

Drogos, Donna, Env. Health

Subject: RO139 - 5175 Broadway
Entry Type: Phone call
Start: Tue 9/11/2007 3:00 PM
End: Tue 9/11/2007 3:00 PM
Duration: 0 hours

Lucy Armentrout, PM for developer, 510-220-6445

On board w/site may 2007, entitlements in July 2007
Want to excavate & start construction in Nov 2007
Leroy requested a factsheet from them 3 weeks ago

Site contaminated, FP, offsite contamination not defined, access issues re: offsite properties have not been resolved so extent not defined.

Want to do cleanup as they excavate for building construction. Want county to approve them to build now before cleanup. They will just build & agree not to sell units until cleanup completed (the excavation). For the rest of the soil & GW contamination onsite they propose long-term cleanup of 2-3 years. So property sold with contamination in place & onsite cleanup occurring. Want county to certify okay to build & occupy while site being cleaned up (without knowing if cleanup effective).

Told her site has FP, undefined plumes, offsite contamination. Cannot okay residential development with these conditions. Site where residential build is typically cleaned up before approval to build is issued. Is possible to be still dealing with offsite issues after the building is constructed but not generally onsite issues with high residual.

Discussed her e-mail timeline. Yes it appears they sent items to ACEH & did not get a response. However continually sent items to CW who left ACEH in 01/07; consultant works other many cases at our agency & likely knew CW left, questionable why letters continually still sent to CW then; also calls to CW's number would have indicated that CW no longer here. The first I hear about the site is when groundbreaking is 2 months away & reports & submittals did not indicate that development was being planned. Why? She is not sure, just became involved in May.

Re: development will work with them however they need to be upfront with development schedule & present a reasonable schedule with timelines that we can agree to meet. Generally development sites have 1-1.5 year advance notice. Also, site has a lot of contamination & it extends offsite, the site needs a CAP that goes out for public comment. Affected property owners need to be involved in process. & offsite extent is unknown. Too many unknowns & cleanup not performed; so cannot issue approval to build residential.

She will re-evaluate project. Does not seem like timelines of current project will work. Might need to consider next year. She will go back to consultant & owner to develop timelines.

Told he to check in with me in 1-2 months re: case assignment to new casworker.

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Start: Tue 9/11/2007 10:36 AM
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Lucy Armentrout, 510-220-6445
new caseworker? you said they would be hired now