

## **Detterman, Mark, Env. Health**

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**From:** Peterson, Jamey <Jamey.Peterson@arcadis.com>  
**Sent:** Tuesday, September 11, 2018 11:06 AM  
**To:** Detterman, Mark, Env. Health  
**Cc:** Smoley, Megan  
**Subject:** RE: CA 11126 - Request for off site access for a soil boring installation - Letters to 5801 Christie Owner LLC (Alameda County, California Assessor's Parcel Number 49-1494-4-8)  
**Attachments:** CA11126\_FIG1\_SitePlanWithUtilities\_v2.pdf; 5801 Christie Ave - 2005 site map.pdf

Hello Mark:

Thanks for getting back to me about the offsite access for BP site CA-11126. And apologies for the delayed response. I had a vacation followed by an administrative issue that kept me out for a couple weeks. Mainly, when I returned from vacation my computer was inoperable and it took a bit to get a replacement.

We are considering a property line survey, however, just based on the site features, it does seem obvious that the concrete curb in the rear of the station makes up the property boundary between the 5801 Christie Ave property and the CA-11126 site. Also seems to be that way according to the City's parcel map.

Attached is a site plan showing more detail on previous sample locations. The proposed offsite borings are highlighted. However, we are a bit hesitant to move forward with any sampling on the 5801 Christie Ave property. To more fully assess the placement of the proposed offsite soil borings Arcadis conducted a file review to evaluate past property-use records of parcels in the immediate vicinity of the site. Records were obtained from online databases including Geotracker and DTSC's EnviroStor. The file review revealed a tremendous volume of information indicating that most all properties adjacent and upgradient of BP site CA-11126 have either an open, inactive, or former environmental case or cleanup program. Many of these cases are related to historical infilling of the San Francisco Bay at Emeryville with industrial wastes. The file review also revealed that there is existing contamination on the 5801 Christie Ave property, thus making any attempts to delineate on that property a bit precarious.

Generally, the reviewed records indicate that the all current properties east of I-880 to the location of the railroad tracks west of Horton Street were part of San Francisco Bay until around 1911. From the early 1900s to the 1950s the area was filled and developed by the Paraffine Company (and its predecessors such as Pabco and the Fiberboard Corporation) for manufacturing of asbestos, paint, and petroleum-containing products including roofing materials, flooring, and industrial asphalts. Previous reports indicate that fill materials beneath the site vicinity consists of soil with varying amounts of industrial debris and hazardous materials such as petroleum hydrocarbons, SVOCs, VOCs, and metals generated by the Paraffine Company's operation and adjacent industrial properties. Unfortunately, it's likely that most of the fill material would be considered hazardous by today's criteria.

The 5801 Christie Ave property is currently listed as an "*Inactive – Action Required*" DTSC site on EnviroStor and had its Voluntary Cleanup Agreement (VCA) terminated by the DTSC at the request of BRE Gateway Development on October 6, 2008. Prior to terminating the VCA, DTSC determined that soil and groundwater beneath the 5801 Christie Ave property contains several petroleum hydrocarbon constituents above screening levels for unrestricted land use, including diesel-, motor oil-, and gasoline range petroleum hydrocarbons (respectively, DRO, MRO, and GRO) and VOCs. DTSC requested a site characterization work plan for the 5801 Christie Ave property to address the identified data gaps.

The DTSC evaluation of the 5801 Christie Ave site appears to have precipitated from a site investigation performed at that property in March and April 2005 which included the completion of 11 soil borings, installation of three groundwater monitoring wells, and soil and groundwater sampling. DRO, MRO, GRO, and PAHs were detected in soil samples at concentrations exceeding the SF-RWQCB ESLs at the time. The areas exhibiting the most significant impacts

are the north and central portions of the 5801 Christie Ave property where significant fill was reported. Please note that these areas are upgradient to cross-gradient of the BP site CA-11126. The 2005 investigation indicated a southeast groundwater flow direction; however, available records do not indicate whether those groundwater monitoring wells were ever sampled again following the April 2005 event.

Please see the attached figure showing some of the highest detected concentrations on the 5801 Christie Ave site.

For the reasons presented above, Arcadis does not believe that the completion of soil borings in the planter behind the station building or on the 5801 Christie Ave property would provide valuable information with respect to the delineation of the BP release. The purpose of our investigation is to assess the lateral extent of potential contaminants from the former waste oil USTs. It appears there will be limited success with an attempt to achieve that goal considering the existing upgradient/cross gradient contamination at the 5801 Christie Ave property that has not been delineated itself as requested by DTSC in 2008. Further, it will be challenging to distinguish impacts relating to the to the former waste oil USTs vs. the industrial fill-related impacts that are widespread in the site area. Considering the BP site has no record of selling diesel fuel and that the former waste oil USTs were respectively removed 29 and 19 years ago, it's not entirely clear that further investigation of related constituents is warranted. Arcadis is willing to move forward with the Dilution Attenuation Factor analysis requested in your February 6, 2018 letter. However we don't feel there'll be much benefit in the subsurface investigation aspects of the requested work.

Arcadis understands that this is a change from what had been discussed over the past few months. However, the information we reviewed on the 5801 Christie Ave property and surrounding area has been compelling enough to make this request.

Please call or email me or Megan Smoley (cc'd to email) who is the new Project Manager for the site, taking on the role from Hollis.

Thank you,  
Jamey

**Jamey Peterson** | Project Scientist | [jamey.peterson@arcadis.com](mailto:jamey.peterson@arcadis.com)  
**Arcadis U.S., Inc**  
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**From:** Detterman, Mark, Env. Health <Mark.Detterman@acgov.org>  
**Sent:** Monday, August 20, 2018 11:17 AM  
**To:** Peterson, Jamey <Jamey.Peterson@arcadis.com>  
**Cc:** Phillips, Hollis <Hollis.Phillips@arcadis.com>  
**Subject:** RE: CA 11126 - Request for off site access for a soil boring installation - Letters to 5801 Christie Owner LLC (Alameda County, California Assessor's Parcel Number 49-1494-4-8)

Hi Jamey,  
Apparently this a point of friction for Harvest, and thus Targus. I am in agreement that much of the data is available online and could be reviewed by Targus if needed, but prior to taking that route, I do have several questions for Arcadis.

Proposed bores PSB-E and PSB-W (as labeled by Targus) appear to be pretty close to the planter that has been partly proposed by Targus for the installations. Station equipment within the planter as seen on Google Earth (vent piping? And a pump or electrical platform inside the chain-link fencing?) pretty clearly appears to indicate it is on the property of the service station. Since it is coming down to this, where precisely would Arcadis prefer to install the bores? If it's only feet away (for ease of access), it might be worth relocating them to the planter since a only a few feet this distance is unlikely to make a big difference in concentrations, and then take the precautions needed to miss the electrical and irrigation lines. If it's further into Harvest's property that would be different. For the landscaping area it may only be a hand auger is needed since groundwater is

shallow, but this could induce the mixing of soil and groundwater so can increase groundwater concentrations, unless alternative sampling methods are used.

It might very well be worth conducting a property line survey to avoid inadvertent problems with Harvest and Targus, since they are finding ways to delay or stop the work. Also, especially since there appears to be a concrete apron on the back side of the landscaping behind the station building, and that could be on the station property as the pavement sections appear to be maintained differently along that strip even further to the west. Keep me posted on how you proceed.

Thanks,

*Mark Detterman*  
*Senior Geologist, PG, CEG*  
*Senior Hazardous Materials Specialist*  
*Alameda County Department of Environmental Health*  
*1131 Harbor Bay Parkway*  
*Alameda, CA 94502*  
*Direct: 510.567.6876*  
*Fax: 510.337.9335*  
*Email: [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org)*

*PDF Copies of case files can be downloaded at:*  
*<http://www.acgov.org/aceh/lop/ust.htm>*

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**From:** Peterson, Jamey [<mailto:Jamey.Peterson@arcadis.com>]

**Sent:** Thursday, August 16, 2018 3:16 PM

**To:** Detterman, Mark, Env. Health <[Mark.Detterman@acgov.org](mailto:Mark.Detterman@acgov.org)>

**Cc:** Phillips, Hollis <[Hollis.Phillips@arcadis.com](mailto:Hollis.Phillips@arcadis.com)>

**Subject:** RE: CA 11126 - Request for off site access for a soil boring installation - Letters to 5801 Christie Owner LLC (Alameda County, California Assessor's Parcel Number 49-1494-4-8)

Hello Mark:

Hope you have been well. We are contacting you in regards to the proposed subsurface investigation for BP site CA-11126 located at 1700 Powell Street in Emeryville. The proposed investigation includes 2 soil boring completions on the property at 5801 Christie Avenue, Emeryville, California (5801 Christie Ave site) which is located adjacent to the north of the BP site.

Originally we attempted to gain access through Harvest Properties, Inc. (Harvest) of Oakland, California who represents the 5801 Christie Ave site as the property manager. Harvest denied access for the proposed work in an email dated May 2, 2018. After receiving your letters dated May 24, 2018 and July 12, 2018 which encouraged them to allow access, Harvest referred the request to Targus Environmental (Targus) of Dallas, Texas.

In their letter dated July 18, 2018 Targus requested several assessments from Arcadis including comprehensive soil and groundwater assessments as well as one to demonstrate whether the objectives of the proposed investigation can be met by installing groundwater monitoring wells on the BP site. Targus stated that they require these assessments prior to fully considering and responding to the requested permission to conduct sampling at the 5801 Christie Ave site.

Arcadis is not inclined to produce the assessments requested by Targus. Considering the data and information Harvest and Targus have received from ACDEH and Arcadis to this point, we feel they have sufficient information on the scope of work and why it's requested. Furthermore, if Targus feels they need to review the BP site further, they can simply do a file review on Geotracker or ACDEH's ftp site. We feel Targus/Harvest should allow access to the 5801 Christie Ave site for the proposed investigation, however, if they are immediately unsure, then they should be allowed some time to

perform their due diligence. Arcadis does not believe we should incur costs for information that is publicly available. Additionally we do not believe advancing borings in the planter on the other side of GP-6, as proposed by Targus, will allow us to obtain the necessary data; therefore we do not see the necessity for a land survey. That planter is no more than 1-foot wide, contains an electrical line and an irrigation line, and is only about 8-10 feet away from GP-6, therefore a sample in that planter would not provide very valuable lateral delineation.

Alternatively, if ACDEH also feels that Targus/Harvest have been provided sufficient information regarding the proposed scope of work, then Arcadis requests that the County requests they let us on the property as stated in your previous letters.

Thank you. Please call or email if you have any questions.

-Jamey

**Jamey Peterson** | Project Scientist | [jamey.peterson@arcadis.com](mailto:jamey.peterson@arcadis.com)  
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**From:** Detterman, Mark, Env. Health <[Mark.Detterman@acgov.org](mailto:Mark.Detterman@acgov.org)>  
**Sent:** Wednesday, May 2, 2018 3:55 PM  
**To:** Phillips, Hollis <[Hollis.Phillips@arcadis.com](mailto:Hollis.Phillips@arcadis.com)>  
**Cc:** Peterson, Jamey <[Jamey.Peterson@arcadis.com](mailto:Jamey.Peterson@arcadis.com)>  
**Subject:** RE: CA 11126 - Request for off site access for a soil boring installation - Letters to 5801 Christie Owner LLC (Alameda County, California Assessor's Parcel Number 49-1494-4-8)

Thanks Hollis,  
I'll try to get to quickly, but I'm just slammed, so don't know the timing yet...

*Mark Detterman*  
*Senior Geologist, PG, CEG*  
*Senior Hazardous Materials Specialist*  
*Alameda County Department of Environmental Health*  
*1131 Harbor Bay Parkway*  
*Alameda, CA 94502*  
*Direct: 510.567.6876*  
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*Email: [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org)*

*PDF Copies of case files can be downloaded at:*  
*<http://www.acgov.org/aceh/lop/ust.htm>*

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**From:** Phillips, Hollis [<mailto:Hollis.Phillips@arcadis.com>]  
**Sent:** Wednesday, May 02, 2018 3:43 PM  
**To:** Detterman, Mark, Env. Health <[Mark.Detterman@acgov.org](mailto:Mark.Detterman@acgov.org)>

**Cc:** Peterson, Jamey <[Jamey.Peterson@arcadis.com](mailto:Jamey.Peterson@arcadis.com)>

**Subject:** FW: CA 11126 - Request for off site access for a soil boring installation - Letters to 5801 Christie Owner LLC (Alameda County, California Assessor's Parcel Number 49-1494-4-8)

Mark:

See below for a contact for 11126.

Hollis

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**From:** Kristy Michelmore <[kmichelmore@harvestproperties.com](mailto:kmichelmore@harvestproperties.com)>

**Sent:** Wednesday, May 2, 2018 10:44 AM

**To:** Granborg, Jennifer <[Jennifer.Granborg@arcadis.com](mailto:Jennifer.Granborg@arcadis.com)>

**Cc:** Tucker Morris <[tmorris@harvestproperties.com](mailto:tmorris@harvestproperties.com)>; Peterson, Jamey <[Jamey.Peterson@arcadis.com](mailto:Jamey.Peterson@arcadis.com)>

**Subject:** RE: CA 11126 - Request for off site access for a soil boring installation - Letters to 5801 Christie Owner LLC (Alameda County, California Assessor's Parcel Number 49-1494-4-8)

Hi Jennifer,

Yes, it can come to me.

5801 Christie Owner, LLC,  
c/o Kristy Michelmore  
555 12<sup>th</sup> Street, suite 650  
Oakland, CA 94607

Thank you,

**Kristy Michelmore, RPA, BOMI-HP | Sr. Property Manager**

Harvest Properties, Inc.

direct | **510.250.3793**

main | 510.379.1555

contact | [vCard](#)

555 12th Street | Suite 650 | Oakland, CA 94607

[HarvestProperties.com](http://HarvestProperties.com)

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**From:** Granborg, Jennifer [<mailto:Jennifer.Granborg@arcadis.com>]

**Sent:** Wednesday, May 2, 2018 10:42 AM

**To:** Kristy Michelmore <[kmichelmore@harvestproperties.com](mailto:kmichelmore@harvestproperties.com)>

**Cc:** Tucker Morris <[tmorris@harvestproperties.com](mailto:tmorris@harvestproperties.com)>; Peterson, Jamey <[Jamey.Peterson@arcadis.com](mailto:Jamey.Peterson@arcadis.com)>

**Subject:** RE: CA 11126 - Request for off site access for a soil boring installation - Letters to 5801 Christie Owner LLC (Alameda County, California Assessor's Parcel Number 49-1494-4-8)

Kristy,

Thank you for the response. We will let the regulatory agency know the owner's decision.

The regulator will likely want to send a letter to the owner. Would you please confirm the legal owner's name and current contact information? Should the correspondence come to you on their behalf?

Thank you.

**Jennifer Granborg** | Task Manager 1 | [Jennifer.Granborg@arcadis.com](mailto:Jennifer.Granborg@arcadis.com)

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**From:** Kristy Michelmore <[kmichelmore@harvestproperties.com](mailto:kmichelmore@harvestproperties.com)>

**Sent:** Wednesday, May 2, 2018 9:51 AM

**To:** Granborg, Jennifer <[Jennifer.Granborg@arcadis.com](mailto:Jennifer.Granborg@arcadis.com)>

**Cc:** Tucker Morris <[tmorris@harvestproperties.com](mailto:tmorris@harvestproperties.com)>; Peterson, Jamey <[Jamey.Peterson@arcadis.com](mailto:Jamey.Peterson@arcadis.com)>

**Subject:** RE: CA 11126 - Request for off site access for a soil boring installation - Letters to 5801 Christie Owner LLC (Alameda County, California Assessor's Parcel Number 49-1494-4-8)

Hi Jennifer,

After speaking with ownership, they do not want to allow this work to be completed at this time.

Thank you,

**Kristy Michelmore, RPA, BOMI-HP | Sr. Property Manager**

Harvest Properties, Inc.

direct | **510.250.3793**

main | 510.379.1555

contact | [vCard](#)

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**From:** Granborg, Jennifer [<mailto:Jennifer.Granborg@arcadis.com>]

**Sent:** Thursday, April 19, 2018 3:59 PM

**To:** Kristy Michelmore <[kmichelmore@harvestproperties.com](mailto:kmichelmore@harvestproperties.com)>

**Cc:** Tucker Morris <[tmorris@harvestproperties.com](mailto:tmorris@harvestproperties.com)>; Peterson, Jamey <[Jamey.Peterson@arcadis.com](mailto:Jamey.Peterson@arcadis.com)>

**Subject:** RE: CA 11126 - Request for off site access for a soil boring installation - Letters to 5801 Christie Owner LLC (Alameda County, California Assessor's Parcel Number 49-1494-4-8)

Kristy,

Thank you for your questions and I apologize for the delay in answering them. I have attached a revised letter that includes the recent regulatory directive letters from Alameda County Department of Environmental Health (ACDEH) that request the work and an updated site map of two soil borings. The letter also gives a better description of the work. Please let me or Jamey, our Staff Geologist, know if you need any further information. The ACDEH regulator's contact information is in the letter and he is also available for your questions.

We appreciate your kind assistance with this.

**Jennifer Granborg** | Task Manager 1 | [Jennifer.Granborg@arcadis.com](mailto:Jennifer.Granborg@arcadis.com)

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**From:** Kristy Michelmore <[kmichelmore@harvestproperties.com](mailto:kmichelmore@harvestproperties.com)>

**Sent:** Monday, April 16, 2018 4:16 PM

**To:** Granborg, Jennifer <[Jennifer.Granborg@arcadis.com](mailto:Jennifer.Granborg@arcadis.com)>

**Cc:** Tucker Morris <[tmorris@harvestproperties.com](mailto:tmorris@harvestproperties.com)>

**Subject:** RE: CA 11126 - Request for off site access for a soil boring installation - Letters to 5801 Christie Owner LLC (Alameda County, California Assessor's Parcel Number 49-1494-4-8)

Hi Jennifer,

We need more information with regards to this work. We don't want this work done on our property, so we would need to better understand the scope and why it needs to be completed in this area. Also, who is stating that it must be done in that specific area?

Thank you,

**Kristy Michelmore, RPA, BOMI-HP | Sr. Property Manager**

Harvest Properties, Inc.

direct | **510.250.3793**

main | 510.379.1555

contact | [vCard](#)

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[HarvestProperties.com](http://HarvestProperties.com)

---

**From:** Granborg, Jennifer [<mailto:Jennifer.Granborg@arcadis.com>]

**Sent:** Monday, April 16, 2018 3:07 PM

**To:** Tucker Morris <[tmorris@harvestproperties.com](mailto:tmorris@harvestproperties.com)>

**Cc:** Peterson, Jamey <[Jamey.Peterson@arcadis.com](mailto:Jamey.Peterson@arcadis.com)>

**Subject:** CA 11126 - Request for off site access for a soil boring installation - Letters to 5801 Christie Owner LLC (Alameda County, California Assessor's Parcel Number 49-1494-4-8)

*Mr. Tucker Morris*

*Assistant Property Manager*

*Harvest Properties*

*510.379.9348*

[TMorris@harvestproperties.com](mailto:TMorris@harvestproperties.com)

Tucker,

Thank you for returning my call about a soil boring installation requested by the County on the property at 5801 Christie Ave. , Emeryville. As we discussed, I've attached the 1<sup>st</sup> and 2<sup>nd</sup> letters sent to 5801 Christie LLC in Illinois. The mailing address on the letters is as listed in the County assessor's mailing address information for the property owner. The letters are basically the same.

I appreciate your assistance as we try to get access to complete the County's request for work. We would like to schedule the work as soon as possible. Let me know if I can provide anything to assist with obtaining a signature from the owner/authorized signatory.

Thank you.

**Jennifer Granborg** | Task Manager 1 | [Jennifer.Granborg@arcadis.com](mailto:Jennifer.Granborg@arcadis.com)

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