

Jakub, Barbara, Env. Health

To: Jakub, Barbara, Env. Health
Subject: FW: 6400 Christie Avenue

From: Teal Glass [mailto:tglass@stellar-environmental.com]
Sent: Monday, April 07, 2008 12:13 PM
To: Drogos, Donna, Env. Health
Subject: 6400 Christie Avenue

Hi Donna,

My name is Teal Glass and I work for Stellar Environmental Solutions, Inc. For a little under a year now we've been working on a site located at 6400 Christie Avenue in Emeryville, CA. I conducted a Phase I in April of 2007 for both the site, and an adjacent site, the Bay Center Offices (conducted as the property was being sold to the current owner, our client, Bay Center Investor, LLC), in which I noted the lack of regulatory communication between the previous owner/consultant with Alameda County as well as the Water Board. Currently, both the Bay Center Offices (6425-6475 Christie Avenue) and the Emery Bay Phase I Apartments (6400 Christie Avenue) are included under one project number (ACEH# RO0002799 and Water Board Global ID SLT2O05561). This is historically understandable as the site was originally one site, but has since been divided (in approximately 1990) into two locations split from north to south by Christie Avenue. As you can see on Geotracker, nothing has been uploaded for either site. The 6425-6475 Christie Avenue Bay Center Offices is actually the location which is described by ACEH and Water Board designations. The site is a SLIC site due to its location on fill. The site is encapsulated with asphalt and all three buildings contain methane monitoring systems. The previous consultant, PES Environmental, submitted a notification for construction on the Bay Center site to the previous ACEH case manager, Barney Chan. It was in his response to PES Environmental that Mr. Chan noted the lack of regulatory communication concerning both sites, and requested the submittal of historical and current documents to ACEH and the Water Board (letter attached).

The Emerybay Phase I Condo site on the other hand is a LUFT site. Eleven USTs were removed in the 1980s, and a pump and treat system was installed during the Condo construction, but failed due to corrosion in 1991. Manual removal of free product has occurred sporadically since then (we've already conducted five manual free product removal events since we took over in November 2007). There are currently 18 monitoring wells and nine passive free product removal sump wells located on site. While the current owner has agreed with us to sample on a quarterly (as opposed to yearly as was done previously) basis, there are currently no directives with regards to the site. I would really like to discuss the site with whoever has been reassigned from ACEH (as Barney has left). I have everything prepared to upload to Geotracker, but I think it is important to establish a new case number (and subsequently a new Global ID) specifically for the Emerybay Phase I Condo 6400 Christie Avenue Site. I have discussed this with the Water Board's Geotracker department, and they agree. I'll give you a call today, or later on this week to discuss this with you (or feel free to contact me as well) and hopefully find out who the new case officer will be so we can begin moving this site in a more positive direction.

Thank you,

Teal Glass
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4/7/2008