

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Agency Director



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

August 29, 2014

Catellus Development Corporation
n/k/a PAC Operating Limited Partnership
4545 Airport Way
Denver, CO 80239
Attn: General Counsel

Prologis Logistics Services, Inc.
4545 Airport Way
Denver, CO 80239
Attn: General Counsel

Emeryville Retail Properties, LP
18201 Von Karman, Suite 1170
Irvine, CA 92612

Clipper Exxpress Company
3871 San Pablo Avenue
Emeryville, CA 94608

East Bay Bridge Retail LLC
c/o Darlene Houge
1626 East Jefferson St
Rockville, MD 20852

Subject: Fuel Leak Case No. RO0003093, Yerba Buena – East Bay Bridge Center, 3838 Hollis Street Lot 2, Emeryville, CA 94608; Add Responsible Party

Dear Responsible Parties:

In a Notice of Responsibility dated June 27, 2014, Clipper Exxpress Company, ProLogis Logistics Services Inc., Catellus Development Corporation, East Bay Bridge Retail LLC, and Emeryville Retail Properties, LP were notified that the above referenced site had been placed in the Local Oversight Program and were named as Responsible Parties for the fuel leak case.

The former business known as the Catellus Development Corporation merged into Catellus Operating Limited Partnership on December 1, 2003 and changed its name to PAC Operating Limited Partnership. The PAC Operating Limited Partnership has been named an additional Responsible Party for the fuel leak case as defined under 23 C.C.R Sec. 2720.

Please see Attachment A – Responsible Parties Data Sheet, which identifies all Responsible Parties and provides background on the unauthorized release and Responsible Party Identification.

If you have any questions, please call me at (510) 567-6764.

Sincerely,

A handwritten signature in blue ink that reads "Keith Nowell".

Keith Nowell
Hazardous Materials Specialist

Attachment A – Responsible Parties Data Sheet

cc: Dilan Roe, ACEH
Keith Nowell, ACEH
e-File, GeoTracker



AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 5746

August 29, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:
YERBA BUENA - EAST BAY BRIDGE CENTER
3838 HOLLIS STREET LOT 2
EMERYVILLE, CA 94608-

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

Responsible Party:

EMERYVILLE RETAIL PROPERTIES, LP
c/o BRANDON BIRTCHER
18201 VON KARMAN SUITE 1170
IRVINE CA 92612

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

Date: 8/28/14

ARIU LEVI, 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

August 29, 2014

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3838 HOLLIS STREET LOT 2
EMERYVILLE, CA 94608**

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

All Responsible Parties

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 - PROLOGIS LOGISTICS SERVICES, INC
c/o GENERAL COUNSEL**

4545 AIRPORT WAY | DENVER, CO 80239 | Phone (303) 567-5000

**RP has been named a Primary RP – CATELLUS DEVELOPMENT CORPORATION N/K/A PAC OPERATING LIMITED PARTNERSHIP
c/o GENERAL COUNSEL**

4545 AIRPORT WAY | DENVER, CO 80239 | No Phone Number Listed

**RP has been named a Primary RP – EAST BAY BRIDGE RETAIL LLC
c/o DARLENE HOUGE**

1626 EAST JEFFERSON ST | ROCKVILLE, MD 20852 | Phone (310) 998-8345

**RP has been named a Primary RP – EMERYVILLE RETAIL PROPERTIES, LP
c/o BRANDON BIRTCHER**

18201 VON KARMAN SUITE 1170 | IRVINE, CA 92612 | No Phone Number Listed

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."

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

August 29, 2014

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 each UST. 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.

Clipper Exxpress Company (Clipper) was the operator of the 10,000-gallon diesel UST. Clipper 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 merged into Catellus Operating Limited Partnership on December 1, 2003 and changed its name to PAC Operating Limited Partnership. Catellus Development Corporation, n/k/a PAC Operating Limited Partnership, 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 Inc. (ProLogis) in 2005. Property ownership was transferred to ProLogis in January 2011. ProLogis 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).

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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If you have any questions, please call me at (510) 567-6764.

Sincerely,

A handwritten signature in blue ink that reads "Keith Nowell". The signature is fluid and cursive.

Keith Nowell
Hazardous Materials Specialist

Attachment A – Responsible Parties Data Sheet

cc: Dilan Roe, ACEH
Keith Nowell, ACEH
e-File, GeoTracker

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 #:

August 29, 2014

NOTICE OF RESPONSIBILITY

<p>Site Name & Address: YERBA BUENA - EAST BAY BRIDGE CENTER 3838 HOLLIS STREET LOT 2 EMERYVILLE, CA 94608</p>

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

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Date: 8/28/14

ARIU LEVI, 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

August 29, 2014

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c/o BRANDON BIRTCHER**

18201 VON KARMAN SUITE 1170 | IRVINE, CA 92612 | No Phone Number Listed

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August 29, 2014

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ALAMEDA COUNTY
HEALTH CARE SERVICES
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Sincerely,

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Keith Nowell
Hazardous Materials Specialist

Attachment A – Responsible Parties Data Sheet

cc: Dilan Roe, ACEH
Keith Nowell, ACEH
e-File, GeoTracker



AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #:

August 29, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:

YERBA BUENA - EAST BAY BRIDGE CENTER
3838 HOLLIS STREET LOT 2
EMERYVILLE, CA 94608

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

Responsible Party:

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

Date First Reported: 4/8/1996
Substance: 108883,12031,12032,12034,12035,71432,7439921,800
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Date:

8/28/14

ARIU LEVI, 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

August 29, 2014

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Please see Attachment A – Responsible Parties Data Sheet, which identifies all Responsible Parties and provides background on the unauthorized release and Responsible Party Identification.

If you have any questions, please call me at (510) 567-6764.

Sincerely,

A handwritten signature in blue ink that reads "Keith Nowell". The signature is fluid and cursive.

Keith Nowell
Hazardous Materials Specialist

Attachment A – Responsible Parties Data Sheet

cc: Dilan Roe, ACEH
Keith Nowell, ACEH
e-File, GeoTracker

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 #:

August 29, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:

**YERBA BUENA - EAST BAY BRIDGE CENTER
3838 HOLLIS STREET LOT 2
EMERYVILLE, CA 94608**

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

Responsible Party:

**CATELLUS DEVELOPMENT CORPORATION
N/K/A PAC OPERATING LIMITED PARTNERSHIP
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 CATELLUS DEVELOPMENT CORPORATION N/K/A PAC OPERATING LIMITED PARTNERSHIP 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 NOWELL, KEITH, at this office at (510) 567-6764 if you have questions regarding your site.

Date:

8/28/14

ARIU LEVI, 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

August 29, 2014

Site Name & Address:

**YERBA BUENA - EAST BAY BRIDGE CENTER
3838 HOLLIS STREET LOT 2
EMERYVILLE, CA 94608**

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

All Responsible Parties

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 - PROLOGIS LOGISTICS SERVICES, INC

c/o GENERAL COUNSEL
4545 AIRPORT WAY | DENVER, CO 80239 | Phone (303) 567-5000

RP has been named a Primary RP – CATELLUS DEVELOPMENT CORPORATION N/K/A PAC OPERATING LIMITED PARTNERSHIP
c/o GENERAL COUNSEL

4545 AIRPORT WAY | DENVER, CO 80239 | No Phone Number Listed

RP has been named a Primary RP – EAST BAY BRIDGE RETAIL LLC

c/o DARLENE HOUGE
1626 EAST JEFFERSON ST | ROCKVILLE, MD 20852 | Phone (310) 998-8345

RP has been named a Primary RP – EMERYVILLE RETAIL PROPERTIES, LP

c/o BRANDON BIRTCHER
18201 VON KARMAN SUITE 1170 | IRVINE, CA 92612 | No Phone Number Listed

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."

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

August 29, 2014

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 each UST. 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.

Clipper Exxpress Company (Clipper) was the operator of the 10,000-gallon diesel UST. Clipper 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 merged into Catellus Operating Limited Partnership on December 1, 2003 and changed its name to PAC Operating Limited Partnership. Catellus Development Corporation, n/k/a PAC Operating Limited Partnership, 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 Inc. (ProLogis) in 2005. Property ownership was transferred to ProLogis in January 2011. ProLogis 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).

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).

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Agency Director



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

August 29, 2014

Catellus Development Corporation
n/k/a PAC Operating Limited Partnership
4545 Airport Way
Denver, CO 80239
Attn: General Counsel

Prologis Logistics Services, Inc.
4545 Airport Way
Denver, CO 80239
Attn: General Counsel

Emeryville Retail Properties, LP
18201 Von Karman, Suite 1170
Irvine, CA 92612

Clipper Exxpress Company
3871 San Pablo Avenue
Emeryville, CA 94608

East Bay Bridge Retail LLC
c/o Darlene Houge
1626 East Jefferson St
Rockville, MD 20852

Subject: Fuel Leak Case No. RO0003093, Yerba Buena – East Bay Bridge Center, 3838 Hollis Street Lot 2, Emeryville, CA 94608; Add Responsible Party

Dear Responsible Parties:

In a Notice of Responsibility dated June 27, 2014, Clipper Exxpress Company, ProLogis Logistics Services Inc., Catellus Development Corporation, East Bay Bridge Retail LLC, and Emeryville Retail Properties, LP were notified that the above referenced site had been placed in the Local Oversight Program and were named as Responsible Parties for the fuel leak case.

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cc: Dilan Roe, ACEH
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AGENCY

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Certified Mail #:

August 29, 2014

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Date: 8/28/14

ARIU LEVI, 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

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