



August 7, 2017

Reference No. 082825

Mark Detterman  
Senior Hazardous Materials Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, California 94502

Dear Mr. Detterman:

**Re: Parcels 1 and 4, Parcel Map 7258  
Emeryville, Alameda County, California**

GHD Services, Inc. (GHD) has prepared this letter on behalf of Wareham Affiliates (Emery Station Joint Venture, LLC and Emery Station Office II, LLC) for Parcels 1 and 4 recorded on Parcel Map 7258 formerly occupied by the Westinghouse Electric Company Facility (WEC) facility located on Hollis Street between 59<sup>th</sup> Street and 62<sup>nd</sup> Street in Emeryville, California (Site), as shown on Figure 1. As requested by the Alameda County Environmental Health (ACEH), GHD is providing this letter to summarize conditions at the Site in support of issuance of a Deed Restriction that will identify restrictions to be enacted at the Site to protect Site employees, workers and the public. A June 13, 2017 *Site Management Plan for Parcels 1 and 4, Parcel Map 7258* (SMP) has already been prepared for the site and should be referenced in the Deed Restriction issued.

## 1. Site Description

The original WEC facility was comprised of three parcels, Parcel I, II, and III. Over the years, the boundaries of the WEC facility have changed due to redevelopment projects as well as street extensions by the City of Emeryville. The Site consists of Parcel 1 (also referred to as "Parcel I" and "Site 1") and 4 (also historically referred to as "Parcel II" and "Site 2") recorded on Parcel Map 7258 (5858 and 5980 Horton Street, respectively) in the city of Emeryville, Alameda County, California. Parcel 1 (also known as Emery Station I) has an Assessor's Parcel Number of 49 1489 14 and Parcel 4 (also known as Emery Station II or Emery Station North) has an Assessor's Parcel Number of 49 1489 17 (see Figures 1 and 2). Parcel 1 consists of approximately 2.75 acres and Parcel 4 consists of approximately 1.27 acres. The Site is located approximately 0.35 miles east of the San Francisco Bay. The original WEC plant included the adjacent parcel to the east of Emery Station II (the present day Heritage Square); however,



WEC sold that portion of the property to ITT Grinnell Company sometime between 1950 and 1959. Currently Hollis R&D Associates (an affiliate of Wareham) is the owner of the Heritage Square property.

## 2. Native Material Depths

GHD has prepared Figures 1 and 2 which indicate that native material is present at a depth of approximately 8 inches below sidewalk surfaces and approximately 6 inches below grass and planter areas, at a minimum. These Figures should be incorporated into the final Deed Restrictions prepared for Parcels 1 and 4 and have already been incorporated into the SMP. GHD based these Figures on the following sources provided by Wareham:

- ) Grading & Drainage Plan dated October 19, 1998 prepared by Carducci & Associates, Inc.
- ) Various plan drawings dated April 1998 and June 1999 prepared by Kier & Write Civil Engineers & Surveyors
- ) Various plan drawings dated March and September 1998 prepared by Heller Manus Architects
- ) Complete Mechanical Services Underground Piping Plan dated June 25, 2000 prepared by Lescure Co.
- ) Communications with Wareham staff involved in the construction regarding their understanding of work completed

Wareham has indicated that all soil in approximately the upper 12 inches (at a minimum and thicker in some areas) of the landscaped area was imported to the Site.

Based on this information and as a conservative recommendation, any work that extends below 6 inches beneath any landscaped area or 8 inches beneath any sidewalk surfaces should be conducted in accordance with the SMP which calls for enactment of the Site-Specific Health and Safety Plan to minimize human health exposure potential.

## 3. Certification

This memo was prepared, under the supervision of a State of California Professional Geologist, by GHD Services Inc. and all statements and summaries are based solely upon field studies completed by others. GHD Services Inc. is not responsible for errors in data and/or methodology provided by previous consultants. The service performed by GHD Services Inc. has been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions in the area of the Site. No other warranty, expressed or implied, is made.

I hereby certify that I am responsible for the services performed by GHD Services Inc. described in this document and for the preparation of this document. The services performed by GHD Services Inc. described in this document have been provided in a manner consistent with the current standards of the



profession and to the best of my knowledge comply with all applicable federal, state and local statutes, regulations and ordinances.

Sincerely,

GHD

Fred Blicke



JE/fb/1

Encl. Figures 1 and 2

cc: Geoffrey Sears, Wareham Development

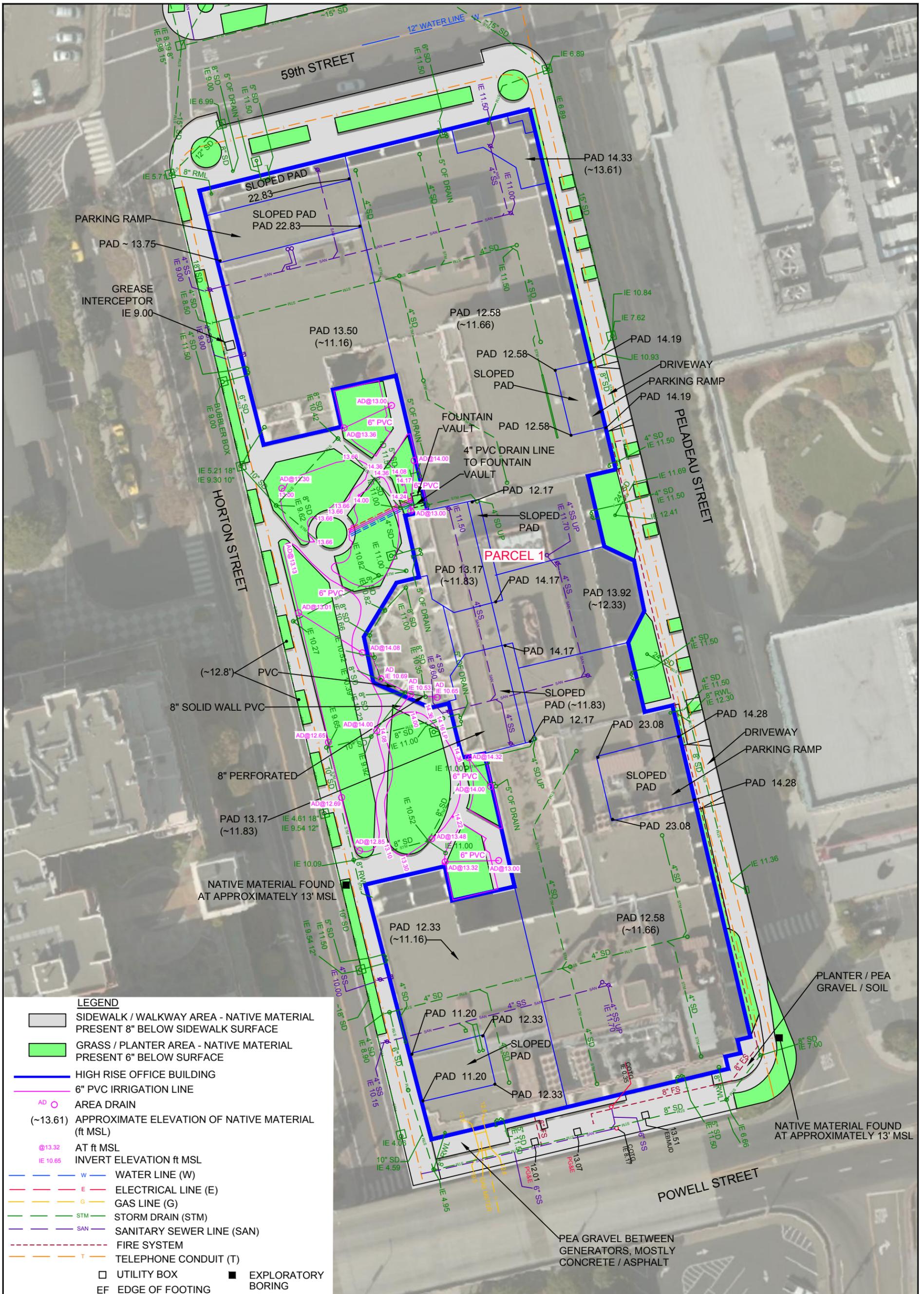
### Acknowledgement Statement

I have read and acknowledge the content, recommendations and/or conclusions contained in this document submitted on my behalf to the ACEH.

Wareham Affiliates

Richard K. Robbins

Wareham Affiliates



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Carucci & Associates, Inc. Grading & Drainage Plan Dated 10/19/98. Kier & Wright Civil Engineers & Surveyors various plan drawings Dated 6/11/99 and 4/1998. Heller Manus Architects Various Plans Dated 3/26/98 and 9/1998. Lescure Co. Complete Mechanical Services Underground Plumbing Plan Dated 6/25/00.



Coordinate System:  
California State  
Plane Zone 3



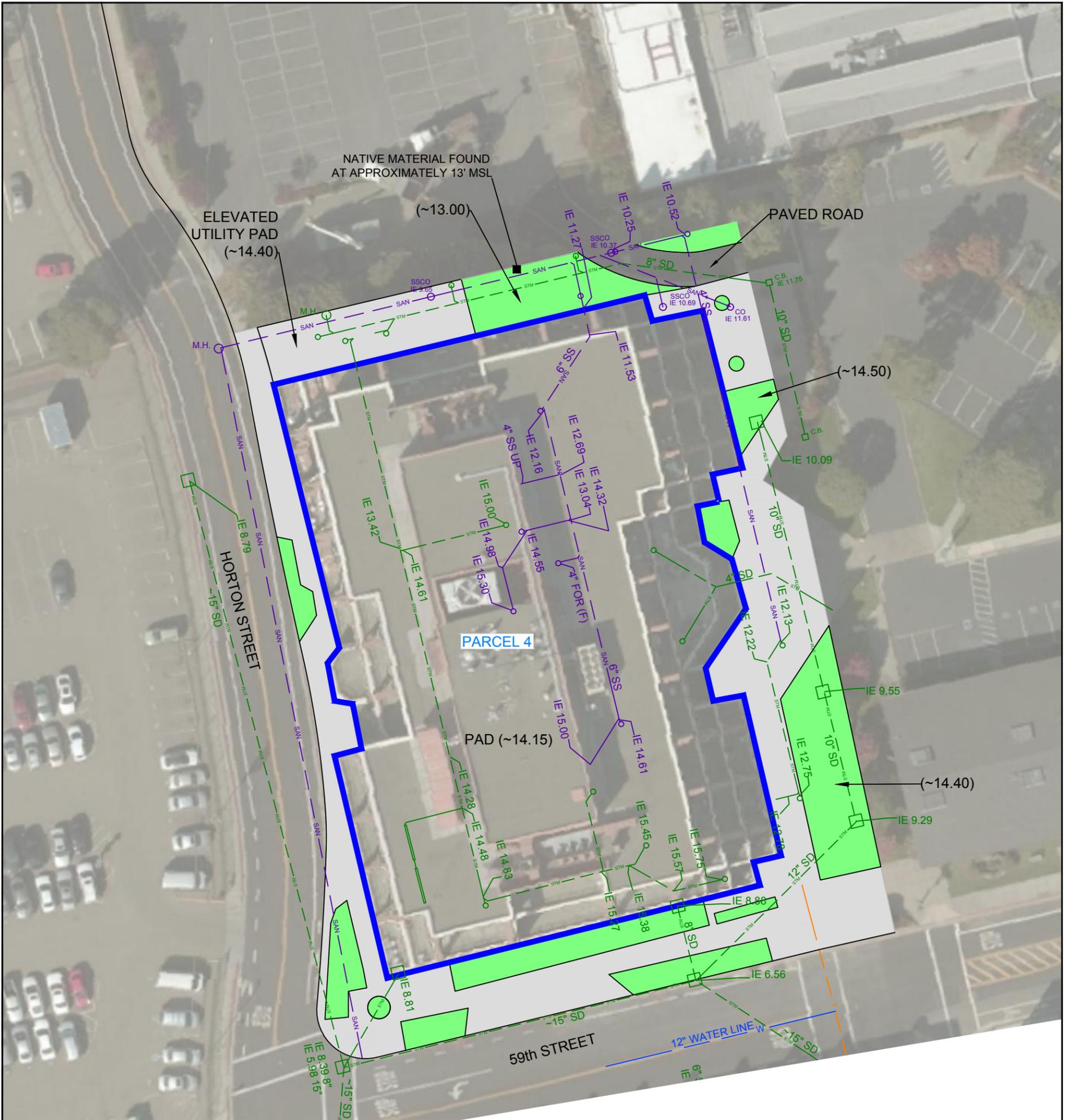
EMERYSTATION I  
5858 HORTON STREET  
EMERYVILLE, CALIFORNIA

DETAIL SITE PLAN - PARCEL 1

082825-01

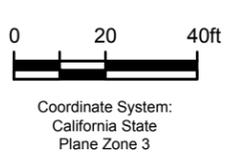
Jul 27, 2017

FIGURE 1



LEGEND	
	SIDEWALK / WALKWAY AREA - NATIVE MATERIAL PRESENT 8" BELOW SIDEWALK SURFACE
	GRASS / PLANTER AREA - NATIVE MATERIAL PRESENT 6" BELOW SURFACE
	HIGH RISE OFFICE BUILDING
	6" PVC IRRIGATION LINE
	AREA DRAIN
	APPROXIMATE ELEVATION OF NATIVE MATERIAL (ft MSL)
	AT ft MSL
	INVERT ELEVATION ft MSL
	W WATER LINE (W)
	E ELECTRICAL LINE (E)
	G GAS LINE (G)
	STM STORM DRAIN (STM)
	SAN SANITARY SEWER LINE (SAN)
	FIRE SYSTEM
	T TELEPHONE CONDUIT (T)
	UTILITY BOX
	SANITARY SEWER CLEAN OUT
	CATCH BASIN
	MANHOLE
	EXPLORATORY BORING

Source: Microsoft Product Screen Shot(s) Reprinted with permission from Microsoft Corporation. Acquisition Date Oct/2013 - Nov/2013. Accessed: 2017  
 Carducci & Associates, Inc. Grading & Drainage Plan Dated 10/19/98. Kier & Wright Civil Engineers & Surveyors various plan drawings Dated 6/11/99 and 4/1998. Heller Manus Architects Various Plans Dated 3/26/98 and 9/1998. Lesure Co. Complete Mechanical Services Underground Plumbing Plan Dated 6/25/00.



EMERYSTATION  
 5980 HORTON STREET  
 EMERYVILLE, CALIFORNIA

DETAIL SITE PLAN - PARCEL 4

082825-01  
 Jul 27, 2017

FIGURE 2