

R0202

Wickham, Jerry, Env. Health

From: Ricky Bradford [rbradford@aeiconsultants.com]
Sent: Wednesday, November 07, 2007 3:57 PM
To: Wickham, Jerry, Env. Health
Cc: 'Peter McIntyre'
Subject: 245 8th Street, Oakland

Jerry:

Good afternoon. I wanted to notify you of several important developments at the site located at 245 8th Street, Oakland (RO0000202 – Vic's Auto).

As you may know, the City of Oakland requires very specific insurance coverage and primary wording for monitoring wells located in the City's right of way. In the past, our client's Insurer Broker and the City of Oakland have not been able to come to terms on the specific endorsement wording for the Insurance Certificate needed to install monitoring wells (MW-8 and MW-9) in the right of way along 7th Street and Alice Street. These wells are needed to complete the lateral plume delineation and to monitor remediation progress. Recently, our client has changed insurance companies and we were able to get the endorsement wording the City requires on the Insurance Certificate. Therefore, we should be able to get the necessary permits and install the subject monitoring wells in the next couple of months. However, we would like to get your input and consensus on the final well locations before installation. We can discuss this further in the next coming weeks. In the meantime, I will email and/or fax you a site plan with the proposed well locations.

Second and most important, we have 3 monitoring wells (MW-10, MW-11, and MW-12) and 2 soil gas probes (GP-3 and GP-4) on an adjacent and currently vacant parcel of land at 708 Alice Street. The property owner allowed us access to the property to install these wells and soil gas probes on the condition that we remove them when he was ready to develop. We have been routinely monitoring and testing these wells for several years now. However, the property owner notified us last month that he will be developing the property with a 3-story duplex. The final plans are currently in the City's Planning Department, but the owner is planning to break ground as soon as next January or February 2008. As a consequence, the monitoring wells will likely have to be destroyed, which will also involve your input and approval. In the meantime, we want to make the most of these wells over the next few months by using them as dual phase extraction (DPE) wells. We have a way to route temporary suction hoses from the existing DPE system to these wells. Also, the DPE system has sufficient capacity for this expansion. We are also working with the developer's architect to save any wells if possible, but I'm not sure how this will pan out.

Please contact me at your earliest convenience (510) 375-2314 so that we may discuss these developments in more detail.

Sincerely,

Ricky Bradford
Senior Staff Engineer
AEI Consultants
2500 Camino Diablo, Suite 200
Walnut Creek, CA 94597
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rbradford@aeiconsultants.com

11/8/2007

Wickham, Jerry, Env. Health

To: Ricky Bradford
Cc: 'Peter McIntyre'
Subject: RE: 245 8th Street, Oakland

Ricky,

As we discussed by telephone on November 13, 2007, I have no objection to expanding the DPE system to use wells MW-10, MW-11, and MW-12 and investigating the potential for keeping the wells and soil gas probes at 708 Alice Street for future use during and after development.

Regards,
Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 fax
jerry.wickham@acgov.org

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11/13/2007