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GEOSCIENCE & ENGINEERING CONSULTING

MEETING AGENDA POINTS

Date: July 14, 2015

To: Mark Detterman—ACDEH

From: Richard Makdisi—Stellar Environmental Solutions, Inc.; Jim Arnold—The Arnold Law Practice; Erin Corder, Corder Properties owner.

Subject: Environmental Impact of McGrath Street Petroleum UST related plume on the downgradient Corder Properties, 1475 and 1483 67th Street, Emeryville, California.

Corder Property Owner Overview

- The Corder Family Emeryville Properties, LP (Corder Properties) are interested in purchasing the McGrath property and moving forward with doing necessary work to move the site to regulatory closure, but in talking to the RPs, they have been given the impression that the RPs consider the “seller market” such that some perspective buyer may make an offer without being cognizant of the environmental liability associated with the property, including the impacts on the downgradient Corder property. This is one of the reasons the Corder Properties has requested that the indoor air reports be uploaded to the McGrath property Geotracker file so the argument that it is being impacted by the McGrath TP plume is clear.

Lack of Responsiveness of McGrath RPs.

- A number of “requests to comply” have been issued by ACDEH to the McGrath RPs, the most recent of which was in the April 23, 2015 letter from you. Have they responded? From what is uploaded to Geotacker it looks like there has been no groundwater monitoring since 8/2013, coming on two years.

Disagreement with McGrath RPs Consultant (Allwest) conclusions.

- In the last monitoring report of 8/2013 Allwest concluded that: “The downgradient extent of the adsorbed and dissolved phase petroleum hydrocarbon plume in soil and groundwater is largely defined and extends from the vicinity of the former McGrath Steel USTs to the west along 67th Street to the vicinity of monitoring well AMW-1 west of the former Clearprint Paper”.
- We strongly disagree with this conclusion in that the TPH plume just flows west down 67th Street as they conclude. The plume has a southern component to the flow. The lines of evidence of the TPH plume impact on the referenced Corder properties is based on the data collected by Allwest. The indicated groundwater flow direction is to the southwest (see Allwest Figure 3 groundwater elevation contours in their August 2013 report), and the isoconcentration maps for the TPHg (Figure 5), TPHd (Figure 6 and benzene (Figure 7) all show open contours to the southwest. Using these Figures it is easy to project the potential plume beneath the Corder properties.

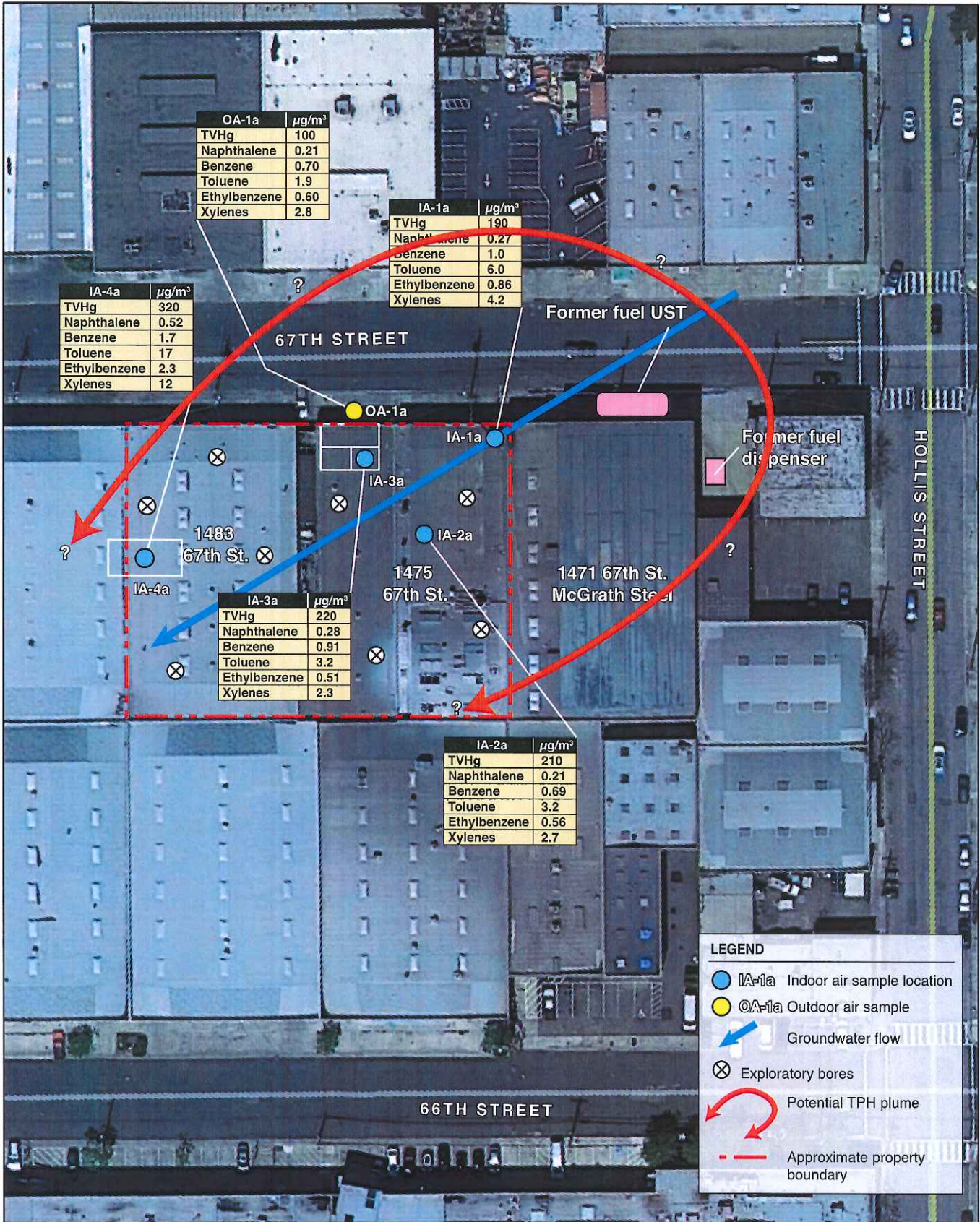
Vapor Intrusion Impacts on Corder Properties as indicted by the Indoor Air Data

- As shown in both the Stellar Environmental Solutions Inc. (Stellar Environmental) November 2014 and June 2015 indoor air monitoring events both TPHg and benzene were above ESL in all samples in both November and June dataset. At least two or more of the sample location showed higher concentration in the interior samples than the outdoor ambient control sample. The change in one of the sample locations in the June 2015 sampling event to move it further inside (south) of 67th Street also showed evidence of the vapor intrusion, corroborating the model of a plume moving southwest beneath the Corder properties.

Historical Chemical use at the Corder Properties

- An evaluation of the Corder Metalco facility use of chemical and their permit status was completed in December 2012. To evaluate the regulatory compliance, file reviews were conducted with the appropriate regulatory agencies including the Alameda County Department of Environmental Health (ACDEH), the Bay Area Air Quality Management District (BAAQMD), the California Department of Toxic Substance Control (DTSC), and the East Bay Municipal Utilities District (EBMUD). The building was constructed circa 1940 and Metalco has been operating on the site since 1946, where their business which uses the anodizing process takes place and where acids and caustics used in the anodizing process are stored. No history of any hydrocarbons are used and no

hydrocarbons shows up on their 2012 Hazardous Materials Business Plan (HMBP). Likewise the other Corder tenent, the Architectual Metal Works has no historical hydrocarbon use. Thus there is no indication of a local hydrocarbon source or use that might explain the hydrocarbon indoor air impacts, other than the adjacent McGrath site hydrocarbon plume.



OA-1a	$\mu\text{g}/\text{m}^3$
TVHg	100
Naphthalene	0.21
Benzene	0.70
Toluene	1.9
Ethylbenzene	0.60
Xylenes	2.8

IA-1a	$\mu\text{g}/\text{m}^3$
TVHg	190
Naphthalene	0.27
Benzene	1.0
Toluene	6.0
Ethylbenzene	0.86
Xylenes	4.2

IA-4a	$\mu\text{g}/\text{m}^3$
TVHg	320
Naphthalene	0.52
Benzene	1.7
Toluene	17
Ethylbenzene	2.3
Xylenes	12

IA-3a	$\mu\text{g}/\text{m}^3$
TVHg	220
Naphthalene	0.28
Benzene	0.91
Toluene	3.2
Ethylbenzene	0.51
Xylenes	2.3

IA-2a	$\mu\text{g}/\text{m}^3$
TVHg	210
Naphthalene	0.21
Benzene	0.69
Toluene	3.2
Ethylbenzene	0.56
Xylenes	2.7

LEGEND

- IA-1a Indoor air sample location
- OA-1a Outdoor air sample
- ➔ Groundwater flow
- ⊗ Exploratory bores
- ➔ Potential TPH plume
- - - Approximate property boundary



INDOOR AIR SAMPLE ANALYTICAL RESULTS, JUNE 18, 2015

1475 and 1483 67th St.
Emeryville, CA

By: MJC

JULY 2015

Figure 4



2014-56-07