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Alameda County
Environmental Health

November 24, 2008

Ms. Barbara Jakub
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health, Local Oversight Program
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Subject: Request for Change to Groundwater Monitoring Program and
Notification of Proposed Preferential Pathway Study
6400 Christie Avenue, Emeryville, California
Alameda County Environmental Health Case No. RO#2799

Dear Ms. Jakub:

On behalf of Bay Center Investor, LLC, Stellar Environmental Solutions, Inc (SES) thanks Alameda County Department of Environmental Health (ACEH) for the meeting of November 20th, 2008 to discuss regulatory considerations and pathways to closure for the subject property.

As concluded in the meeting, SES is submitting this letter to request the current groundwater sampling program at the above listed address be modified from quarterly to semi-annual sampling events starting in 2009. While information regarding climate trends on the site has historically been sparse, SES believes the quarterly sampling events conducted between December 2007 and December 2008 is sufficient to determine the seasonal groundwater fluctuations at the site. Therefore, SES requests the monitoring be changed to semi-annual, with the events to occur in March and September, capturing winter recharge and the summer dry season. SES will continue to submit the results of these monitoring events in groundwater monitoring reports which will be submitted to both the ACEH (uploaded to the ftp site) as well as to the Regional Water Quality Control Board (Water Board) Geotracker® database.

SES also requests approval to modify the current active product removal events from a quarterly to a semi-annual basis. The current hydrological gradient at the site has been determined to be basically flat (0.001 feet per foot) resulting in very slow migration across the site. Therefore, any free product accumulation has a very low risk of migrating downgradient between removal events, and SES believes the same amount of product can be removed on a semi-annual basis.

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However, SES will continue passive product remediation (emptying the skimmers) on a quarterly basis, as the reservoirs tend to fill with either product or water in a shorter timeframe. The amount of product extracted in both the active and passive product removal events will be reported in the semi-annual groundwater monitoring reports.

To further move the site towards regulatory closure, SES also proposes to complete a Preferential Pathway Study by Q1-2009 to address any potential concerns of both vertical and lateral plume migration. The study will include a utility investigation, which will evaluate utility lines and trenches (including sewers, storm drains, pipelines, etc), and a well survey (including monitoring and production wells both active and inactive). The results of the study will include maps and cross-sections of these preferential pathways, and the report will be submitted to the ACEH as well as uploaded to the Water Board Geotracker® database.

As always, the purpose of these modifications is to move the site towards regulatory closure in a responsible and economically feasible way. SES will continue to evaluate both monitoring and remedial actions at the site to move it towards eventual regulatory closure. If you have any questions, please do not hesitate to call us at 510-644-3123.

Sincerely,



Teal Glass, R.E.A.
Project Manager



Richard S. Makdisi, R.G, R.E.A.
Principal

cc: Ms. Sarah Irving (representative of the property owner, Bay Center Investor, LLC)