

## Jakub, Barbara, Env. Health

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**From:** Glenn Leong [gmleong@treadwellrollo.com]  
**Sent:** Monday, July 07, 2008 10:53 AM  
**To:** Jakub, Barbara, Env. Health  
**Subject:** RE: Emeryville Industrial Court - RO000621  
**Attachments:** ACEH 1-22-07 LTR.pdf

Barbara,

A revisit to the Emeryville Industrial Court – As I mentioned to Barney Chan previously, following completion of the SMP activities at the property (including soil excavation and construction groundwater water extraction and treatment) the only remaining issue at the Emeryville Industrial Court is the potential groundwater impact at the southwest corner of the property. This area (about 5% of the property) is the only portion of the property that does not have a building foundation down below the groundwater table. Barney requested a single well installation in this area, but there is concern that the impacts from the adjacent gasoline station at 1400 Powell Street may have impacted the area as well. The impacts may be from either the previous gasoline station operations or from the former Union Oil operations, which had large ASTs that spanned both properties. Barney indicated that he wanted one of the parties to do the groundwater work in the area and was hoping that one of the parties would initiate the work. CP has indicated that they are revising their work plan based upon Alameda County comments, which appears to be an initiation of work.

The property owner is asking me whether there is anything we can do to meet a no further action based upon the activities completed to date. I hesitate to install a single groundwater well when the potential contamination may lead south to the gas station property. We won't want to evaluate someone else's property since they have their own source issues. Any thoughts on this issue?

Glenn M. Leong, REA  
Senior Associate

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**From:** Jakub, Barbara, Env. Health [<mailto:barbara.jakub@acgov.org>]  
**Sent:** Thursday, June 12, 2008 4:50 PM  
**To:** Glenn Leong  
**Subject:** RE: Emeryville Industrial Court - RO000621

I do not know what they will propose in their work plan. There is currently no due date for their work plan.

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**From:** Glenn Leong [<mailto:gmleong@treadwellrollo.com>]  
**Sent:** Thursday, June 12, 2008 3:15 PM

**To:** Jakub, Barbara, Env. Health  
**Subject:** RE: Emeryville Industrial Court - RO000621

Barbara,

Thanks for the info. Do you know if they might be doing groundwater investigation close to the northwest edge of the gas station? That is the area of concern for the Emeryville Industrial Court. I assume you expect the revised work plan in the near future?

Glenn M. Leong, REA  
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**From:** Jakub, Barbara, Env. Health [<mailto:barbara.jakub@acgov.org>]  
**Sent:** Thursday, June 12, 2008 2:28 PM  
**To:** Glenn Leong  
**Subject:** RE: Emeryville Industrial Court - RO000621

They are going to resubmit a work plan for the Conoco Phillips station.

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**From:** Glenn Leong [<mailto:gmluong@treadwellrollo.com>]  
**Sent:** Thursday, June 12, 2008 11:47 AM  
**To:** Jakub, Barbara, Env. Health  
**Subject:** FW: Emeryville Industrial Court - RO000621

Barbara,

Per Barney Chan's e-mail, you are the LOP person for the Emeryville Industrial Court. For the Emeryville Industrial Court (also known as Emerystation East), we completed all activities associated with an SMP developed for the property at 5885 Hollis Street in Emeryville. One of the last issues was groundwater monitoring at the property at one location, at the property border next to a former Union Oil gasoline station. Conversations with Barney Chan indicated that he would withhold a completion/no further action letter for the property until either ES East Associates (my client) or ConocoPhillips, the gas station RP, performed investigation work.

ES East Associates agreed to allow ConocoPhillips access to put in a well, but based on the excavation of the Emeryville Industrial Court property to below groundwater for 95% of the property and the construction dewatering and pre-discharge treatment, ES East Associates felt that they had completed significant work, as compared to the apparently stalled investigation of the UST leak at the adjacent property.

Do you know if there has been any movement by ConocoPhillips on groundwater investigation work at the former Union Oil gasoline station at 1400 Powell Street (adjacent to the Emeryville Industrial Court/Emerystation East property)? Any current information on this issue would be greatly appreciated. Thanks.

Glenn M. Leong, REA  
Senior Associate

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**From:** Glenn Leong  
**Sent:** Thursday, June 12, 2008 10:54 AM  
**To:** 'Chan, Barney, Env. Health'  
**Cc:** Jakub, Barbara, Env. Health  
**Subject:** RE: Emeryville Industrial Court - RO000621

Barney,

Thanks for the update. I knew you still had a case or two you carried forward, but I was not sure if this was one. I hope the new position is working out!

Glenn M. Leong, REA  
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**From:** Chan, Barney, Env. Health [<mailto:barney.chan@acgov.org>]  
**Sent:** Thursday, June 12, 2008 10:53 AM  
**To:** Glenn Leong  
**Cc:** Jakub, Barbara, Env. Health  
**Subject:** RE: Emeryville Industrial Court - RO000621

Glenn: I haven't been in LOP in over 7 months, please contact Barbara Jakub at 639-1287.

Thanks,

Barney

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**From:** Glenn Leong [mailto:gmleong@treadwellrollo.com]  
**Sent:** Thursday, June 12, 2008 10:13 AM  
**To:** Chan, Barney, Env. Health  
**Subject:** Emeryville Industrial Court - RO000621

Barney,

Do you know if there has been any movement by ConocoPhillips on groundwater investigation work at the former Union Oil gasoline station at 1400 Powell Street (adjacent to the Emeryville Industrial Court/Emerystation East property)? Are you still the Alameda County contact for these two properties? Thanks.

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