ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
COLLEEN CHAWLA, Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

May 8, 2018

Emeryville Properties LLC
c/o Mr. Zachary Wasserman
1111 Broadway
Oakland, CA 94607

Dolores W. and Anthony W. Geisler
c/o Mr. William Lewerenz
3963 Woodside Ct.
Lafayette, CA 94549
(Sent via electronic mail to: WLewerenz@aol.com)

Subject: Case Closure for Fuel Leak Case No. RO0000398 and GeoTracker Global ID T0600102202, Chromex, 1400 Park Avenue, Emeryville, CA 94608

Dear Messrs. Lewerenz and Geisler:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25296.10[g]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Department of Environmental Health (ACDEH) is required to use this case closure letter for all UST leak sites.

We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (http://geotracker.waterboards.ca.gov) and the ACDEH website (http://www.acgov.org/aceh/index.htm).

This site is closed with residual contamination that limit future land use to the current commercial land use in its current configuration as a parking lot for a commercial facility. Land use restrictions are described in the attached Case Closure Summary.

If you have any questions, please call Mark Detterman at (510) 567-6876. Thank you.

Sincerely,

Dilan Roe, P.E.
Chief, Land Water Division

Enclosures:
1. Remedial Action Completion Certification
2. Case Closure Summary

Cc w/enc.: Emeryville Properties LLC, c/o Mr. Tony Geisler, P.O. Box 626, Diablo, CA 94528 (Sent via electronic mail to: AWGeisler@sbcglobal.net)

Emeryville Properties LLC, c/o Mr. William Lewerenz, 3963 Woodside Ct., Lafayette, CA 94549; (Sent via electronic mail to: WLewerenz@aol.com)

City of Emeryville, Public Works Department, 1333 Park Avenue, Emeryville CA 94608; (Sent via electronic mail to: mroberts@emeryville.org)

Gwen Tellegen, DUDEK, Inc, 605 Third Street, Encinitas, CA 92024 (Sent via electronic mail to: GTellegen@dudek.com)

Susie Smith, DUDEK, Inc, 605 Third Street, Encinitas, CA 92024 (Sent via electronic mail to: ssmith@dudek.com)

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)
Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@acgov.org)
Electronic File, GeoTracker

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REMEDIAL ACTION COMPLETION CERTIFICATION

May 8, 2018

Emeryville Properties LLC
c/o Mr. Zachary Wasserman
1111 Broadway
Oakland, CA 94607

Dolores W. and Anthony W. Geisler
c/o Mr. William Lewerenz
3963 Woodside Ct.
Lafayette, CA 94549
(Sent via electronic mail to: WLewerenz@aol.com)

Subject: Case Closure for Fuel Leak Case No. RO0000398 and GeoTracker Global ID T0600102202, Chromex, 1400 Park Avenue, Emeryville, CA 94608

Dear Messrs. Lewerenz and Geisler:

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located 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 storage tank(s) 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 representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

Please be aware that claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,

Ronald Browder
Director

Leaking Underground Storage Tank (LUST) Cleanup Site
Case Closure Summary Form
Chromex (T0600102202/RO0000398)

1. CASE INFORMATION

A. Facility/Site Address (Case Name & Address)

Project Name	Address
Chromex	1400 Park Avenue, Emeryville, CA 94608

B. Case Identification Numbers

Cleanup Oversight Agencies	Case/ID No
Alameda County Local Oversight Program (LOP) - Lead Agency	RO0000398
San Francisco Bay Regional Water Quality Control Board (Region 2)	N/A
State Water Resources Control Board GeoTracker Global ID	T0600102202

C. Lead Agency Information

Agency Name:	Agency Address:	Agency Phone:
Alameda County Department of Environmental Health (ACDEH)	1131 Harbor Bay Parkway, Alameda, CA 94502-6577	(510) 567-6700
Case Worker:	LOP Supervisor:	Land Water Division Chief:
Mark Detterman, PG 4799, CEG 1788	Paresh Khatri	Dilan Roe, PE C73703

D. Responsible Party Information

Responsible Parties:	Address:
Emeryville Properties LLC c/o Mr. R. Zachary Wasserman	1111 Broadway, Oakland, CA 94607
Dolores W. and Anthony W. Geisler c/o Mr. William Lewerenz	3963 Woodside Ct., Lafayette, CA 94549

2. PROPERTY INFORMATION

A. Assessor Parcel Numbers (APNs)

Current	49-1033-2
Historic	Not Applicable

B. Alternate Addresses

Not Applicable

C. Environmental Cases Associated with Property

Case Type	Lead Oversight Agency	Site ID Geotracker ID/LOP Case No.	Potential Contaminants of Concern	Status (Open/Closed)
LUST[1]	ACDEH	T0600102202/RO0000398;	UST TPHd, TPHg, TPHmo, Naphthalene	1995/2018
SCP[1]	ACDEH	T06019703624/RO0002656	Non-UST petroleum hydrocarbons, metals, chlorinated hydrocarbons	1991/Present
Other[2]	DTSC	Not Applicable	Not Applicable	Not Applicable
Other[3]	EPA	Not Applicable	Not Applicable	Not Applicable
Post-Closure[1]	N/A	Not Applicable	Not Applicable	Not Applicable

[1] Refer to the State Water Resources Control Board's GeoTracker database for case information: https://geotracker.waterboards.ca.gov

[2] Refer to the California Department of Toxics Substances Control Board's (DTSC) Envirostor database for case information: http://www.dtsc.ca.gov/sitecleanup/cleanup_sites_index.cfm

[3] Refer to the United States Environmental Protection Agency's (EPA) Site Specific National Cleanup Databases for case information: https://www.epa.gov/cleanups/site-specific-national-cleanup-databases

D. Identified Historic Land Use & Operations

Type	Description
Various Commercial & Industrial Uses	The Charles Lowe Company, a manufacturing facility that produced and repaired marine and industrial equipment, operated at the site from unknown date until 1991. A one room addition to the facility was constructed in 1973 to provide electroplating and metal spraying support for manufacturing operations. This addition was used by Modern Plating (a subsidiary of the Fred Myer Company) until 1978, and by Chromex (a division of the Charles Lowe Company) until 1991. The Chromex facility ceased operations in 1991 and facility closure activities (including removal of above ground storage tanks used to store plating, etching and stripping solutions, removal of equipment, and demolition of the building addition structure and concrete vaults) were completed in 1992 under the regulatory oversight of ACDEH. Site Cleanup Program (SCP) Case No. T06019703624 / RO0002656 was opened in 1991 to provide regulatory oversight of the Chromex Plating Facility decommissioning activities. Subsequent to the dismantling of the Chromex Plating Facility, the Charles Lowe Company continued to use the site as an industrial facility until the termination of their lease in 1995. (continued on next page)

2. PROPERTY INFORMATION (CONTINUED)

D. Identified Historic Land Use & Operations (Continued)

Type	Description
Various Commercial & Industrial Uses	Between 1994 and 1998, in preparation of and during site redevelopment, additional investigation and cleanup activities associated with the former Charles Lowe Company manufacturing facility operations were conducted. Activities included installation of four monitoring wells, excavation of contaminated soil, in-place abandonment of a half-buried above ground storage tank, and removal of three underground storage tanks. This case, LUST Case No T0600102202/RO0000398 was opened in 1995 to bifurcate the investigation and cleanup of petroleum hydrocarbon releases associated with the USTs from other site contamination associated with the historic land use and operations at the site. The former USTs were located in the central northern portion of the parking lot. Current land use at the site is commercial.

3. LUST CASE SUMMARY

A. Reason Case Opened

Leaking Underground Storage Tank (LUST) Cleanup Site Case No. T0600102202/RO0000398 was opened by ACDEH in 1995 to investigate and evaluate impacts to human health and the environment associated with unauthorized releases from 3 underground storage tanks (USTs) and associated UST system components that were removed from the site in 1995 during site redevelopment activities.

Other potential chemicals of concern from historic land use and operations at the site were not evaluated in association with this LUST case.

B. Known UST Systems at the Site

UST System Component	Size / Quantity	Material Stored	Status	URF Filing Date:
UST	550-gallon	Diesel & Motor Oil	Removed	10/23/1995
UST	550-gallon	Gasoline	Removed	10/23/1995
UST	550-gallon	Gasoline	Removed	10/23/1995

C. Unauthorized Release Description

Three 550-gallon USTs (two gasoline, one compartmented diesel and motor oil) located in a common pit were removed in October 1995. During removal the gas USTs were observed to be intact while the motor oil / diesel UST was observed to have several holes. The three USTs were in a common pit and excavation confirmation samples delineated the vertical extent directly beneath the USTs; however, not the lateral or vertical extent outside the UST excavation.

D. Site Investigations

Investigation activities were conducted between 1995 and 2016 to evaluate the extent of petroleum hydrocarbon contamination impacts to soil, soil vapor and groundwater from the three USTs and evaluate risk to human health and the environment. The investigations included (1) collection of soil samples from the tank pit subsequent to overexcavation in 1995 and two soils borings (HA1, HA3) advanced in the vicinity of the former tank pit in 2015; (2) collection of groundwater samples from four onsite monitoring wells (MW-1 through MW-4) periodically between 1995 and 2015 and one grab groundwater sample from boring HA1 in 2015; and (3) collection of soil vapor samples from six temporary onsite vapor probes.

E. Remediation

Remediation was conducted by over excavating hydrocarbon contaminated soil directly below the former USTs in October 1995 to a depth of 12 feet below grade surface. Other than removal of the USTs, no remediation was conducted.

3. POTENTIAL CONTAMINANTS OF CONCERN

A. Constituents Evaluated & Residual Contamination Remaining at Closure

Material Stored/Dispensed in UST System	Analytes	Sampled, Residual	Media						
			S	GW	SW	SV	SS	IA	OA
Engine Fuels ☒ Gasoline Fuel (1, 2, 9, 10, 11, 12, 13, 14) ☐ Diesel Fuel (2, 9, 10) ☐ Jet Fuel (1, 2, 4, 9, 10) **Heating Oils** ☐ Kerosene (2, 5, 9, 10) ☐ Residential Heating Oils (2, 3, 9, 10) ☐ Commercial & Industrial Heating Oils (1, 2, 3, 7, 9, 10, 15, 16) **Other Oils** ☐ Waste (Used) Oil (1, 2, 3, 9, 10, 15, 16, 17, 18) ☐ Hydraulic Oil (8, 16, 17) ☐ Dielectric Oil (2, 3, 10, 16, 17) ☐ Unknown Oil (1, 2, 3, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18) **Solvents** ☐ Hydrocarbon Solvents (2, 3, 6, 9, 10)	TPH-g[1]	Sampled	☒	☒	☐	☐	☐	☐	☐
		Residual	☒	☒	☐	☐	☐	☐	☐
	TPH-d[2]	Sampled	☒	☒	☐	☐	☐	☐	☐
		Residual	☒	☒	☐	☐	☐	☐	☐
	TPH-mo[3] (soil only)	Sampled	☒	☒	☐	☐	☐	☐	☐
		Residual	☒	☒	☐	☐	☐	☐	☐
	TPH-jf[4]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	TPH-k[5]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	TPH-ss[6]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	TPH-bo[7]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	TPH- ho[8]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	BTEX[9]	Sampled	☒	☒	☐	☐	☐	☐	☐
		Residual	☒	☒	☐	☐	☐	☐	☐
	Naphthalene[10]	Sampled	☐	☐	☐	☒	☐	☐	☐
		Residual	☐	☐	☐	☒	☐	☐	☐
	MTBE/TBA[11]	Sampled	☐	☒	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	EDB/EDC[12]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	Organic Lead[13] (TML, TEL)	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	Fuel Oxygenates[14] (DIPE, TAME, EtOH, ETBE)	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	VOCs[15] (full scan)	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	SVOCs[16]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	PCBs[17]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	Metals[18] (Cd, Cr, Pb, Ni, Zn)	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐

S = Soil, GW = Groundwater, SW = Surface Water, SV = Soil Vapor, SS = Sub-Slab Vapor, IA = Indoor Air, OA = Outdoor Air

4. CLOSURE SUMMARY

A. Low Threat Closure Policy (LTCP) Evaluation

This UST release case has been evaluated for closure consistent with the State Water Resource Control Board's Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants. ACDEH has determined that the site meets all the LTCP General Criteria and the Media Specific Criteria for Groundwater.

The site does not meet the LTCP Media Specific Criteria for Vapor Intrusion and Outdoor Air due to shallow groundwater that limits a bioattenuation zone to less than 5 feet. However, based on low levels of petroleum volatile organic compounds (VOCs) in soil, soil vapor and groundwater and the land use in the vicinity of the former tank pit, ACDEH has determined that there is a low vapor intrusion risk to occupants of onsite and adjacent offsite buildings.

This site also does not meet the Direct Contact and Outdoor Air Media-Specific Criteria due to the lack of analysis in soil for naphthalene. However, based on calculations of estimated naphthalene concentrations present in soil samples at the site using criteria presented in the State Water Resources Control Board's LUFT Manual for naphthalene percentages present in fresh diesel and fuel products, ACDEH has determined that there is a low direct contact and outdoor air exposure risk.

Refer to Attachments 4 through 7 for detailed information on the LTCP evaluation.

B. Well Status (Groundwater)

No. of Wells Installed: 4	No. of Wells Lost: 1 (MW-4)
No. of Wells Destroyed: 3 (MW-1 to MW-3)	No. of Wells Retained: 0

C. Vapor Probe Status

No. of Vapor Probes (VP) Installed: 6	No. of VPs Lost: 0
No. of VPs Destroyed: 6	No. of VPs Retained: 0

D. Waste Removal Status

All investigation and remediation derived waste associated with the gasoline UST release was removed from the site.

E. Public Comment

A 60 day public notification period was completed on April 10, 2017. Refer to Attachment 3 for case closure notification information. No comments were received.

5. ADMINISTRATIVE, INSTITUTIONAL & ENGINEERING CONTROLS

A. Land Use at Time of Closure

At the time of case closure the site was developed with a 60,000 square foot commercial building which was occupied by Peet's Coffee and Tea corporate offices. The rest of the site consisted of paved parking areas and hardscape (concrete, asphalt) except the northeast area of the parking lot where there was a small landscaping area approximately 150 square feet in area.

The vicinity of the site is generally developed with commercial/industrial properties, with one residential building located adjacent to the north of the site. Property to the south, east, and west of the site are commercial facilities. There were no known plans to redevelop the site at time of closure. Refer to Attachment 1 for the current land use configuration.

B. Administrative Controls

Site Management Requirements: Due to residual petroleum hydrocarbon subsurface contamination, the site has been closed with the following site management requirements. The site management requirements associated with this case are specific to petroleum hydrocarbon contamination related to historic releases from UST systems and do not address other site contamination that may be in the subsurface from historic land use at and in the vicinity of the site.

a. **Repair & Maintenance of Existing Site Improvements:** Any repair or maintenance activity of existing site improvements in areas of residual contamination requires planning and implementation of appropriate health and safety procedures prior to and during excavation activities. These activities include repair or maintenance of existing foundations, utility lines, hardscape, landscaping or other work occurring beneath the grade level of the existing finished surface. Activities covered under this category do not include modifications or redevelopment activities described below.

   Each contractor shall be responsible for the safety of its employees and site visitors and must adhere to a site-specific health and safety plan prepared for the work in accordance with California Occupational Safety and Health Administration requirements and use properly trained personnel in accordance with California Code of Regulations, Title 29, Part 1910.120 Hazardous Waste Operations and Emergency Response (HAZWOPER) standards.

a. **Modifications to Existing Site Improvements:** Prior to permitting of any proposed modifications to the existing site improvements that include modifications to the foundation, subsurface utilities and/or hardscape or subsurface work, the property owner and the local building and planning authority with permitting jurisdiction at the site must notify ACDEH as required by Government Code Section 65850.2.2. ACDEH will re-evaluate the site relative to the proposed modifications to assess risk to human health under the proposed changes.

b. **Site Redevelopment.** Prior to permitting of any proposed site redevelopment including a change in land use to residential, or other conservative land use, the property owner and the local building and planning authority with permitting jurisdiction at the site must notify ACDEH as required by Government Code Section 65850.2.2. ACDEH will re-evaluate the site relative to the proposed redevelopment to assess risk to human health under the proposed land use scenario from subsurface contamination associated all recognized environmental concerns at the site.

5. ADMINISTRATIVE, INSTITUTIONAL & ENGINEERING CONTROLS (CONTINUED)

C. Engineering Controls

Not Applicable

D. Institutional Controls

Not Applicable

E. Environmental Due Diligence

ACDEH recommends that during the environmental due diligence process (initiated as part of activities including, but not limited to, property transactions, bank refinancing, and redevelopment) that the site and parcels in the vicinity of the site be evaluated for risk from and exposure to potential chemicals of concern identified at this site.

6. LOCAL AGENCY SIGNATURES

Dilan Roe, PE, C73703	Title: Chief, Land Water Division
Signature: Dilan Roe	Date: 5/8/2018
Paresh Khatri	LOP Supervisor
Signature: Paresh Khatri	Date: 5/8/2018
Mark Detterman, PG 4799, CEG 1788	Title: Senior Hazardous Materials Specialist
Signature: Mark Detterman	Date: 5/8/2018

This Case Closure Summary along with the Remedial Action Completion Certification provides documentation of the case closure. This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions. Additional information on the case can be viewed in the online case file. Case files can be viewed over the Internet on the Alameda County Department of Environmental Health website (http://www.acgov.org/aceh/lop/ust.htm) or the State of California Water Resources Control Board GeoTracker website (http://geotracker.waterboards.ca.gov). Both databases should be reviewed to obtain a complete history.

ATTACHMENTS

No.	Description	No. of Pages
1	Site Vicinity and Site Map Figures	2
2	Responsible Party Information	8
3	Case Closure Public Notification Information	2
4	Geotracker LTCP Evaluation Checklist	2
5	LTCP Media Specific Evaluation - Groundwater	2
6	LTCP Media Specific Evaluation - Vapor Intrusion	2
7	LTCP Media Specific Evaluation - Direct Contact	2
8	Figures with Sampling Locations	2
9	Boring Logs	4
10	Groundwater Data	5
11	Soil Data	1
12	Soil Vapor Data	1
13	Sensitive Receptor Data	4

ACRONYMS

ACDEH	Alameda County Department of Environmental Health
APN	Assessor Parcel Number
BTEX	benzene, toluene, ethylbenzene, xylenes
EDB	ethylene dibromide or 1,2-dichloroethane (1,2-DCA)
EDC	ethylene dichloride
CEG	Certified Engineering Geologist
Cd	cadmium
Cr	chromium
c/o	care of
DIPE	di-isopropyl ether
DTSC	California Department of Toxic Substances Control
EPA	Environmental Protection Agency
ETBE	Ethyl tert butyl ether
EtOC	ethanol
ft bgs	feet below ground surface
GW	groundwater
IA	indoor Air
ID	Identification
K	1,000
LOP	Local Oversight Program
LTCP	State Water Resources Control Board's Low Threat Closure Policy
LUST	Leaking Underground Storage Tank
MTBE/TBA	methyl tert butyl either/t-Butyl alcohol
Ni	nickel
NA	not analyzed
NR	not required
OA	outdoor air
Pb	lead
PCBs	polychlorinated biphenyls
PE	California Professional Engineer
PG	California Professional Geologist
S	soil
SCP	Site Cleanup Program
SS	sub-slab vapor
SV	soil vapor
SVOCs	semi volatile organic compounds
SW	surface water
TAME	tert amyl methyl ether
TPHbo	total petroleum hydrocarbons as bunker oil
TPHd	total petroleum hydrocarbons as diesel
TPHg	total petroleum hydrocarbons as gasoline
TPHho	total petroleum hydrocarbons as hydraulic oil
TPHjf	total petroleum hydrocarbons as jet fuel
TPHk	total petroleum hydrocarbons as kerosene
TPHmo	total petroleum hydrocarbons as motor oil
TPHss	total petroleum hydrocarbons as stoddard solvent
UST	Underground Storage Tank
VOCs	volatile organic compounds
Zn	zinc
mg/kg	milligrams per kilogram
µg/L	microgram per liter
µg/m3	microgram per cubic meter
>, <, ≥	greater than, less than, or greater than or equal to
%	percent

ATTACHMENT 1

File: N:\GIS\Emeryville\Site Location.mxd Created by: EM Checked by:

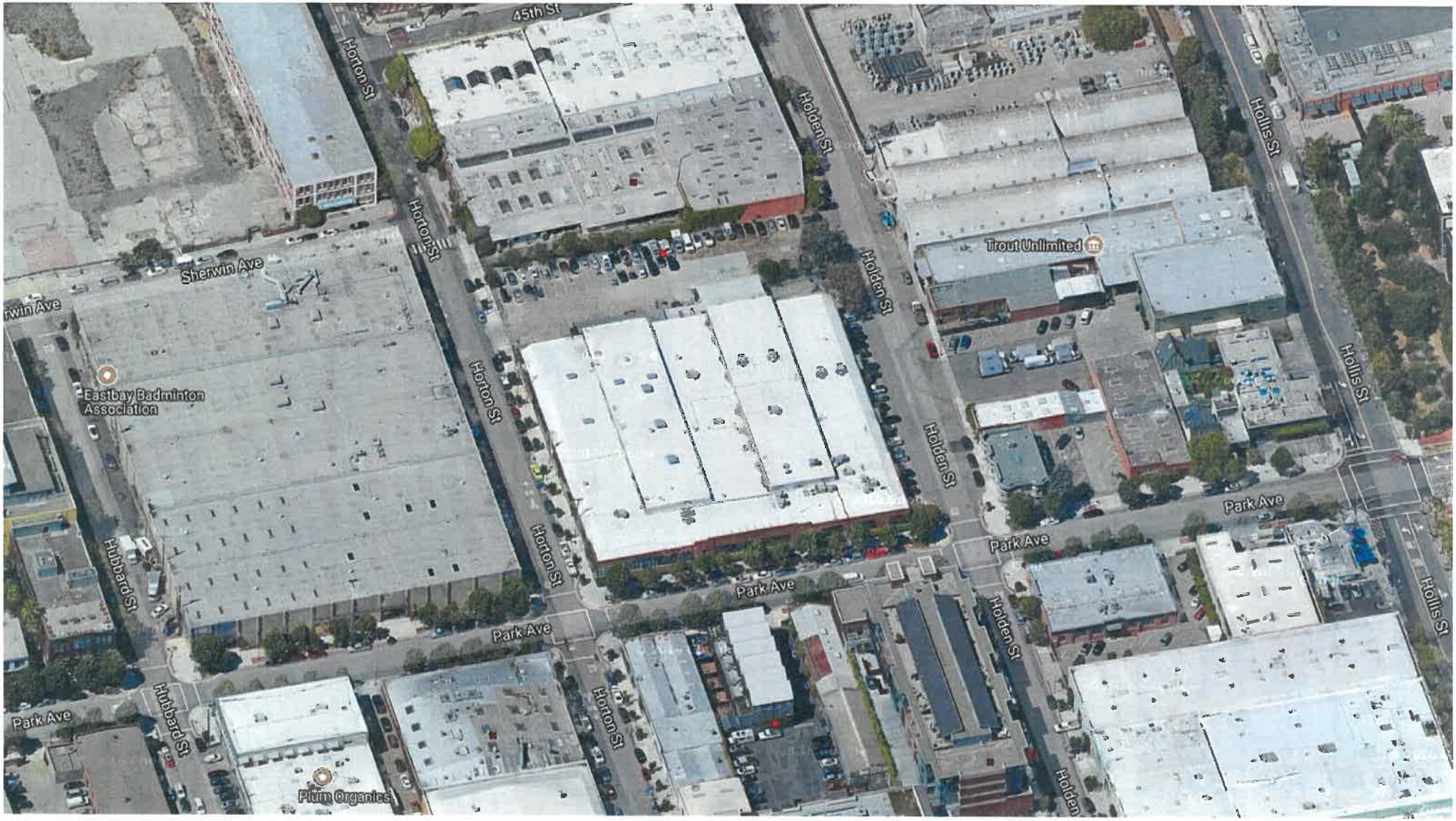
Source:

N

SAFETY FIRST

terraphase engineering

CLIENT: Emeryville Properties LLC	Site Location Map
PROJECT: 1400 Park Ave Emeryville, Ca	
PROJECT NUMBER: S016.001.001	FIGURE 1


45th St
Horton St
Holden St
Hollis St
Trout Unlimited
Sherwin Ave
Eastbay Badminton Association
Hubbard St
Park Ave
Plum Organics

ATTACHMENT 2

COUNTY OF ALAMEDA
Assessor's Office
Property Value System

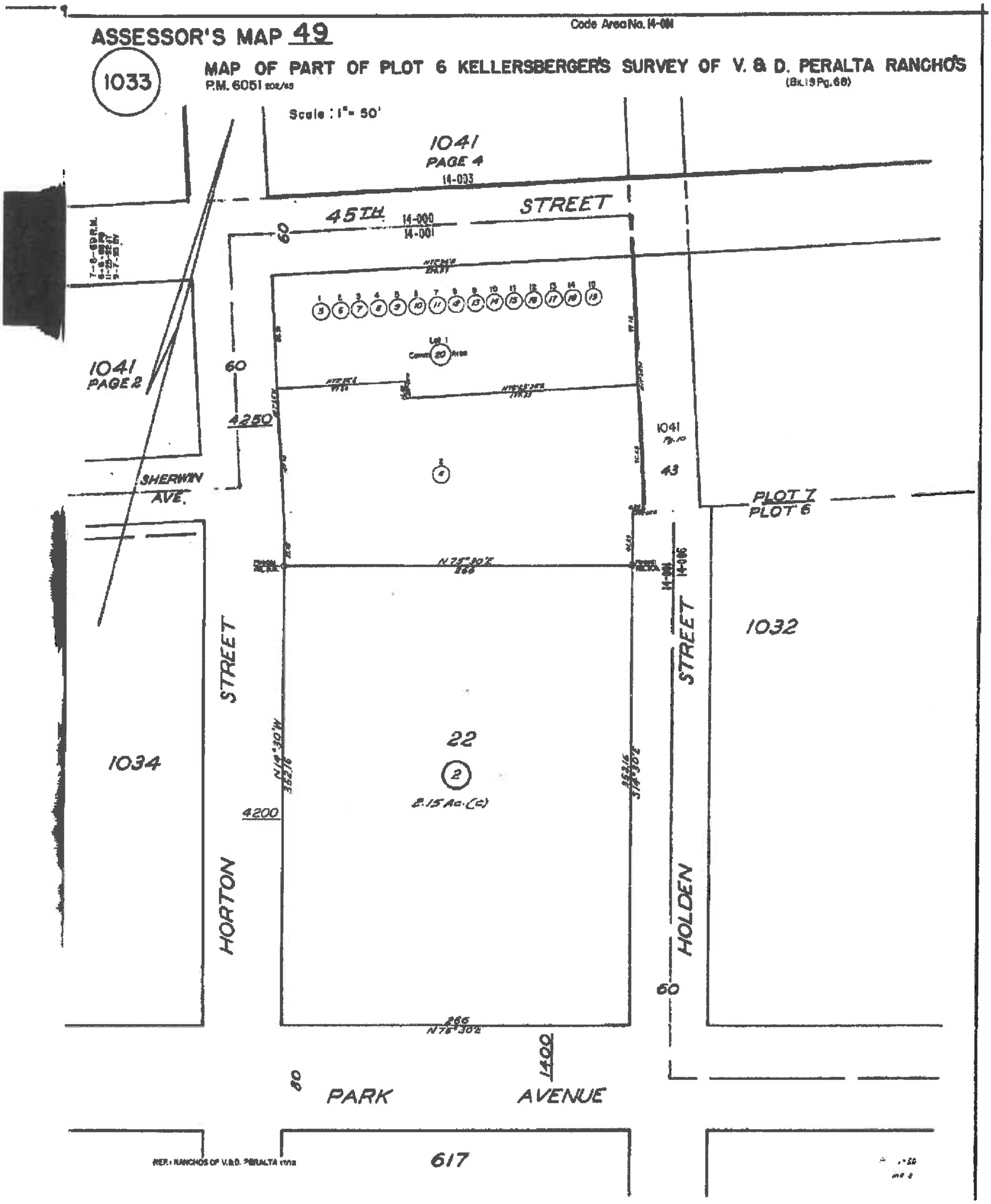
Help

New Query

History | Value | Transfer | Map | Glossary

Parcel Number:**49-1033-2** Inactive:**N** Lien Date:**01/01/2017** Owner:**EMERYVILLE PROPERTIES LLC**
Property Address: **1400 PARK AVE, EMERYVILLE, CA 94608-3520**
Current Mailing Address as of 12/02/2004: **EMERYVILLE PROPERTIES LLC, c/o WILLIAM W. LEWERENZ, 3963 WOODSIDE CT , LAFAYETTE, CA 94549-3413**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
EMERYVILLE PROPERTIES LLC c/o R ZACHARY WASSERMAN	List Owners	1111 BROADWAY , OAKLAND, CA 94607-4036	12/30/2003	2003-746487		1	4200
GEISLER ANTHONY W & DOLORES W ETAL c/o WILLIAM W LEWERENZ	List Owners	3963 WOODSIDE CT , LAFAYETTE, CA 94549-3413	10/08/1993	1993-357789		1	4200
GEISLER ANTHONY W & DOLORES W ETAL c/o WILLIAM W LEWERENZ	List Owners	3963 WOODSIDE CT , LAFAYETTE, CA 94549-3413	01/08/1987	1987-3958		1	4200
LEVINSON ALBERT & LILIAN ETAL	List Owners	4949 E 12TH ST , OAKLAND, CA 94601-5109	12/28/1983	1983-243213		1	4200
GEISLER ANTHONY W & DOLORES ETAL	List Owners	1400 PARK AVE , EMERYVILLE, CA 94608-3520	08/31/1978	1978-168555		1	4200
GEISLER W L & PARKER M L & A & LEWERENZ W W & J M	List Owners	1400 PARK AVE , EMERYVILLE, CA 94608-3520	07/20/1976	1976-117128		1	4200
GEISLER W L & PARKER M L & ANN & FINEBERG HENRY	List Owners	1400 PARK AVE , EMERYVILLE, CA 94608-3520	04/11/1973	1973-47863		1	4200
LEVINSON ALBERT & GEISLER WILLIAM	List Owners	1400 PARK AVE , EMERYVILLE, CA 94608-3520	01/26/1973	1973-11177		1	4200
ALLIS CHALMERS	List Owners	1400 PARK AVE , EMERYVILLE, CA 94608-3520	03/01/1969	TRAN-61100		1	4200


ASSESSOR'S MAP 49
1033
Code Area No. 14-001
MAP OF PART OF PLOT 6 KELLERSBERGER'S SURVEY OF V. & D. PERALTA RANCHOS
(Bk.19 Pg.68)
P.M. 6051
Scale : 1"= 50'
1041
PAGE 4
14-033
45TH STREET
14-000
14-001
60
1041
PAGE 2
60
4250
SHERWIN AVE.
1041
43
PLOT 7
PLOT 6
14-001
14-016
HORTON STREET
HOLDEN STREET
1034
1032
22
2
2.15 Ac.(c)
4200
N14°30'W
352.16
60
266
N75°30'E
1400
80
PARK AVENUE
617

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
ALEX BRISCOE, Agency Director

ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #: 7009 2820 0001 4359 9577

February 8, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:

Chromex
1400 Park Avenue
Emeryville, CA 94608

Local ID:	**RO0000398**
Related ID:	**NA**
RWQCB ID:	**01-2392**
Global ID:	**T0600102202**

Responsible Party:

Dolores W. and Anthony W. Geisler
c/o William W. Lewerenz
3963 Woodside Ct.
Lafayette, CA 94549

Date First Reported:	12/20/1995
Substance:	• 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded • 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4) • 12035 Waste Oil/Used Oil
Funding for Oversight:	LOPS - LOP State Fund
Multiple RPs?:	Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified DOLORES W. AND ANTHONY W. GEISLER C/O WILLIAM W. LEWERENZ as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker MARK DETTERMAN at this office at (510) 567-6876 if you have questions regarding your site.

Ronald Browder Date: 02-09-2016

RONALD BROWDER, Acting Director
Contract Project Director

Action:	Update
Reason:	ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

February 8, 2016

Site Name & Address:

Chromex
1400 Park Avenue
Emeryville, CA 94608

Local ID:	**RO0000398**
Related ID:	**NA**
RWQCB ID:	**01-2392**
Global ID:	**T0600102202**

All Responsible Parties

RP has been named a Primary RP - Dolores W. and Anthony W. Geisler
c/o William W. Lewerenz
3963 WOODSIDE CT. | LAFAYETTE, CA 94549 | No Phone Number Listed

RP has been named a Primary RP – EMERYVILLE PROPERTIES LLC
C/O ZACHARY WASSERMAN
1111 BROADWAY | OAKLAND, CA 94607 | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

February 8, 2016

Responsible Party Identification Background

Alameda County Environmental Health (ACEH) names a "Responsible Party," as defined under 23 C.C.R Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

Existence of Unauthorized Release

Three 550-gallon underground storage tanks (USTs) were removed from the site on October 23, 1995. One stored diesel / motor oil, and two stored gasoline fuel. No holes were reported in either gasoline UST; however, several holes were noted on the diesel / motor oil UST. Groundwater was not observed in the excavation. Three confirmation soil samples were collected from beneath the excavation at a depth of nine feet below grade surface (bgs). Vertical overexcavation was conducted on the same day and an additional two soil samples were collected at a depth of 12 feet bgs. One soil sample was also collected from the soil stockpile. At a depth of nine feet bgs, concentrations of Total Petroleum Hydrocarbons (TPH) as gasoline were documented up to 1,300 milligrams per kilogram (mg/kg), TPH as diesel up to 4,800 mg/kg, TPH as motor oil up to 14,000 mg/kg, benzene up to 0.22 mg/kg, and ethylbenzene up to 5.0 mg/kg. These concentrations indicate than an unauthorized release had occurred.

Responsible Party Identification

Dolores W. and Anthony W. Geisler (c/o William W. Lewerenz) purchased or received the property on January 8, 1987, are the former property owners associated with the underground storage tank (UST) at the time of removal. Dolores W. and Anthony W. Geisler (c/o William W. Lewerenz) are responsible parties for the site because they owned an UST used for the storage of a hazardous substance (Definition 1) and owned the property associated with an unauthorized release (Definition 3).

Emeryville Properties LLC (c/o R. Zachary Wasserman) purchased or received the property on December 30, 2003, and is a property owner associated with the UST. Emeryville Properties, LLC is a responsible party for the site because it owns the property associated with an unauthorized release (Definition 3).

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
ALEX BRISCOE, Agency Director

ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #: 7009 2820 0001 4359 9584

February 8, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:

Chromex
1400 Park Avenue
Emeryville, CA 94608

Local ID: RO0000398
Related ID: NA
RWQCB ID: 01-2392
Global ID: T0600102202

Responsible Party:

Emeryville Properties, LLC
c/o R. Zachary Wasserman
1111 Broadway
Oakland, CA 94607

Date First Reported: 12/20/1995

Substance:
- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)
- 12035 Waste Oil/Used Oil

Funding for Oversight: LOPS - LOP State Fund

Multiple RPs?: Yes

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Please contact your caseworker MARK DETTERMAN at this office at (510) 567-6876 if you have questions regarding your site.

Date: 02-09-2016

RONALD BROWDER, Acting Director
Contract Project Director

Action: Update
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

February 8, 2016

Site Name & Address:

Chromex
1400 Park Avenue
Emeryville, CA 94608

Local ID:	**RO0000398**
Related ID:	**NA**
RWQCB ID:	**01-2392**
Global ID:	**T0600102202**

All Responsible Parties

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c/o William W. Lewerenz
3963 WOODSIDE CT. | LAFAYETTE, CA 94549 | No Phone Number Listed

RP has been named a Primary RP – EMERYVILLE PROPERTIES LLC
C/O ZACHARY WASSERMAN
1111 BROADWAY | OAKLAND, CA 94607 | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

February 8, 2016

Responsible Party Identification Background

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2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
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4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

Existence of Unauthorized Release

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ATTACHMENT 3

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
REBECCA GEBHART, Interim Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

CHROMEX
1400 PARK AVENUE
FUEL LEAK CASE RO0000398
GEOTRACKER GLOBAL ID T0600102202

February 8, 2017

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Department of Environmental Health (ACDEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-Threat Closure Policy. Therefore, ACDEH is considering closure of the fuel leak case. Due to the residual contamination on site, the site would be closed with site management requirements that require further evaluation if the site is to be redeveloped in the future.

The public is invited to review and comment on the potential closure of the fuel leak case. This notice is being sent to the current occupants and landowners of the site and adjacent properties and other known interested parties. The entire case file can be viewed over the Internet on the ACDEH website (http://www.acgov.org/aceh/lop/ust.htm) or the State of California Water Resources Control Board GeoTracker website (http://geotracker.waterboards.ca.gov). Please send written comments to Mark Detterman at the address below; all comments will be forwarded to the responsible parties. **Comments received by April 10, 2017** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACDEH caseworker, Mark Detterman at 510-567-6876 or by email at mark.detterman@acgov.org. Please refer to ACDEH case RO0000398 in any correspondence.

Parcel_APN	Name	StreetAddress	Unit	City	Zip	Zip_4	Attn:	email address
49-617-14-1	1421 PARK AVENUE LLC	5855 DOYLE ST	101	EMERYVILLE CA	94608	2533		
49-1033-4	45TH STREET ARTISTS COOPERATIVE INC	1420 45TH ST		OAKLAND CA	94608	2906		
49-1032-3-1	BASHLAND	4065 HORTON ST		EMERYVILLE CA	94608	3509		
49-1032-4	BASHLAND	4065 HORTON ST		EMERYVILLE CA	94608	3509		
49-1032-11	BASHLAND	4065 HORTON ST		EMERYVILLE CA	94608	3509		
49-1032-10	BASHLAND	4065 HORTON ST		EMERYVILLE CA	94608	3509		
49-617-8-1	BASHLAND	4065 HORTON ST		EMERYVILLE CA	94608	3509		
49-1032-12	BISCHOFF ADELIE L	109 STRATHMOOR DR		BERKELEY CA	94705	1750		
49-1033-20	COMMON AREA OF PM 6051 5 THRU 19	4053 HARLAN ST	207	EMERYVILLE CA	94608	3681		
49-1035-127	COMMON AREA OF TR 6991 8 THRU 126	1 ANNABEL LN	100	SAN RAMON CA	94583	4359		
49-617-13	DAVIES ROLAND G & SHIRLENE TRS & TMV VIII LLC	PO BOX 5841		TAHOE CITY CA	96145	5841		
49-617-15-1	EMERYVILLE HOMES LLC	1900 S NORFLK ST	150	SAN MATEO CA	94403	1161		
49-1033-2	EMERYVILLE PROPERTIES LLC	3963 WOODSIDE CT		LAFAYETTE CA	94549	3413		
49-1033-2	OCCUPANT	1400 PARK AVE		EMERYVILLE CA	94608			
49-1033-4	OCCUPANT	4250 HORTON ST		EMERYVILLE CA	94608			
49-1033-20	OCCUPANT	4300 HORTON ST	1-15	EMERYVILLE CA	94608			
49-1034-1-4	OCCUPANT	1451 SHERWIN ST		EMERYVILLE CA	94608			
49-1034-1-3	OCCUPANT	4220 HUBBARD ST		EMERYVILLE CA	94608			
49-1032-14	OCCUPANT	4245 HOLLIS ST		EMERYVILLE CA	94608			
49-1032-13	OCCUPANT	4227 HOLLIS ST		EMERYVILLE CA	94608			
49-1032-3-1	OCCUPANT	4221 HOLLIS ST		EMERYVILLE CA	94608			
49-1032-4	OCCUPANT	4213 HOLLIS ST		EMERYVILLE CA	94608			
49-1032-11	OCCUPANT	4216 HOLDEN ST		EMERYVILLE CA	94608			
49-1032-10	OCCUPANT	4214 HOLDEN ST		EMERYVILLE CA	94608			
49-1032-12	OCCUPANT	4224 HOLDEN ST		EMERYVILLE CA	94608			
49-1032-9	OCCUPANT	4210 HOLDEN ST		EMERYVILLE CA	94608			
49-1032-8-4	OCCUPANT	1396 PARK AVE		EMERYVILLE CA	94608			
49-1032-8-3	OCCUPANT	1392 PARK AVE		EMERYVILLE CA	94608			
49-1032-7-1	OCCUPANT	1368 PARK AVE		EMERYVILLE CA	94608			
49-617-15-1	OCCUPANT	1401 PARK AVE		EMERYVILLE CA	94608			
49-617-14-1	OCCUPANT	1421 PARK AVE		EMERYVILLE CA	94608			
49-617-13	OCCUPANT	1447 PARK AVE		EMERYVILLE CA	94608			
49-617-8-1	OCCUPANT	1461 PARK AVE		EMERYVILLE CA	94608			
49-617-7-1	OCCUPANT	1485 PARK AVE		EMERYVILLE CA	94608			
49-1035-127	OCCUPANT	1500 PARK AVE		EMERYVILLE CA	94608			
49-1041-26-15	OCCUPANT	1450 SHERWIN ST		EMERYVILLE CA	94608			
49-1034-1-4	P & H ASSOCIATES	5674 SONOMA DR		PLEASANTON CA	94566	8102		
49-1034-1-3	P & H ASSOCIATES	5674 SONOMA DR		PLEASANTON CA	94566	8102		
49-1032-14	P G & E CO 135-1-2-3	PO BOX 770000		SAN FRANCISCO CA	94177	0001		
49-1032-13	P G & E CO 135-1-2A-1	PO BOX 770000		SAN FRANCISCO CA	94177	0001		
49-617-7-1	PARK AVENUE BUILDING LLC	6114 LASALLE AVE	341	OAKLAND CA	94611	2802		
49-1032-9	SANTNER DEAN K TR	1800 FERRY POINT		ALAMEDA CA	94501			
49-1032-7-1	SHAOLIAN SOLEYMAN & NAHID	5104 GARDEN GROVE AVE		TARZANA CA	91356	4339		
49-1041-26-15	SWACE LLC	101 W PROSPECT AVE		CLEVELAND OH	44115	1093		
49-1032-8-4	VARINSKY HOWARD J & GOULD LESLIE W TRS	5 WEE BLYTHEN CT		OAKLAND CA	94619	2433		
49-1032-8-3	VARINSKY HOWARD J & GOULD LESLIE W TRS	5 WEE BLYTHEN CT		OAKLAND CA	94619	2433		
	SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD	1515 CLAY STREET	SUITE 1400	OAKAND CA	94612		LAURENT MEILLIER	laurent.meillier@waterboards.ca.gov
	CITY OF EMERYVILLE ENVIRONMENTAL PROGRAMS SUPERVISOR	1333 PARK AVENUE		EMERYVILLE CA	94608		Nancy Humphrey	nhumphrey@ci.emeryville.ca.us
	CITY OF EMERYVILLE PLANNING DIVISION	1333 PARK AVENUE		EMERYVILLE CA	94608			
	CITY OF EMERYVILLE PUBLIC WORKS DEPT	1333 PARK AVENUE		EMERYVILLE CA	94608		MICHAEL ROBERTS	mroberts@ci.emeryville.ca.us
	CITY OF OAKLAND PLANNING & BUILDING	250 FRANK H. OGAWA PLAZA	SUITE 2114	OAKLAND CA	94612		DAVE HARLAN	dharlan@oaklandnet.com
	CITY OF OAKLAND PUBLIC WORKS ENVIRONMENTAL SERVICES	250 FRANK H. OGAWA PLAZA	SUITE 5301	OAKLAND CA	94612		MARK JOHANNES ARNIOLA	marniola@oaklandnet.com

ATTACHMENT 4

GEOTRACKER | Regulator Tools | Reports | Other Tools | GAMA | Contact | Logout | Quick Search

CHROMEX (T0600102202) - MAP THIS SITE — PUBLIC PAGE

1400 PARK AVENUE
EMERYVILLE , CA 94608
ALAMEDA COUNTY
LUST CLEANUP SITE (INFO)
STATUS: OPEN - ELIGIBLE FOR CLOSURE

PERTINENT INFORMATION:
ASSOCIATED ENVIROSTOR PROJECTS

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP (LEAD) - CASE #: RO0000398 - MARK DETTERMAN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 01-2392 - Regional Water Board

Activities Report | Documents / Data | Environmental Conditions | Admin | Funding | Case Reviews

THERE ARE 1 OTHER CASES ASSOCIATED WITH THIS CASE - SHOW

THIS PROJECT WAS LAST MODIFIED BY MARK DETTERMAN ON 4/9/2018 4:29:01 PM - HISTORY

CLOSURE POLICY *THIS VERSION IS FINAL AS OF 4/9/2018* *CHECKLIST INITIATED ON 8/10/2013* CLOSURE POLICY HISTORY

General Criteria - *The site satisfies the policy general criteria* - CLEAR SECTION ANSWERS — YES

a. Is the unauthorized release located within the service area of a public water system? — ◉ YES ○ NO
Name of Water System : EBMUD

b. The unauthorized release consists only of petroleum (info). — ◉ YES ○ NO

c. The unauthorized ("primary") release from the UST system has been stopped. — ◉ YES ○ NO

d. Free product has been removed to the maximum extent practicable (info). — ○ FP Not Encountered ◉ YES ○ NO

e. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed (info) — ◉ YES ○ NO

f. Secondary source has been removed to the extent practicable (info). — ◉ YES ○ NO

g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15. — ○ Not Required ◉ YES ○ NO

h. Does a nuisance exist, as defined by Water Code section 13050 — ○ YES ◉ NO

1. Media-Specific Criteria: Groundwater - *The contaminant plume that exceeds water quality objectives is stable or decreasing in areal extent, and meets all of the additional characteristics of one of the five classes of sites listed below.* - CLEAR SECTION ANSWERS — YES

EXEMPTION - Soil Only Case (Release has not Affected Groundwater - Info) — ○ YES ◉ NO

Does the site meet any of the Groundwater specific criteria scenarios? — ◉ YES ○ NO

1.4 - The contaminant plume that exceeds water quality objectives is <1,000 feet in length. There is no free product. The nearest existing water supply well or surface water body is >1,000 feet from the defined plume boundary. The dissolved concentrations of benzene and MTBE are both <1,000 µg/L. — ◉ YES ○ NO

2. Media Specific Criteria: Petroleum Vapor Intrusion to Indoor Air - *The site is considered low-threat for the vapor-intrusion-to-air pathway if site-specific conditions satisfy items 2a, 2b, or 2c* - CLEAR SECTION ANSWERS — NO

EXEMPTION - Active Commercial Petroleum Fueling Facility — ○ YES ◉ NO

Does the site meet any of the Petroleum Vapor Intrusion to Indoor Air specific criteria scenarios? — ○ YES ◉ NO

ADDITIONAL QUESTIONS - Please indicate only those conditions that do not meet the policy criteria:

Soil Gas Samples :
○ No Soil Gas Samples ○ Taken Incorrectly

Exposure Type :
○ Residential ○ Commercial

Free Product :
○ In Groundwater ○ In Soil ○ Unknown

TPH in the Bioattenuation Zone :
○ ≥ 100 mg/kg ○ Unknown ○ Soil samples not taken at two depths within 5 ft. zone (only for Scenario 4 with BioZone)

Bioattenuation Zone Thickness :
○ < 5 Feet (No BioZone) ○ ≥ 5 Feet and < 10 Feet ○ ≥ 10 Feet and < 30 Feet ○ ≥ 30 Feet ○ 30ft BioZone Compromised TPH > 100mg/kg ○ Unknown

O2 Data in Bioattenuation Zone :
◉ No O_2 Data ○ O_2 < 4% ○ O_2 ≥ 4%

Benzene in Groundwater :
○ ≥ 100 µg/l and < 1,000 µg/l ○ ≥ 1,000 µg/l ○ Unknown

Soil Gas Benzene :
○ ≥ 85 µg/m³ and < 280 µg/m³ ○ ≥ 280 µg/m³ and < 85,000 µg/m³ ○ ≥ 85,000 µg/m³ and < 280,000 µg/m³ ○ ≥ 280,000 µg/m³ ◉ Unknown

Soil Gas EthylBenzene :
○ ≥ 1,100 µg/m³ and < 3,600 µg/m³ ○ ≥ 3,600 µg/m³ and < 1,100,000 µg/m³ ○ ≥ 1,100,000 µg/m³ and < 3,600,000 µg/m³ ○ ≥ 3,600,000 µg/m³ ◉ Unknown

Soil Gas Naphthalene :
○ ≥ 93 µg/m³ and < 310 µg/m³ ○ ≥ 310 µg/m³ and < 93,000 µg/m³ ○ ≥ 93,000 µg/m³ and < 310,000 µg/m³ ○ ≥ 310,000 µg/m³ ○ Unknown

3. Media Specific Criteria: Direct Contact and Outdoor Air Exposure - *The site is considered low-threat for direct contact and outdoor air exposure if it meets 1, 2, or 3 below.* - CLEAR SECTION ANSWERS — NO

EXEMPTION - The upper 10 feet of soil is free of petroleum contamination — ○ YES ◉ NO

Does the site meet any of the Direct Contact and Outdoor Air Exposure criteria scenarios? — ○ YES ◉ NO

ADDITIONAL QUESTIONS - Please indicate only those conditions that do not meet the policy criteria:

Exposure Type :
○ Residential ◉ Commercial ○ Utility Worker

Petroleum Constituents in Soil :
○ ≤ 5 Feet bgs ○ >5 Feet bgs and ≤10 Feet bgs ○ Unknown

Soil Concentrations of Benzene :
○ > 1.9 mg/kg and ≤ 2.8 mg/kg ○ > 2.8 mg/kg and ≤ 8.2 mg/kg ○ > 8.2 mg/kg and ≤ 12 mg/kg ○ > 12 mg/kg and ≤ 14 mg/kg ○ > 14 mg/kg ○ Unknown

Soil Concentrations of EthylBenzene :

○ > 21 mg/kg and ≤ 32 mg/kg ○ > 32 mg/kg and ≤ 89 mg/kg ○ > 89 mg/kg and ≤ 134 mg/kg ○ > 134 mg/kg and ≤ 314 mg/kg ○ > 314 mg/kg ○ Unknown

Soil Concentrations of Naphthalene :

○ > 9.7 mg/kg and ≤ 45 mg/kg ○ > 45 mg/kg and ≤ 219 mg/kg ○ > 219 mg/kg ◉ Unknown

Soil Concentrations of PAH :

○ > 0.063 mg/kg and ≤ 0,68 mg/kg ○ > 0.68 mg/kg and ≤ 4.5 mg/kg ○ > 4.5 mg/kg ○ Unknown

Area of Impacted Soil :

○ Area of Impacted Soil > 82 by 82 Feet ○ Unknown

Additional Information

Should this case be closed in spite of NOT meeting policy criteria?

Explain:

Except for limited analytes, soil vapor was not fully investigated at this site. ACDEH has determined that based on the collection of soil samples in June 2015, at a location directly downgradient of the former location of the USTs, and the lack of reported detectable concentrations of petroleum volatile compounds (benzene, toluene, ethylbenzene, total xylenes or BTEX), at slightly elevated limits of reporting, in the 0 to 5 and the 5 to 10 foot depth intervals, there does not appear to be a risk of soil vapor intrusion at the site, or downgradient of the site. Grab and historic monitoring well groundwater data additionally did not contain detectable concentrations of BTEX at standard limits of reporting. Naphthalene was not analyzed for in soil or groundwater, but was in soil vapor. Naphthalene vapor concentrations were significantly below the applicable residential "No Bioattenuation Zone" scenario of the LTCP.

The former UST location is in an onsite parking lot removed from onsite buildings, while the closest building is an offsite mixed-use building at a distance of approximately 55 feet to the north. ACDEH concludes that there is limited potential for a petroleum vapor intrusion risk at the subject site, or to offsite buildings, based on the data and current land uses. The potential for exposure to residual contamination will be managed by Site Management Requirements and restrictions placed on the site at closure.

The maximum concentration of diesel remaining at the site is reported to be 1,500 milligrams per kilogram (mg/kg) at a depth of 9.5 feet below grade surface (bgs). The LUFT manual indicates that naphthalene is present at an average of 0.26% and a maximum of 0.8% in fresh diesel product. This indicates that naphthalene may be present at a concentration up to 12.0 mg/kg in this sample. This is below the Table 1 criteria for a commercial facility.

Motor oil, rather than waste oil, is reported to have been present in one of the USTs. As such, analysis for poly-aromatic hydrocarbons (PAHs) is not required by the Low Threat Closure Policy. The location of the former USTs were in an onsite parking lot, and except for limited areas around the perimeter of the site, the site is entirely paved and exposure to site soils and soil vapors is prevented, except in controlled conditions. Exposure to residual contamination will be prevented by the Site Management Requirements and restrictions placed on the site at closure, as detailed further in "Site Management Requirements" above.

◉ YES ○ NO

Has this LTCP Checklist been updated for FY 17/18?

◉ YES ○ NO

SPELL CHECK

Save Form as Partially Completed | Save Form as Complete

ATTACHMENT 5

Attachment 5: LTCP Media Specific Evaluation - Groundwater

LTCP MEDIASPECIFIC CRITERIA - GROUNDWATER						
Closure Scenario						
☐ Site has not affected groundwater; ☐ Scenario 1; ☐ Scenario 2; ☐ Scenario 3; ☒ Scenario 4;☐ Scenario 5						
Evaluation Criteria						
Green shading is site specific data; checked box indicates type of date or criteria met; hatched box indicates no criteria						
Element Evaluated	**Site Specific Data**	**Groundwater Scenario**				**Low Risk Determination**
		☐ 1	☐ 2	☐ 3	☒ 4	☐ 5
Plume Length (feet)	☐ <100 ☐ <250 ☒ <1,000 ☐ ≥1,000	☐ <100	☐ <250	☐ <250	☒ <1,000	The site does not meet scenarios 1 through 4; however, a determination been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame.
Free Product	☒ No FP ☐ FP Onsite ☐ FP Offsite ☐ Removed to Max Extent	☒ No FP	☒ No FP	☐ Removed to max extent onsite; ☐ Does not extend offsite	☒ No FP	
Plume Stability	☒ Stable ☐ Decreasing ☐ ≥5 Years	☒ Stable or decreasing	☒ Stable or decreasing	☐ Stable or decreasing for ≥ 5 years	☒ Stable or decreasing	
Distance to Nearest Water Supply Well from Plume Boundary (feet)	☐ >250 ☒ >1,000	☐ >250	☒ >1,000	☒ >1,000	☒ >1,000	
Distance to Nearest Surface Water Body from Plume Boundary (feet)	☐ >250 ☐ >1,000	☐ >250	☒ >1,000	☒ >1,000	☒ >1,000	
Maximum Benzene Concentrations (µg/l)	Historic Max: <2.0 Current Max: <0.5		☐ <3,000		☒ <1,000	
Maximum MTBE Concentrations (µg/l)	Historic Max: <5 Current Max: <0.5		☐ <1,000		☒ <1,000	
Property Owner Willing to Accept a Land Use Restriction	Not Required			☐ Yes		

Attachment 5: LTCP Media Specific Evaluation - Groundwater

LTCP MEDIA SPECIFIC CRITERIA - GROUNDWATER (CONTINUED)	
Element	**Analysis**
Plume Length	The petroleum hydrocarbon dissolved phase plume was determined to approximately 413 feet. This determination was based on groundwater concentrations in samples collected from groundwater monitoring wells and grab groundwater samples and the 90th percentile gasoline plume length of 413 feet using the Low Threat Closure Policy *Technical Justification for Groundwater Media-Specific Criteria*.
Free Product	Soil samples collected in the vicinity of the former UST locations indicate residual concentrations of total petroleum hydrocarbons as gasoline, diesel and motor oil (TPHg, TPHd, TPHmo, respectively) remain in soil at concentrations up to 190 milligrams per kilogram (mg/kg) TPHg, 1,500 mg/kg TPHd, and 4,300 mg/kg TPHmo. These residual concentrations are indicative of non-aqueous phase liquid (NAPL), according to technical justification papers for the LTCP. However, the low level concentrations of benzene, toluene, ethylbenzene and xylenes (BTEX) and naphthalene in soil and groundwater indicate the NAPL is weathered. Additionally, the lack of free product in the site monitoring wells indicates the NAPL is residual in soil and not mobile as free phase.
Plume Stability	Based on data collect from groundwater monitoring wells (1995 to 2007) and grab groundwater samples collected in 2015, the plume is stable in aerial extent (i.e., the contaminant mass has expanded to its maximum extent defined as the distance from the release where attenuation exceeds migration.).
Water Supply Wells	A sensitive receptor survey conducted in 2015 did not identify any wells within 2,000 feet from the site. An Alameda County Public Works Agency (ACPWA) well survey indicated no public water supply wells, irrigation wells were located within 2,000 feet of the site. The well survey results from the GeoTracker Groundwater Ambient Monitoring Assessment (GAMA) website indicated there were no public water supply wells, irrigation wells, Department of Water Resources (DWR) wells, California Department of Public Health wells, or Department of Pesticide Regulation wells located within a 2,000 foot radius of the site.
Surface Water Bodies	San Francisco Bay is approximately 2,400 feet down- or crossgradient to the west. Temescal Creek is approximately 1,275 feet crossgradient to the northwest. Temescal Creek is also located approximately 3,700 feet upgradient.

ATTACHMENT 6

Attachment 6: LTCP Media Specific Evaluation - Vapor Intrusion

LTCP MEDIA SPECIFIC CRITERIA - VAPOR INTRUSION TO INDOOR AIR

Closure Scenario

☐ Exemption - Active fueling station exempt from vapor specific criteria;
☐ Scenario 1 – Unweathered free phase LNAPL on groundwater; ☐ Scenario 2 – Unweathered residual LNAPL in soil;
☐ Scenario 3a, ☐ Scenario 3b, ☐ Scenario 3c, – Dissolved phase benzene concentrations in groundwater;
☐ Scenario 4a - Soil vapor concentrations without bioattenuation zone;
☐ Scenario 4b - Soil vapor concentrations with bioattenuation zone;
☒ Site specific risk assessment demonstrates human health is protected;
☐ Exposure controlled through use of mitigation measures or institutional or engineering controls

Evaluation Criteria.

Green shading is site specific data; checked box indicates type of date or criteria met; hatched box indicates no criteria

Element Evaluated	Site Specific Data	High Conc Source Scenarios	Low Conc Source Scenarios			Soil Vapor Scenarios	
		Unweathered NAPL	Dissolved Phase Benzene in Groundwater				
		☐ 1 or ☐ 2	☐ 3a	☐ 3b	☐ 3c	☐ 4a	☐ 4b
Groundwater **Water Table (WT)** **Confined Piezometric Surface (PZ)**	No. of Water Bearing Zones Evaluated: 1 Depth Intervals (if > 1):						
	Highest Historic Water Level (ft bgs): **3.42** ☒ WT or ☐ PZ:						
	Max Current Benzene Concentration (µg/L): **<0.5**	☐ ≥1,000	☒ <100	☐ ≥100 & <1,000	☒ <1,000		
NAPL **Weathered (W)** **Unweathered (UW)**	☐ **No NAPL** ☒ **NAPL (Residual) in Soil** ☐ **NAPL (Free Phase) on Groundwater**	☐ UW in Soil; or ☐ UW on GW	☒ No UW in Soil ☒ No W or UW on Groundwater				
Bioattenuation Zone Beneath: ☐ **Foundations** ☐ **Ground Surface**	Thickness (ft): ☒ <5; ☐ ≥5; ☐ ≥10; ☐ ≥30	☐ ≥30	☐ ≥5	☐ ≥10	☐ ≥5	☒ <5; or ☐ ≥100; or or ☐< 4	☐ ≥ 5
	TPHg+d Conc (mg/kg): **53**	☒ <100	☒ <100	☒ <100	☒ <100		☐ <100 (at 2 depths)
	Oxygen Conc (%): ☐ <4; ☒ ≥4; ☐ No data		☐ No data or ☐ <4	☐ No data or ☐ <4	☒ ≥4		☒ ≥4 (at bottom)
Soil Vapor (Current Conditions) ☐ **No Samples Collected**	Sample Depth (ft bgs): **6.5**					☒ ≥5	☒ ≥5
	Benz Conc (µg/m³): Not Analyzed					☐ R< 85 ☐ C<280	☐ C<85K ☐ C<280K
	Ethylb Conc (µg/m³): Not Analyzed					☐ R<1,100 ☐ C<3,600	☐ R<1,100K ☐ C<3,600K
	Napht Conc (µg/m³): **4.3**					☒ R<93 ☒ R<310	☒ R<93K ☒ C<310K

Attachment 6: LTCP Media Specific Evaluation - Vapor Intrusion

LTCP MEDIA SPECIFIC CRITERIA - VAPOR INTRUSION TO INDOOR AIR (CONTINUED)	
Location	**Analysis**
Onsite	The site does not meet the criteria of the LTCP Vapor Intrusion to Indoor Air scenarios due to shallow groundwater observed in some of the site monitoring wells. However, in the immediate vicinity of the former USTs, groundwater has been encountered at depths of 9.5 to 11 feet bgs. Thus in the vicinity of the former tank pit where residual weathered NAPL is encountered in soil, there appears to be at least a 5 foot bioattenuation zone. This is supported by the installation of soil vapor probes to a depth of 6.5 feet bgs and successful sampling of all probes in November 2016. Due to residual NAPL in soil in the vicinity of the former tank pit, soil vapor samples were analyzed for methane to evaluate explosive risk from methane generation to the offsite residential building located immediately adjacent to the former UST pit. Methane was not detected in any of the vapor samples collected. Additionally, due to the lack of naphthalene analysis in soil and groundwater samples in the former tank pit area, soil vapor samples from three vapor probes (SV1, SV2 and SV2a) were also analyzed for naphthalene. Naphthalene was detected in these samples at concentrations of up to 4.3 micrograms per cubic meter ($\mu g/m^3$).These vapor concentrations are significantly below the residential and commercial concentrations of 93 and 310 $\mu g/m^3$, respectively for the "No Bioattenuation Zone" scenario of the LTCP. No other analytes were evaluated in the soil vapor samples due to the non-detect or low concentrations of benzene, toluene, ethylbenzene, and total xylenes (BTEX) in soil samples and lack of BTEX detected in groundwater samples collected at the site. The former UST pit location is in an onsite parking lot removed from onsite buildings. Therefore, based on the low levels of petroleum VOCs in soil, soil vapor and groundwater and the land use as a parking lot at the time of closure in the vicinity of the former tank pit, ACDEH has determined that there is a low vapor intrusion risk to occupants of the onsite building.
Offsite	A survey conducted of foundations of buildings located within the estimated plume boundary did not identify basement within the area. The foundation of the offsite residential building located approximately 55 feet north of the former tank pit was identified as slab on grade. Based on the low levels of petroleum VOCs in soil, soil vapor and groundwater in the vicinity of the former tank pit, and the types of building foundations in the area, ACDEH has determined that there is a low vapor intrusion risk to occupants of offsite buildings.

ATTACHMENT 7

Attachment 7 – Direct Contact Evaluation and Data

LTCP MEDIA SPECIFIC CRITERIA - DIRECT CONTACT AND OUTDOOR AIR EXPOSURE

Closure Scenario

- ☐ Exemption (no petroleum hydrocarbons in upper 10 feet);
- ☐ Maximum concentrations of petroleum hydrocarbons are less than or equal to those in Table 1 below;
- ☒ Maximum concentrations of petroleum constituents are less than levels that a site specific risk assessment demonstrates will have no significant risk of adversely affecting human health;
- ☐ Concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls;
- ☐ This case should be closed in spite of not meeting the direct contact and outdoor air specific media criteria.

Evaluation Criteria

Green shading is site specific data; checked box indicates type of date or criteria met; hatched box indicates no criteria

Constituent (LTCP Criteria & Site Maximum)		Residential		Commercial/Industrial		All Scenarios
		☐ Direct Contact	☐ Volatilization to Outdoor Air	☐ Direct Contact	☐ Volatilization to Outdoor Air	☐ Construction or Utility Worker
		0 to 5 ft bgs (mg/kg)	5 to 10 ft bgs (mg/kg)	0 to 5 ft bgs (mg/kg)	5 to 10 ft bgs (mg/kg)	0 to 10 ft bgs (mg/kg)
Analysis Required For All Tanks						
Benzene	Site Max	< 1.8	< 1.9	< 1.8	< 1.9	0.41
	LTCP Criteria	☒ ≤1.9	☒ ≤2.8	☒ ≤8.2	☒ ≤12	☒ ≤14
Ethylbenzene	Site Max	< 1.8	< 1.6	< 1.8	< 1.6	< 1.6
	LTCP Criteria	☒ ≤21	☒ ≤32	☒ ≤89	☒ ≤134	☒ ≤314
Naphthalene	Site Max	NA	NA	NA	NA	NA
	LTCP Criteria	☐ ≤9.7	☐ ≤9.7	☐ ≤45	☐ ≤45	☐ ≤219
Analysis Required For Tanks with Waste Oil, Bunker C Fuel or Unknown Contents						
PAHs[1]	Site Max	NR	NR	NR	NR	NR
	LTCP Criteria	☐ ≤0.063		☐ ≤0.68		☐ ≤4.5

NR = Not Required NA = Not Analyzed

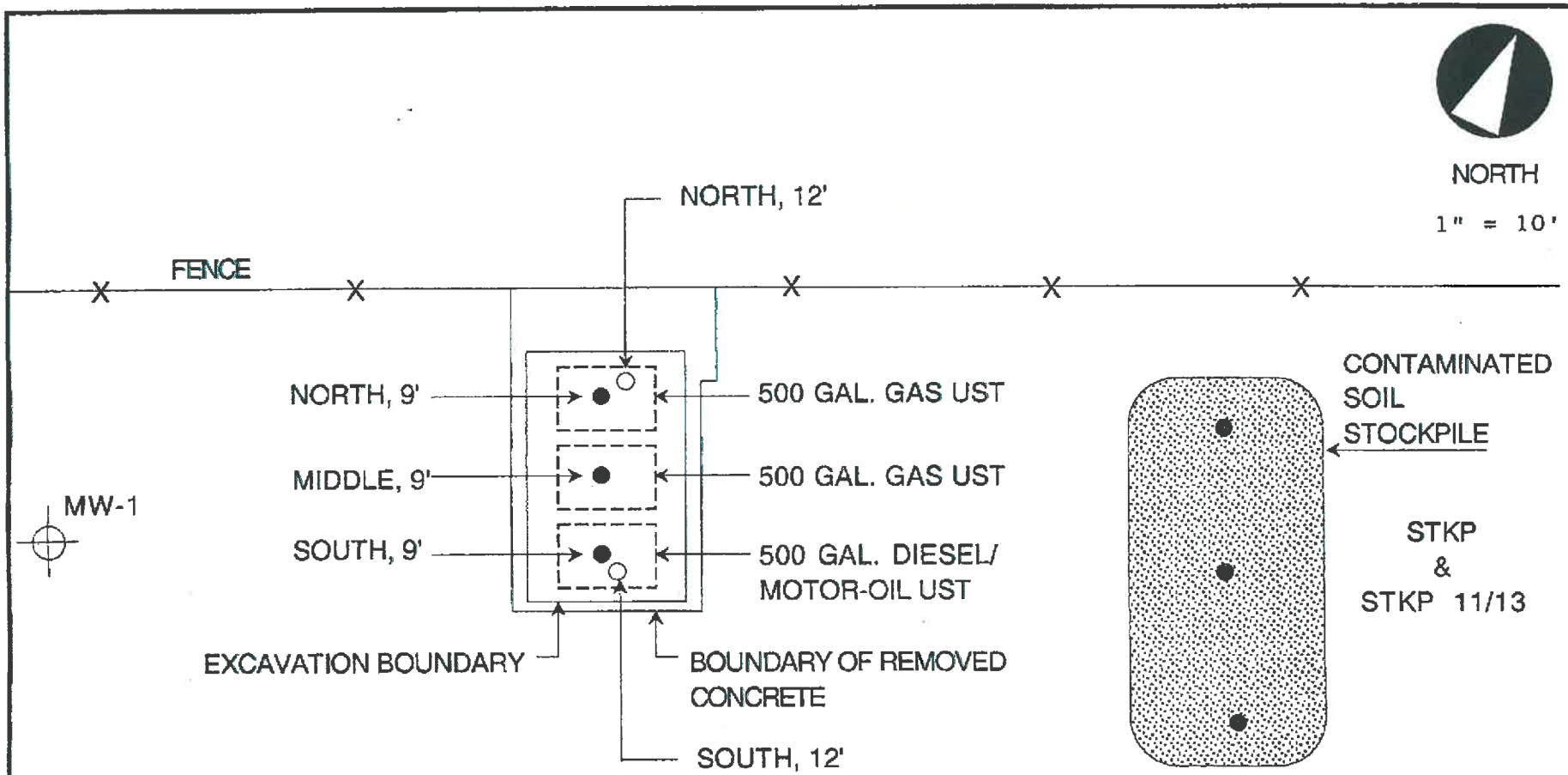
Notes:

1. Based on the seven carcinogenic poly-aromatic hydrocarbons (PAHs) as benzo(a)pyrene toxicity equivalent (BaPe).
2. The area of impacted soil where a particular exposure occurs is ≤ 82 by 82 feet

Attachment 7 – Direct Contact Evaluation and Data

LTCP MEDIA SPECIFIC CRITERIA – DIRECT CONTACT AND OUTDOOR AIR EXPOSURE (CONTINUED)	
Location	**Analysis**
Onsite	This site does not meet this LTCP criterion due to the lack of analysis in soil for naphthalene. However, the maximum concentration of diesel remaining at the site is reported to be 1,500 mg/kg at a depth of 9.5 feet below grade surface (bgs). The LUFT manual indicates that naphthalene is present at an average of 0.26% and a maximum of 0.8% in fresh diesel product. This indicates that naphthalene may be present at a concentration up to 12.0 mg/kg in this sample. Additionally, the maximum concentration of TPHg remaining at the site is reported to be 190 mg/kg in a sample collected at HA3 at 10 feet bgs. The LUFT manual indicates that naphthalene is present at an average of 0.25% and a maximum of 0.36% in fresh gasoline product. This indicates that naphthalene may be present at a concentration up to 0.29 mg/kg in this sample. These concentrations are below the Table 1 criteria for a commercial facility. The location of the former USTs were in an onsite parking lot, and except for limited areas around the perimeter of the site, the site is entirely paved and exposure to site soils and soil vapors is prevented, except in controlled conditions.
Offsite	Due to the clayey soil and depth of residual soil contamination the petroleum hydrocarbon soil plume at the site is unlikely to extend offsite.

ATTACHMENT 8



LEGEND

- ● SOIL SAMPLE COLLECTED FROM 12"-24" BELOW BOTTOM OF UST
- ○ SOIL SAMPLE COLLECTED AT 12-FEET BELOW GROUND SURFACE, AFTER OVEREXCAVATION ACTIVITIES
- ⊕ MONITORING WELL, INSTALLED BY ALTON GEOSCIENCE

SAMPLING PLAN

Emeryville Properties Facility
1400 Park Avenue
Emeryville, California

AQUA SCIENCE ENGINEERS, INC. | Figure 3

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

DUDEK

FIGURE 1

Site Map with Soil Vapor Point Locations

1400 Park Avenue, Emeryville, California

November 2016

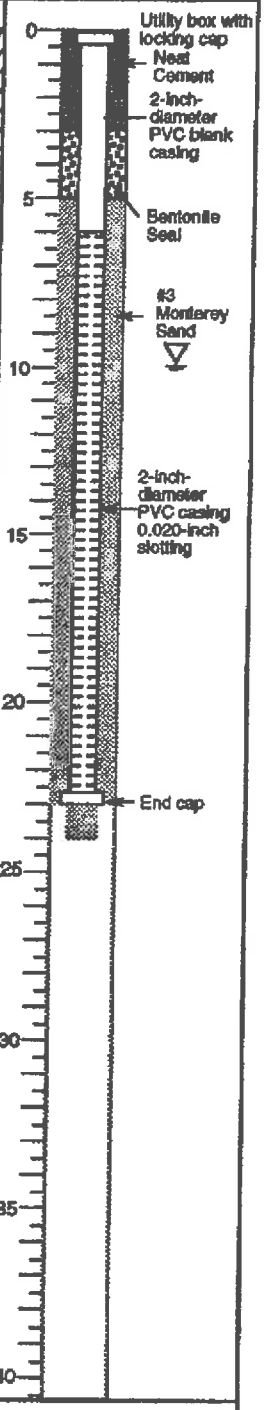
ATTACHMENT 9

PROJECT NO.: 41-0042	DATE DRILLED: 12/19/94
LOCATION: Former Chromex Facility	LOGGED BY: A. Le May
1400 Park Avenue	APPROVED BY: M. Katen, RG
Emeryville, California	DRILLING CO.: BC2

DRILLING METHOD: 8-inch Hollow-Stem Auger
SAMPLER TYPE: California Modified Split Spoon
TOTAL DEPTH: 24.0 feet DEPTH TO WATER: 10.0 feet

BLOWS PER 6 INCHES	PID (ppm)	Total/Hexavalent Cr	SAMPLE	DEPTH (feet below grade)	DESCRIPTION	USCS	LITHOLOGY
				0	Hand-augered to 4.0 feet.	CL	
5,9,12	5			5	SANDY CLAY: olive brown, soft, damp, contains thin layers (1.0 inch thick) of clayey gravel.		
9,11,16	5	28/ND		10	As above to 10.5 feet.		
					CLAYEY SAND: very dark grayish brown, medium dense, saturated, clasts to 1.5 inches.	SC	
12,15,16	5	24/ND		15		GC	
10,11,15	5				CLAYEY GRAVEL: dark olive brown, medium dense, saturated, rounded and angular clasts to 0.75 inch.		
15,16,19	—				GRAVEL: olive brown, coarse, well graded, angular clasts to 0.5 inch-diameter	GW	
12,15,19	4			20	SANDY CLAY: black, medium stiff, damp, fine-grained sand for 10.0 inches	CL	
					GRAVEL: black, coarse, well graded, angular clasts to 0.5 inch.	GW	
—	3				SANDY CLAY: black, medium stiff, damp, with interbedded coarse gravel.	CL	
				25			
				30			
				35			
				40			

WELL CONSTRUCTION DETAIL



ALTON GEOSCIENCE
Livermore, California

LOG OF EXPLORATORY BORING

MW-1
PAGE 1 OF 1

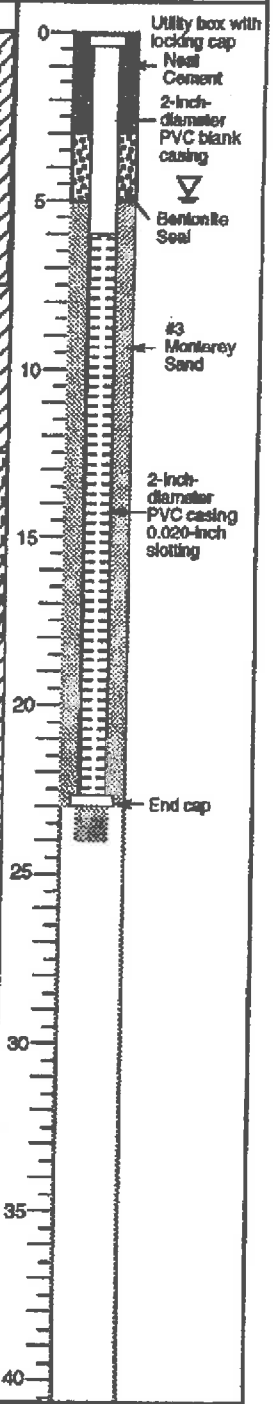
41-0042/MW-1 01/19/95

PROJECT NO.: 41-0042	DATE DRILLED: 12/19/94
LOCATION: Former Chromex Facility	LOGGED BY: A. Le May
1400 Park Avenue	APPROVED BY: M. Katen, RG
Emeryville, California	DRILLING CO.: BC2

DRILLING METHOD: 8-inch Hollow-Stem Auger
SAMPLER TYPE: California Modified Split Spoon
TOTAL DEPTH: 24.0 feet DEPTH TO WATER: 5.0 feet

BLOWS PER 6 INCHES	PID (ppm)	Total/Hexavalent Cr	SAMPLE	DEPTH (feet below grade)	DESCRIPTION	USCS	LITHOLOGY
				0	Hand-augered to 3.0 feet.	GC	
5,13,15	4			5	CLAYEY GRAVEL: olive brown, medium dense, saturated sample interval, includes 6.0 inch sandy layer, olive brown.		
10,11,15	4	30/ND		10	SANDY CLAY: olive brown, medium stiff, wet, fine-grained with occasional clasts of gravel.	CL	
18,18,21	4	31/ND		15	CLAYEY GRAVEL: olive brown, medium dense, wet, angular clasts to 1.0 inch-diameter.	GC	
10,15,16	4				SANDY CLAY: olive brown, medium stiff, saturated, fine-grained with silt.	CL	
—	4			20	Light olive brown, damp, contains small rounded clasts of gravel.		
10,16,19	4				SILTY CLAY: black, medium stiff, saturated, with 5.0 inch gravel layer in sample interval, bottom few inches is sandy clay, light olive brown.		
				25			
				30			
				35			
				40			

WELL CONSTRUCTION DETAIL



ALTON GEOSCIENCE
Livermore, California

LOG OF EXPLORATORY BORING

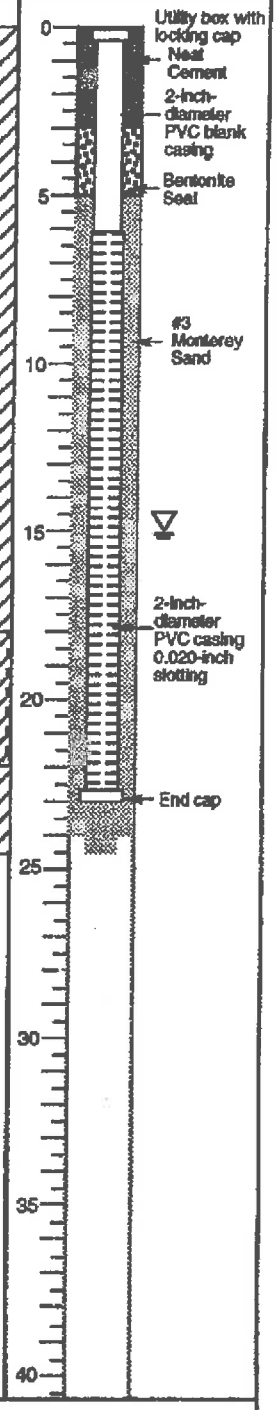
MW-2
PAGE 1 OF 1

41/-0042/MW-2 01/18/95

PROJECT NO.: 41-0042	DATE DRILLED: 12/20/94
LOCATION: Former Chromex Facility	LOGGED BY: A. Le May
1400 Park Avenue	APPROVED BY: M. Katen, RG
Emeryville, California	DRILLING CO.: BC2

DRILLING METHOD: 8-inch Hollow-Stem Auger
SAMPLER TYPE: California Modified Split Spoon
TOTAL DEPTH: 24.5 feet DEPTH TO WATER: 15.0 feet

BLOWS PER 6 INCHES	PID (ppm)	Total/Hexavalent Cr	SAMPLE	DEPTH (feet below grade)	DESCRIPTION	USCS	LITHOLOGY
				0	Hand-augered to 4.0 feet.		
4,11,12	64			5	SANDY CLAY: black, soft, damp, fine-grained sand with silt.		
6,9,15	48	19/ND		10	GRAVELLY CLAY: olive gray, soft, damp, small angular clasts of gravel, contains 1.0 inch thick layer of brownish yellow clayey sand.	CL	
11,15,18	28	20/ND		15	SANDY CLAY: light olive brown, medium stiff, saturated, very fine-grained sand, with silt, interbedded with gravel and black clay each up to 6.0 inches thick.		
12,17,18	20			20	CLAYEY GRAVEL: dark yellowish brown, medium dense, saturated, with clasts to 0.15 inch and sandy clay layers.	GC	
—	34			25	GRAVELLY CLAY: black, saturated, with clasts to 0.15 inch-diameter and fine sand	CL	
				30			
				35			
				40			



WELL CONSTRUCTION DETAIL

ALTON GEOSCIENCE
Livermore, California

LOG OF EXPLORATORY BORING

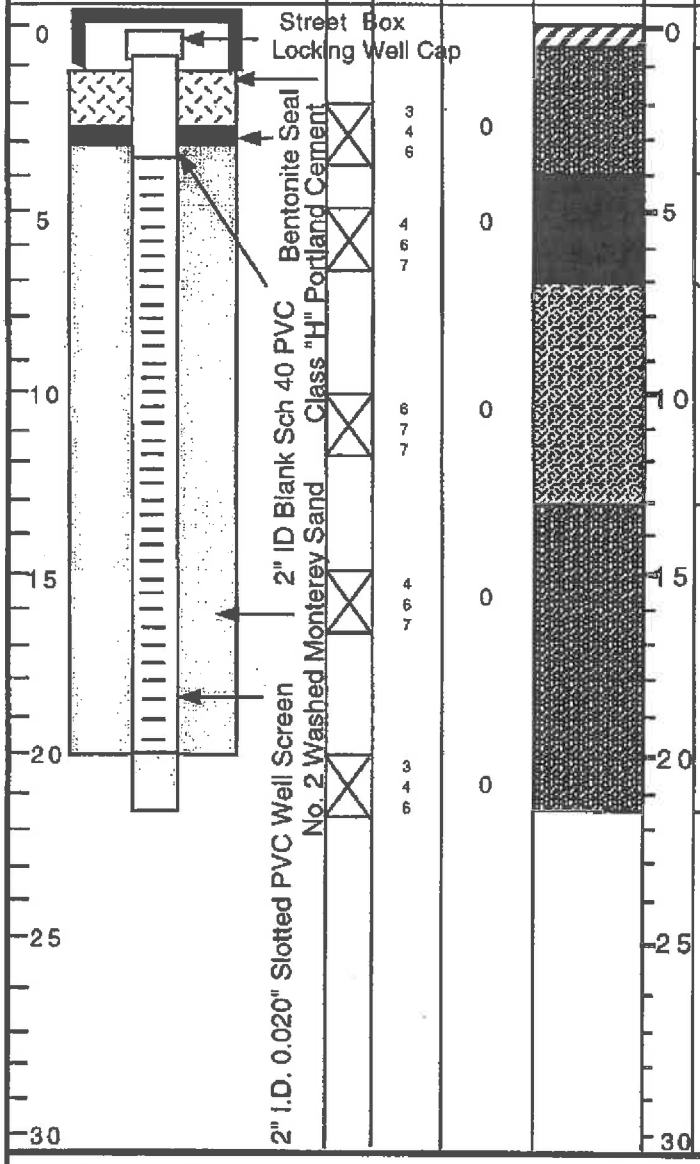
MW-3
PAGE 1 OF 1

41/-0042/MW-1 01/19/95

SOIL BORING LOG AND WELL COMPLETION DETAILS		Monitoring Well MW-4
Project Name: Emeryville Properties	Project Location: 1400 Park Avenue, Emeryville, CA	Page 1 of 1
Driller: Soils Exploration Services	Type of Rig: CME 55	Size of Drill: 8" O.D. Hollow-Stem Augers
Logged By: Robert E. Kitay	Date Drilled: December 6, 1996	Checked By: David M. Schultz, P.E.

WATER AND WELL DATA

Depth of Water First Encountered: 4'	Total Depth of Well Completed: 20.0'
Static Depth of Water in Well: 4'	Well Screen Type and Diameter: 2" Diameter PVC
Total Depth of Boring: 21.5'	Well Screen Slot Size: 0.020"
	Type and Size of Soil Sampler: 2.0" I.D. California Sampler



DESCRIPTION OF LITHOLOGY

standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.

Asphaltic concrete

Clayey SILT (MH); dark brown; stiff; moist; 70% silt; 30% clay; high plasticity; very low estimated K; slight hydrocarbon odor

▼ *Groundwater First Encountered*

Silty CLAY (CH); dark yellow brown; stiff; wet; 70-75% clay; 20-25% silt; 5% subrounded pebbles (predominantly chert) to 0.2" diameter; high plasticity; very low estimated K; slight hydrocarbon odor

Sandy SILT (ML); yellow brown; stiff; wet; 55% silt; 25-30% fine to medium sand; 5-10% subrounded pebbles to 2" diameter; 10% clay; low plasticity; low estimated K; slight hydrocarbon odor

Clayey SILT (MH); yellow brown; stiff; wet; 80% silt; 20% clay; high plasticity; low estimated K; no odor

End of boring at 21.5'

ATTACHMENT 10

N

0 190 380 570 760 Feet

1 inch = 417 feet

SAFETY FIRST

terraphase engineering

CLIENT: Emeryville Properties LLC	Regional Groundwater Gradients
PROJECT: 1400 Park Ave Emeryville CA	
PROJECT NUMBER: S016.001.001	FIGURE 4

File: N:\GIS\Emeryville\Site Location.mxd 2/6/2015 Created by: EM Checked by:

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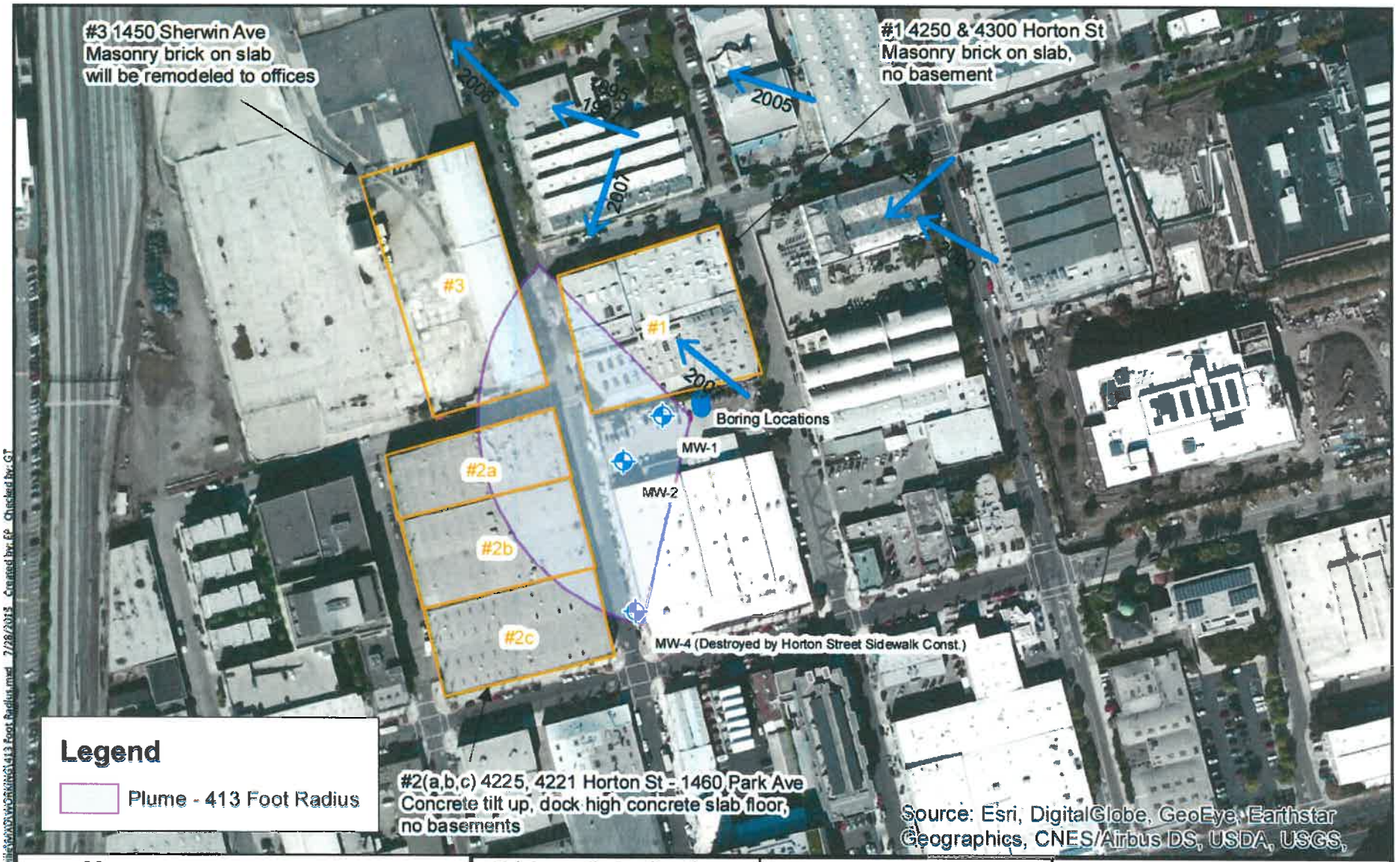


90th Percentile Gasoline Plume Length of 413 feet from Technical Justification for Groundwater Media Specific Criteria - California Regional Water Quality Control Board 4/24/14

CLIENT: Emeryville Properties LLC

PROJECT: 1400 Park Ave Emeryville CA

PROJECT NUMBER: 9029

Estimated Gasoline Maximum Plume Length - 413 ft (90th Percentile)

FIGURE 2

File: Z:\Hydro\Projects\Emeryville\9029\GW\9029_413 Foot Radius.mxd 2/26/2015 Created by: EP Checked by: GT

Source:

Table 2 - Groundwater Sample Results										
Sample Name / Monitoring Well ID	Location Description	Sample Date	EPA Method 8015M			EPA Method 8240/8260B				
			TPH Gasoline (ug/L)	TPH Diesel (mg/L)	TPH Motor Oil (mg/L)	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Xylenes (ug/L)	MTBE (ug/L)
HA1-Grab-GW	Northwest edge of former UST Excavation	6/17/15	130	0.67	2.0	<0.50	<0.50	<0.50	<1.0	<0.50
MW-1	30 feet WestSouthwest of former USTs location	11/6/1995	--	<0.05	<0.25	<2	4	<2	7.8	--
		12/13/1996	<50	<0.05	<0.05	<0.5	<0.5	<0.5	<0.5	<5
		3/21/1997	<50	<0.05	<0.5	<0.5	<0.5	<0.5	<0.5	<5
		1/15/2007	<50	<0.1	--	<1	<5	<5	<5	<1
MW-2	110 feet Southwest of former USTs location	12/13/1996	--	--	--	<2	<2	<2	<2	--
		1/15/2007	<50	<0.1	--	<1	<5	<5	<5	<1
MW-3	90 feet EastSoutheast of former USTs location	12/13/1996	--	--	--	<2	<2	<2	<2	--
		1/15/2007	D	D	D	D	D	D	D	D
MW-4	270 feet SouthSouthwest of former USTs location	12/13/1996	<50	0.14	<0.5	<2	<2	<2	<2	--
		1/15/2007	<50	<0.1	--	<1	<5	<5	<5	<1

D - monitoring well destroyed with ACDEH Approval during loading dock expansion
MTBE = Methyl Tert Butyl Ether

TABLE ONE

Summary of Groundwater Well Survey Data

Well I.D.	Date of Measurement	Top of Casing Elevation (relative to project datum)	Depth to Water (feet)	Groundwater Elevation (project data)
MW-1	12-13-96	12.67	7.85	4.82
	03-21-97		8.73	3.94
	03-18-98		**8.41**	**4.26**
MW-2	12-13-96	10.00	5.39	4.61
	03-21-97		6.23	3.77
	03-18-98		**5.90**	**4.10**
MW-3	12-13-96	13.61	7.69	5.92
	03-21-97		8.81	4.80
	03-18-98		**8.45**	**5.16**
MW-4	12-13-96	8.17	3.42	4.75
	03-21-97		4.32	3.85
	03-18-98		**4.17**	**4.00**

TABLE 1
Groundwater Elevation Data and Sample Results

Emeryville Properties
1400 Main St.
Emeryville, CA

Well ID	Date	Casing Elevation (ft)	Water Elevation (ft)	Depth to Water (ft)	EPA 8015 mg/L	EPA 8015B ug/L	200.7 Lead in H20 mg/L	EPA 8015B ug/L	EPA 8260B ug/L							
					TEPH Diesel	Gasoline	Lead	Benzene	Toluene	Ethylbenzene	Xylene	DIPE	ETBE	TAME	TBA	MTBE
MW-1 (Dup MW-X)	1/15/2007	18.17	10.94	8.23	<0.1	<50	0.005	<1	<5	<5	<5	<1	<1	<1	<10	<1
MW-2	1/15/2007	16.43	10.78	5.65	<0.1	<50	0.005	<1	<5	<5	<5	<1	<1	<1	<10	<1
MW-4	1/15/2007	14.8	10.28	4.32	<0.1	<50	0.005	<1	<5	<5	<5	<1	<1	<1	<10	<1
MW-X	1/15/2007	19.17	10.94	8.23	<0.1	<50	0.005	<1	<5	<5	<5	<1	<1	<1	<10	<1
Maximum Contamination Levels for Drinking Water (MCL)					na	na	0.015*	1	150	300	1750	na	na	na	na	5**

na = not available
* = Copper and Lead Rule
** = Secondary MCL

ATTACHMENT 11

Table 1 - Soil Samples Collected in Vicinity of Former USTs
1400 Park Avenue, Emeryville, CA

Sample Name	Sample Date	Sample Depth (feet bgs)	Sample Location Description	TPH Gasoline (mg/kg)	TPH Diesel (mg/kg)	TPH Motor Oil (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)
Removed Soil Samples from Bottom of UST Excavation, Before Overexcavation										
North, 9'	10/23/1995	9	North end, bottom of excavation, below gas UST	140	4,800	14,000	<0.005	0.55	0.81	7.4
Middle, 9'	10/23/1995	9	Middle, bottom of excavation below gas UST	1,300	2,600	8,000	0.41	6.1	13	110
South, 9'	10/23/1995	9	Southern end, bottom of excavation below diesel/motor oil UST	1,100	2,100	5,800	0.22	5.6	5	33
Soil Samples Remaining In Place, After Overexcavation										
North, 12'	10/23/1995	12	Northern end, bottom of excavation, after overexcavation	<1.0	<1.0	<5.0	<0.005	<0.005	<0.005	<0.005
South, 12'	10/23/1995	12	Southern end, bottom of excavation after overexcavation	<1.0	<1.0	<5.0	<0.005	<0.005	<0.005	0.027
HA1-4'	6/17/15	4	Northwest edge of former UST Excavation	<0.390	53	350	<1.8	<1.8	<1.8	<3.6
HA1-7'	6/17/15	7		<0.380	<5.0	36	<1.9	<1.9	<1.9	<3.9
HA1-9.5'	6/17/15	9.5		2.0	1,500	4,300	<1.7	<1.7	<1.7	<3.3
HA2	6/17/15	refusal due to rock or concrete debris at 1.5'	Western edge of former UST between HA1 and HA3	*Unable to collect sample*						
HA3-3'	6/17/15	3	Southwest edge of former UST Excavation	<0.320	<10	35	<1.6	<1.6	<1.6	<3.2
HA3-6'	6/17/15	6		<0.290	14	56	<1.5	<1.5	<1.5	<3.0
HA3-10'	6/17/15	10		190	1400	4,200	<1.5	<1.5	<1.5	<3.1

ATTACHMENT 12

5.0 ANALYTICAL RESULTS

The results of the field and laboratory analyses of the soil vapor samples are provided below in **Table 1 and in Appendix D**.

No methane was detected in any of the soil vapor samples analyzed from the 6 soil vapor probes installed on-Site. Thus, methane does not pose threat to the Site.

No naphthalene (<0.48 micrograms per cubic meter [ug/m3]) was detected in SV2a, which was the sample location closest to the neighboring residential structure. Very low levels of naphthalene, 0.82 ug/m^3 and 3.3 ug/m^3, were detected in SV1 and SV2, respectively. These concentrations are significantly less than Soil Gas Criteria in the Low Threat Closure Policy of 93 ug/m^3 for residential uses and 310 ug/m^3 for commercial uses, assuming No Bioattenuation Zone (Appendix 4 or Page 14 of the LTCP). In the LTCP, it is stated that screening level concentrations of naphthalene are considered to have no significant risk of adversely affecting human health. Since the low concentrations of naphthalene detected at the Site are more than an order of magnitude less that the LTCP screening levels, no significant health risk related to these detections.

Table 1 – Soil Vapor Analysis Results

Sample Name	Sample Depth (feet bgs)	Sample Date		GEM 2000			TO17
				CH_2	CO_2	O_2	Naphthalene (ug/m^3)
SV1	6	11/10/2016	Initial	0.0%	14.9%	1.5%	4.3
			Final	0.0%	15%	1.5%	
SV2	6	11/10/2016	Initial	0.0%	12.2%	7.3%	3.3
			Final	0.0%	12.3%	7.2%	
SV2a	6	11/10/2016	Initial	0.0%	10.2%	8.5%	<0.48
			Final	0.0%	10.5%	8.4%	
SV3	6	11/10/2016	Initial	0.0%	13.6%	20.4%	--
			Final	0.0%	13.7%	00.2%	
SVA	6	11/10/2016	Initial	0.0%	0.0%	21.2%	--
			Final	0.0%	8.1%	9.0%	
SVB	6	11/10/2016	Initial	0.0%	0.0%	21%	--
			Final	0.0%	2.6%	16.9%	
LTCP Soil Vapor Screening Level – Residential Land Use							93
LTCP Soil Vapor Screening Level – Commercial Land Use							310

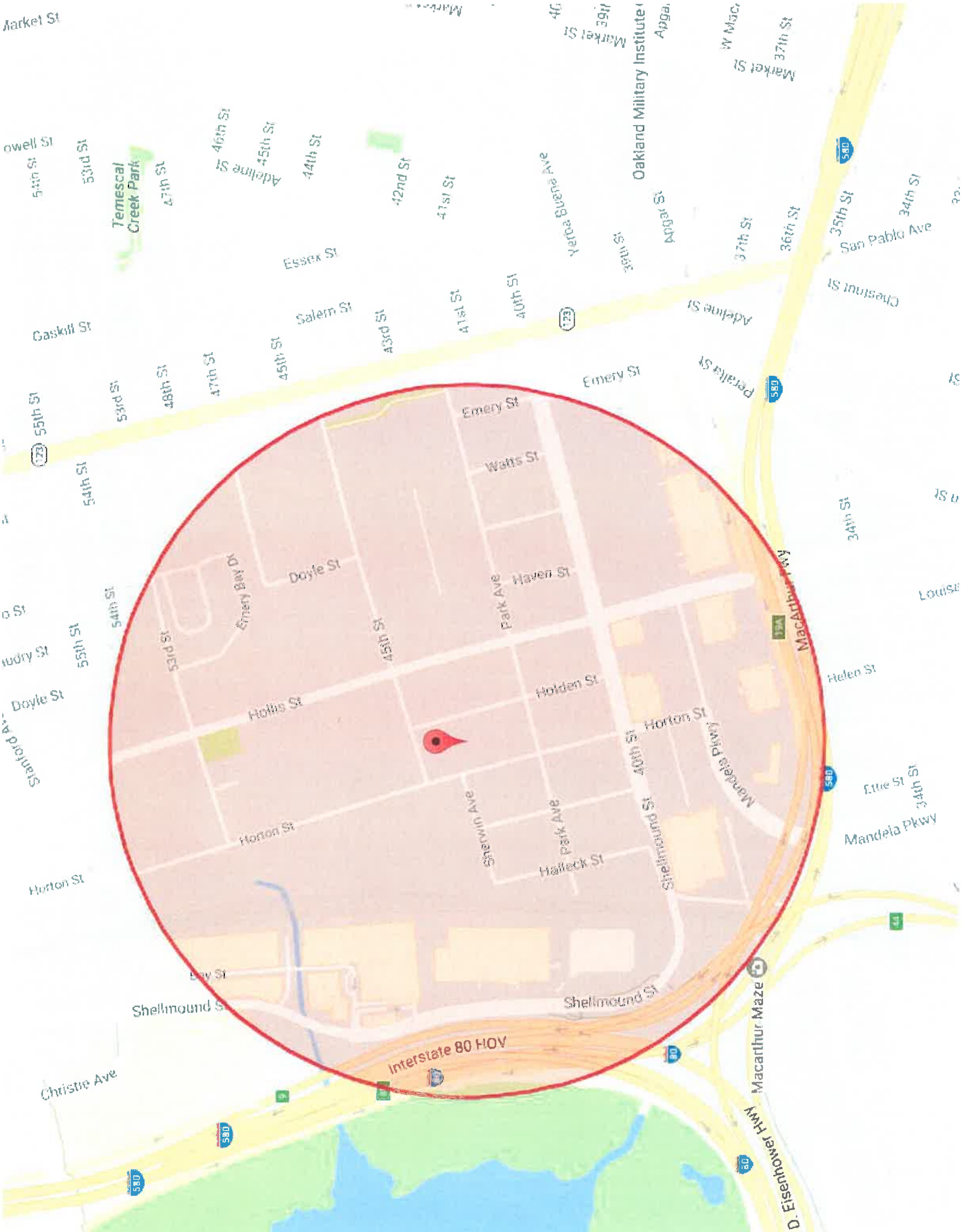
ATTACHMENT 13

below-grade concrete vault associated with Chromex's activities was removed (Alton, 1995). Based on a series of subsurface investigations, the ACDEH issued a "No Further Action" letter for the former chromium vault at the Site in December 1995 (see Appendix A). Between 1994 and 1996 four monitoring wells (MW-1, MW-2, MW-3 and MW-4) were installed at the Site. These monitoring wells have been monitored intermittently between 1994 and 2007. In 1995, under ACDEH oversight, soils were excavated and sampled beneath the former honing pit area (ASE, 1995). In 1997, ASE successfully abandoned a half buried 700 gallon steel Above-Ground Storage Tank (AST), which was found to contain only rainwater. No significant concentrations of petroleum hydrocarbons were detected in soil sampled from the vicinity of the tank, liquid sampled from within the tank, and groundwater sampled from MW-3 (ASE, 1997). MW-3 was properly abandoned in 1999 with ACDEH approval to accommodate the construction of a loading dock.

2.3 Surrounding Land Uses

The surrounding properties and building construction types, as identified by Mr. William Lewerenz of Emeryville properties are described in the table below :

Figure ID Number	Property Name/Tenant Name	Address	Direction from the Site	Building Construction	Current Building Use/Comments
1	Horton Street Lofts	4250 and 4300 Horton Street	North	Masonry brick with slab floor; no basement	Residential artist lofts
2a	VN Shipping	4225 Horton Street	West-northwest	Concrete tilt-up with slab floor; no basements observed	Warehouse
2b	VS Shipping	4221 Horton Street	West	Concrete tilt-up with slab floor; no basement observed	Warehouse
2c	Elemental Led, Inc.	1460 Park Avenue	West-southwest	Concrete tilt-up with slab floor; no basement observed	LED lighting distributor
3	T.D.P. East Bay Partners, LLC	1450 Sherwin Avenue	Northwest	Masonry brick with slab; no basement	Former Sherwin-Williams Paint manufacturing plant; currently awaiting planning and permit approval for redevelopment as office space and mixed use.



Market St
Gaskill St
55th St
53rd St
48th St
47th St
45th St
43rd St
41st St
40th St
Salem St
Essex St
Temescal Creek Park
Adeline St
46th St
44th St
42nd St
Yerba Buena Ave
Oakland Military Institute
Apgar St
37th St
36th St
35th St
34th St
San Pablo Ave
Chestnut St
Peralta St
Emery St
Watts St
Doyle St
Emery Bay Dr
Haven St
Park Ave
Hollis St
Holden St
Horton St
40th St
Shellmound St
Mandela Pkwy
Sherwin Ave
Halleck St
MacArthur Fwy
Helen St
Ettie St
Louise
54th St
Stanford Ave
Christie Ave
Bay St
Interstate 80 HOV
Macarthur Maze
D. Eisenhower Hwy
580
80

1 in = 1,250 ft

feet

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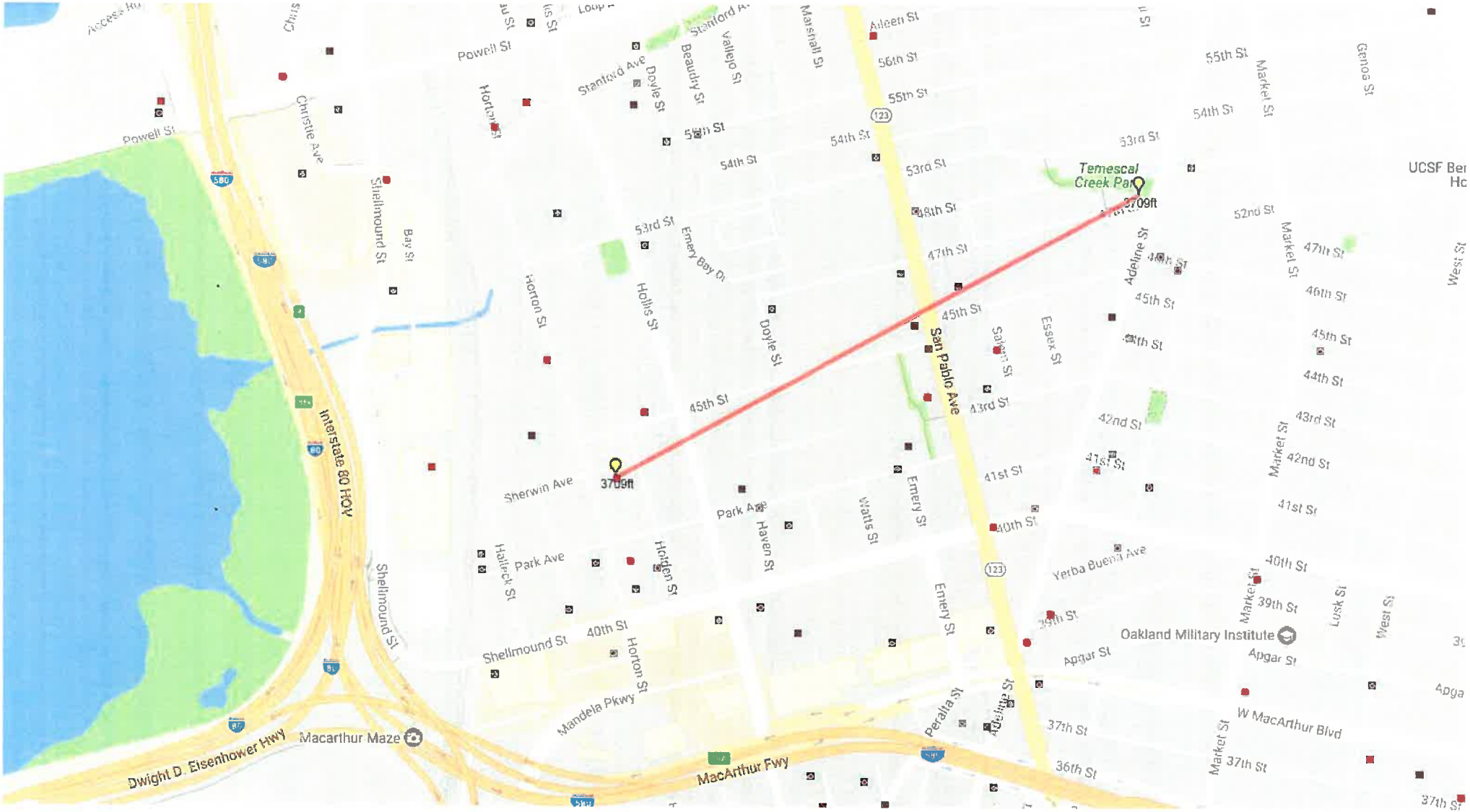
SAFETY FIRST	CLIENT: Emeryville Properties LLC		
	PROJECT: 1400 Park Ave Emeryville CA		
	PROJECT NUMBER: S016.001.001		


Temescal Creek Park
3709ft
3709ft
San Pablo Ave
Interstate 80 HOV
Dwight D. Eisenhower Hwy
Macarthur Maze
MacArthur Fwy
Oakland Military Institute
W MacArthur Blvd
Powell St
Stanford Ave
Doyle St
Beaudry St
Vallejo St
Marshall St
Aileen St
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Genoa St
West St
Adeline St
Essex St
Salem St
Emery Bay Dr
Horton St
Hollis St
Bay St
Shellmound St
Christie Ave
Sherwin Ave
Park Ave
Haven St
Watts St
Emery St
Holden St
Halleck St
Yerba Buena Ave
Apgar St
Peralta St
Adeline St
Lusk St
Mandela Pkwy
580
80
123