.7 gallons) of gas was removed. The systems, both on- and off-site, were pulsed to optimize gasoline removal. The system was shut down on 3/26/96 due to high groundwater and low levels of gasoline in extracted vapors. A total of 18.5 gallons of free product has been removed manually from these MW-2 and MW-7. In March of 1996, ORC compounds were added to these wells to enhance bioremediation of the dissolved gasoline.

The specific gradient in the deep wells has trended from north to west and most recently has been flat. The shallow gradient as determined through monitoring wells MW-2, MW-3 and WGR wells is southwesterly.

In May 1997- a Tier 1 Risk Based Corrective Action evaluation was performed for this site. The evaluation considered both BTEX and PCE as chemicals of concern. The exposure pathways examined as being complete or potentially complete were soil and groundwater volatilization to indoor and outdoor air, commercial setting using a $10E-5$ risk. Based upon our risk assessor's evaluation of the risk assessment, no risk to human health is expected under current site conditions. **Included are comments from Madhulla Logan, Risk Assessor and other pertinent RBCA information.**

Groundwater monitoring continued up to the third quarter 1997 at which time it was put on hold pending review of the site for closure. Analysis for MTBE was started in 1996. In 1997, MTBE was detected in MW-2 at higher levels than that found in 1996 (1400 ppb vs 80 ppb). In addition MTBE was detected in MW-7 at 310 ppb. On 6/30/98 both these wells were again sampled and tested for TPHg, BTEX and MTBE (EPA 8260). In MW-2, MTBE was detected at 410 ppb and TPHg and BTEX were ND. In MW-7, MTBE was ND, TPHg, 8200 ppb and E&X were 110 and 260 ppb, respectively. Thus it appears that MTBE is localized near MW-2 and the addition of the ORC socks has had some affect in reducing the TPH concentration. **See attached the recent (1995-98) monitoring data for site.**

This site is recommended for site closure based upon:

1. Adequate site characterization; both petroleum and chlorinated solvent contaminant plume has been delineated. As part of Foothill Square's investigation, off-site borings along MacArthur Blvd. and 106th Ave. down-gradient of both ARCO and Foothill Square were advanced. Grab groundwater sampling results indicate that chlorinated plume is limited in extent and below RBSL. Long term monitoring for chlorinated HC will be done by Foothill Square as part of their MNA approach for the site.

Site summary for ARCO Station No. 276, 10600 Mac Arthur Blvd.,
Oakland CA 94605

2. Adequate source removal has occurred. Underground tanks and associated piping attributable to the gasoline release have been removed. Approximately 564 cubic yards of spoils was removed. An off-site and on-site vapor extraction system, in operation from 9/90 to 3/96, has removed approximately 8000 lbs of gasoline. Asymptotic levels of petroleum in soil and groundwater have been reached.

3. No risk to human health exists. A Tier 1 RBCA has been submitted and reviewed by the County Risk Assessor, who concurs that no human health risk is anticipated for current and probable future use scenarios.

4. Groundwater in this area of Oakland is not used for drinking water purposes.

5. Passive bioremediation has been encouraged by adding ORC into those wells where free product and later high dissolved concentrations were found. No free product exists currently at this site. Long term monitoring has been performed and equilibrated groundwater concentrations exist.

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	
REPORT DATE 0 1 2 0 0 3		CASE #	
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT John Schetter		PHONE (530) 308-0485
	SIGNATURE <i>John Schetter</i>		
RESPONSIBLE PARTY	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME BP West Coast Products LLC
	OWNER/OPERATOR <input checked="" type="checkbox"/> REGIONAL BOARD		
SITE LOCATION	ADDRESS Four Centerpoints Drive, LPR4-450		CITY STATE ZIP La Palma CA 90623
	NAME BP West Coast Products LLC		CONTACT PERSON PHONE John Schetter (530) 308-0485
REPORTING AGENCIES	ADDRESS Four Centerpoints Drive, LPR4-451		CITY STATE ZIP La Palma CA 90623
	FACILITY NAME (IF APPLICABLE) Arco Facility No. 276		OPERATOR PHONE JOHN CHAO 510-567-8641
SUSSTANCES INVOLVED	ADDRESS 10600 MACARTHUR BLVD		CITY COUNTY ZIP Oakland Alameda 94805
	CROSS STREET 106th		
DISCOVER/REAGENT	LOCAL AGENCY Alameda County Environmental Health		CONTACT PERSON PHONE Arii Levi (510) 567-8882
	REGIONAL BOARD California Regional Water Quality Board 2		PHONE (510) 622-2460
SOURCES/CAUSE	(1) NAME Gasoline		QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> UNKNOWN
	(2)		
CURRENT STATUS	DATE DISCOVERED 0 1 2 0 0 3		HOW DISCOVERED <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> OTHER Line Replacement
	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"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> OTHER Replace product piping
GENERAL ACTION	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
	CHECK ONLY ONE <input type="checkbox"/> UNDETERMINED <input checked="" type="checkbox"/> SOIL ONLY		<input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
COMMENTS	CHECK ONLY ONE <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input checked="" type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY		
	CHECK APPROPRIATE ACTION(S) (SEE BACKFOR DETAILS) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CAP SITE (CS) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (PT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input checked="" type="checkbox"/> OTHER TBD		
MIBE detected in soil sample L-1 @ 1.8 ppm & L-2 @ 2.4 ppm. A soil report for the line upgrade will be issued soon.			

New LUP CASE

PO - 831 closed in 3/8/99

Appendix C: References

Adjacent Former Gas Station

10501 Foothill Boulevard

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



September 3, 1998

ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)

REMEDIAL ACTION COMPLETION CERTIFICATE

Mr. Bob DeNinno
The Southland Corporation
19033 West Valley Hwy, D-104
Kent WA 98032

Re: Southland Store # 19403, 10501 Foothill Blvd. Oakland CA 94605
(Our site # 4444)

Dear Mr. DeNinno

This letter confirms the completion of a site investigation for the underground storage tanks formerly located at the above referenced location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on information in the above referenced file and with the provision that the information provided to this agency was accurate and complete, no further action related to the underground tank investigation is required.

This Notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please contact Pamela Evans of our office with any questions at (510)567-6770.

Sincerely,

Mee Ling Tung
Director, Environmental Health Specialist

c: Files, Environmental Health Services
David Bean, Fluor Daniel GTI, 757 Arnold Drive, Suite D, Martinez CA 94553

Holly B. Gannaway, REA

Director, Due Diligence Services

BA – Environmental Studies, University of Kansas
REA Registered Environmental Assessor REA 1 - 07393
EPA Accredited Asbestos Inspector
DHS Certified Lead-Based Paint Inspector
EPA Certified Radon Measurement Operator
OSHA 40-Hour Hazardous Waste Worker Training

Ms. Gannaway has eight years experience in the environmental service industry. Her project experience has included: Phase I Environmental Site Assessments, Real Estate Transaction Screens, radon screening projects, asbestos inspections, lead-based paint inspections, and reviewing/evaluating Phase II and Phase III reports. Her experience includes management of portfolio projects involving numerous properties throughout Northern California, Nevada, and Arizona. In addition, Ms. Gannaway participated in conducting comprehensive radon, asbestos, and lead-based paint surveys of numerous housing facilities in California for the United States Coast Guard.

Ms. Gannaway has technical experience working for the following financial institutions:

- Bank of America
- Wells Fargo Bank
- California Bank & Trust
- Comerica Bank
- Washington Mutual Bank
- Bank of the Orient
- First Republic Bank

As a senior member of the ESA staff, Ms. Gannaway provides senior review expertise on a company-wide basis to ensure ASTM compliance and satisfaction of client requirements for Phase I Environmental Site Assessments and Transaction Screens. As the Director of Due Diligence Services, Ms. Gannaway is responsible for ensuring the consistency and quality of due diligence services throughout AEI. AEI's review process provides for customization of reports to client needs, as well as strict conformance to ASTM standards.

Natalie Shaver

Environmental Scientist

BS – Environmental Policy Analysis & Planning, University of California, Davis

EPA Accredited Asbestos Inspector

OSHA 40-Hour Hazardous Waste Worker Training

Ms. Shaver has four years experience in the environmental sciences. Her project experience has included: NEPA, CEQA, Phase I ESAs, and soil classification projects, as well as due diligence services. In addition, Ms. Shaver has technical experience maintaining Material Safety Data Sheet (MSDS) records for industrial and commercial clients, utilizing the ChemTrack computer database system.

Ms. Shaver has technical experience working for the following financial institutions:

- CNL Commercial Finance
- Wells Fargo Bank
- Comerica Bank
- US Bank
- United Commercial Bank
- EastWest Bank

Ms. Shaver provides project management to ensure ASTM compliance and satisfaction of client requirements for Phase I Environmental Site Assessments and Transaction Screens.