

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Thursday, January 14, 2010 1:54 PM
To: 'Shad Small'; Evans, Charlotte
Cc: Costa, Aaron E; Alexander, Jeriann [FWI]; klauff@cchnc.org; Phil Neville; Hull, Ian
Subject: RE: RO#143, 1633 Harrison St., Oakland Former Chevron 9-0020

Hi Charlotte,

Only to clarify, I'll wait to see the updated figure you mentioned in your email in order further understand the constraints and understand available options at the site and vicinity. I did not want the site to have delays we could avoid, if this was not clear; but likely it is clear.

Best,

Mark Detterman

Hazardous Materials Specialist, PG, CEG

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PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

From: Shad Small [mailto:ssmall@Oakha.org]
Sent: Monday, January 11, 2010 11:32 AM
To: Evans, Charlotte; Detterman, Mark, Env. Health
Cc: Costa, Aaron E; Alexander, Jeriann [FWI]; klauff@cchnc.org; Phil Neville; Hull, Ian
Subject: RE: RO#143, 1633 Harrison St., Oakland Former Chevron 9-0020
Importance: High

Ms Evans & Mr. Detterman:

In view of the subject update, I write to you both to emphasize again the timing constraints, which loom over our project and, possibly imperil its desired and required progress. CRA's "update" suggests that it will be difficult to safely install the County-prescribed monitoring well where once it had been thought feasible, due to the confluence of a myriad of utilities in or close by the intersection of Harrison and 17th Streets. We must advise that we are very concerned about any additional delay this may prompt at this point in time, with "time" being the operative word.

You may recall from last year's meeting (between ACEH, Chevron and our project staff) that we were then concerned about the impact delays were having on our ability to start construction by the end of 2009 and, more important, the impact those delays would have on all of our funding commitments, all of which were increasingly time sensitive. For a number of reasons beyond our control, we were obviously not able to start construction before December 31, 2009. As a result, we requested and the HUD granted a time extension to June 30, 2010. We have been told that our project must start by then, or we risk the loss of HUD's irreplaceable commitment of more than \$6 million, which requires a "clean" and prohibits any requirement that there be onsite monitoring. Similarly, we are currently awaiting the City of Oakland's finalization and publication of its NEPA findings, which, as I understand, will stipulate that that there won't be any future risk to site's workers or its eventual residents. Cumulatively, all of these are tied and essential to HUD's review and final approval of the proposed (and much needed) 73-unit, affordable senior rental project, and the retention of the millions of dollars in underlying commitments.

Therefore, we respectfully request that you expeditiously take any and all steps needed to resolve and satisfy the ACEH's monitoring requirement, so that we may, in time and in turn, obtain HUD's approval to close and start construction of the Harrison Street Senior Housing development project by June 30, 2010. I am prepared to meet with you and others, either onsite or in your office, as may be required. Please contact me immediately, if you have any questions.

Thanks in advance for your very earliest consideration and understanding of the constraints within our project must move forward.

Shad Small
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From: Evans, Charlotte [mailto:Cevans@croworld.com]
Sent: Monday, January 11, 2010 10:12 AM
To: Detterman, Mark, Env. Health
Cc: Costa, Aaron E; Shad Small
Subject: RO#143, 1633 Harrison St., Oakland Former Chevron 9-0020

Hi Mark,

This is an update on the fieldwork from January 9-10 at the Harrison St. site. Unfortunately, we were not able to install the monitoring well or any borings due to utility constraints. Below is a synopsis:

Monitoring well MW-17: Two possible locations had been located within the crosswalk. Whilst hand-augering the 1st location within the boring, we encountered a steel pipe that had not previously been detected either by USA or the private utility locator. We cleared around the pipe to determine its orientation and it was oriented directly in line with the 2nd location. From emails with ACEH previously, we had also discussed a 3rd location in the south part of the crosswalk. Based on the photos, it appeared there was room between an electrical line and communications line. Once out at the site, the markings show an electrical corridor approximately 1.5 feet wide and there was not enough room between the utilities.

Borings on Harrison St. near well MW-16: USA and a private utility locator were used on 12/30/09 to clear the areas for the borings. Based on the markings, only a sewer line was marked out and there was enough room to advance the borings. However, when the field crew arrived to start the field work, a PG&E gas line corridor was marked in the parking lane and there was not enough space between the two utilities to safely install any borings.

Borings on 17th Street near former well MW-12: USA and the private utility locator showed there was no clear area to install the borings. There is a fiber optics/communications corridor that runs through most of the parking lane.

Based on the previous discussions with ACEH, we understand that this information would be helpful in determining the effectiveness of the previous remedial actions and move toward closure of the site. It has been agreed with ACEH that a monitoring well could not be installed onsite (within the property boundaries) due to HUD funding constraints. At this time, it does not appear that there is any location directly downgradient that will allow us to install a monitoring well closer to the site than well MW-16.

CRA is currently updating its site maps to include all utilities and these will be forwarded to ACEH once finished. Please let me know if you would also like to meet at the site so that we can discuss any possible alternatives. And feel free to contact me to discuss this further.

Thank you.

Charlotte Evans

Conestoga-Rovers & Associates (CRA)

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