

ALAMEDA COUNTY  
HEALTH CARE SERVICES



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

AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 8150

June 27, 2014

**NOTICE OF RESPONSIBILITY**

**Site Name & Address:**  
YERBA BUENA - EAST BAY BRIDGE CENTER  
0 HOLLIS ST & YERBA BUENA AVE  
EMERYVILLE, CA 94617

**Local ID:** RO0003093  
**Related ID:** NA  
**RWQCB ID:** NA  
**Global ID:** T10000004342

Responsible Party:

PROLOGIS LOGISTICS SERVICES, INC  
c/o GENERAL COUNSEL  
4545 AIRPORT WAY  
DENVER CO 80239

**Date First Reported:** 4/8/1996  
**Substance:** 108883,12031,12032,12034,12035,71432,7439921,800  
2059,8006619 Multiple Releases  
**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 CLIPPER EXPRESS COMPANY 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.

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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 KEITH NOWELL, at this office at (510)567-6764 if you have questions regarding your site.

Date: 06.27.14

ARIU LEVI, Director  
Contract Project Director

**Action:** Add  
**Reason:** NEW

Attachment A: Responsible Parties Data Sheet

cc: Sally Meza, SWRCB (email: smeza@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

June 27, 2014

Site Name & Address:

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**Local ID: RO0003093**  
**Related ID: NA**  
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**Global ID: T10000004342**

**All Responsible Parties**

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**RP has been named a Primary RP -**  
**CLIPPER EXXPRESS COMPANY**  
3871 SAN PABLO AVENUE | EMERYVILLE, CA 94608 | No Phone Number Listed

---

**RP has been named a Primary RP - c/o GENERAL COUNSEL**  
**PROLOGIS LOGISTICS SERVICES, INC**  
4545 AIRPORT WAY | DENVER, CO 80239 | Phone (303) 567-5000

---

**RP has been named a Primary RP - DON MARINI**  
**CATELLUS DEVELOPMENT CORPORATION**  
201 MISSION STREET | SAN FRANCISCO, CA 94105 | No Phone Number Listed

---

**RP has been named a Primary RP - c/o DARLENE HOUGE**  
**EAST BAY BRIDGE RETAIL LLC**  
1626 EAST JEFFERSON STREET | ROCKVILLE, MD 20852 | Phone (301) 998-8345

---

**RP has been named a Primary RP - Brandon Birtcher**  
**EMERYVILLE RETAIL PROPERTIES, LP**  
18201 VON KARMAN SUITE 1170 | IRVINE, CA 92612 | No Phone Number Listed

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**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."
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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."

## ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

June 27, 2014

### **Responsible Party Identification**

#### Existence of Unauthorized Release

One known and two unknown underground storage tanks (USTs) were removed from the site between November 1990 and October 1993. Total petroleum hydrocarbons as diesel (TPHd) and as oil (TPHo) were detected in soil beneath the USTs. Soil removed from the tank pit of the known UST, a 10,000-gallon diesel UST at the Clipper Warehouse facility, was documented to contain up to 18 milligrams per kilogram (mg/kg) TPHd. Two unknown USTs were encountered on Santa Fe Terminal Services Area A during site redevelopment activities. The two tanks, having capacities of 1,500- and 2,000 gallons, occupied a shared pit. Soil removed from the tank pit was reported to contain up to 470 mg/kg TPHd and TPHo to 960 mg/kg. These concentrations indicate an unauthorized release has occurred from the underground storage tank systems at this site.

#### Responsible Party Identification

Clipper Exxpress Company (Clipper) was the operator of the 10,000-gallon diesel UST. Clipper Exxpress Company meets the definition of a responsible party for the site because it owned or operated an underground storage tank used for the storage of any hazardous substance (Definition 1) and had control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance (Definition 4).

Catellus Development Corporation (Catellus) was the owner of the property at the time the leaks were discovered. Catellus meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Emeryville Retail Properties, LP acquired the parcel formerly occupied by Clipper from Catellus on September 26, 1997. Emeryville Retail Properties, LP meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Catellus merged with ProLogis Logistics Services and became the property owner on January 18, 2011. ProLogis Logistics Services meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Property ownership was transferred to East Bay Bridge Retail LLC on March 3, 2011. East Bay Bridge Retail LLC meets the definition of a responsible party for the site because they own the property where an unauthorized release occurred (Definition 3).

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ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 8136

June 27, 2014

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Local ID: RO0003093  
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RWQCB ID: NA  
Global ID: T10000004342

Responsible Party:

EAST BAY BRIDGE RETAIL LLC  
c/o DARLENE HOUGE  
1626 EAST JEFFERSON ST  
ROCKVILLE, MD 20852

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Date: 06.27.14

ARIU LEVI, Director  
Contract Project Director

Action: Add  
Reason: NEW

ALAMEDA COUNTY ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

June 27, 2014

**Site Name & Address:**

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**All Responsible Parties**

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CLIPPER EXXPRESS COMPANY  
3871 SAN PABLO AVENUE | EMERYVILLE, CA 94608 | No Phone Number Listed**

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**RP has been named a Primary RP - c/o GENERAL COUNSEL  
PROLOGIS LOGISTICS SERVICES, INC  
4545 AIRPORT WAY | DENVER, CO 80239 | Phone (303) 567-5000**

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**RP has been named a Primary RP - DON MARINI  
CATELLUS DEVELOPMENT CORPORATION  
201 MISSION STREET | SAN FRANCISCO, CA 94105 | No Phone Number Listed**

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**RP has been named a Primary RP - c/o DARLENE HOUGE  
EAST BAY BRIDGE RETAIL LLC  
1626 EAST JEFFERSON STREET | ROCKVILLE, MD 20852 | Phone (301) 998-8345**

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**RP has been named a Primary RP - Brandon Birtcher  
EMERYVILLE RETAIL PROPERTIES, LP  
18201 VON KARMAN SUITE 1170 | IRVINE, CA 92612 | No Phone Number Listed**

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## ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

June 27, 2014

### **Responsible Party Identification**

#### Existence of Unauthorized Release

One known and two unknown underground storage tanks (USTs) were removed from the site between November 1990 and October 1993. Total petroleum hydrocarbons as diesel (TPHd) and as oil (TPHo) were detected in soil beneath the USTs. Soil removed from the tank pit of the known UST, a 10,000-gallon diesel UST at the Clipper Warehouse facility, was documented to contain up to 18 milligrams per kilogram (mg/kg) TPHd. Two unknown USTs were encountered on Santa Fe Terminal Services Area A during site redevelopment activities. The two tanks, having capacities of 1,500- and 2,000 gallons, occupied a shared pit. Soil removed from the tank pit was reported to contain up to 470 mg/kg TPHd and TPHo to 960 mg/kg. These concentrations indicate an unauthorized release has occurred from the underground storage tank systems at this site.

#### Responsible Party Identification

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ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 7139

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Related ID: NA  
RWQCB ID: NA  
Global ID: T10000004342

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DON MARINI  
CATELLUS DEVELOPMENT CORPORATION  
201 MISSION STREET  
SAN FRANCISCO, CA 94105

Date First Reported: 4/8/1996  
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ARIU LEVI, Director  
Contract Project Director

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Reason: NEW

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cc: Sally Meza, SWRCB (email: smeza@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

June 27, 2014

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**All Responsible Parties**

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3871 SAN PABLO AVENUE | EMERYVILLE, CA 94608 | No Phone Number Listed

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June 27, 2014

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Catellus Development Corporation (Catellus) was the owner of the property at the time the leaks were discovered. Catellus meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Emeryville Retail Properties, LP acquired the parcel formerly occupied by Clipper from Catellus on September 26, 1997. Emeryville Retail Properties, LP meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Catellus merged with ProLogis Logistics Services and became the property owner on January 18, 2011. ProLogis Logistics Services meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Property ownership was transferred to East Bay Bridge Retail LLC on March 3, 2011. East Bay Bridge Retail LLC meets the definition of a responsible party for the site because they own the property where an unauthorized release occurred (Definition 3).