

Subject: Fwd:Benicia Arsenal: 1032 Adams Street, site clean up and findings
 From: Donn Diebert
 Date: Fri, 15 Aug 2008 13:19:00
 To: "Parent, Chris" <CParent@dtsc.ca.gov>
 To: "Wallberg , Eric" <EWallber@dtsc.ca.gov>

Chris/Eric, FYI... One of you should follow through with Angela Sanders and see if we can add the open space to the area needing a permit to construct due to potential for ordnance....

>>> On 08/15/2008 at 12:19 PM, in message <7a977f1e914adaf9dbbc1fd815f37d93@sbcglobal.net >, Marilyn Bardet <mjbardet@sbcglobal.net > wrote:

Hi Chris and Don,

Thanks for our conversation on Tuesday. Last night at the Planning Comm public hearing on the Lower Arsenal Mixed Use Specific Plan (LAMUSP) final EIR, the commissioners voted to recommend approval of the EIR and the Plan as it was reviewed, which means that if the City Council follows their advise, then over 100 units of residential housing would be permitted as a use in the lower Arsenal: at maximum potential development, this would mean possibly 80 units of "senior housing" on the Jefferson Street Ridge (now open space, considered historic landscape setting for Officers' Row within National Register Historic District C), and also 22 single family houses on the less than one acre site bordering Grant Street, directly below the historic Guard House (1870). In fact, the so-called "preferred alternative" of the Specific Plan FEIR would allow a maximum of 7 new buildings on the Jefferson Ridge and 6 new roads; these buildings, although recommended for commercial use, could accommodate residential now being proposed, under a different design layout, by Solano Housing Authority: SHA insists that it has the best alternative for Ridge development, and that it has negotiated development rights with the property owners, Richard Bortolazzo and Robert Whitehead, (who also own other buildings in the lower Arsenal, including the "Command Post" (1870) directly across from the Grant St. property proposed by Kathleen Olson for the 22 units of family residential.)

So, I think you get the idea here. The commissioners asked our planning/community development director, Charlie Knox, what kind of assessment the EIR performed, if it couldn't describe or account for the kind of investigative procedures and costs that individual property owners would incur, especially in the event that residential was permitted. Kathleen Olson said at the podium that she was ready to fulfill whatever was required.... she actually said that she wasn't worried, that these things "wouldn't rain on our parade."

It so happens that I was able to get through to Angela Sanders, who lives in Vallejo and who was one of the co-owners of the Guard House and initiated its complete renovation, including of the landscaping. I'd called her on Tuesday after talking with you about my remembrance of seeing the metal frags that Angela and Grant Spotts (her business partner in Adams Street Films) had collected around their building and which they assumed were fragments of old cannon balls. I'd left a message with Angela asking her to call me, and yesterday at 6 pm, right before the PC hearing, she returned my call, and hearing more about my request for confirmation of that find, she typed up the following account and emailed it to me. I took it to the hearing and entered it into the formal record by reference (I had no time to read the whole thing, but described contents.) I would testify in court my remembrance of seeing those metal pieces, their condition, and where I saw them.

So, as you told me, such an account from a primary source would qualify as "new information" about property conditions. I assume you understand from your experience in Benicia the potential for finding other metal frag and OE "anomalies" in the vicinity. Please advise me of the official meaning of this letter with regard to Department protocols in the event that residential use is permitted in the lower Arsenal.

I also have learned that recently another piece of OE was found during preparation for a new landscaped garden around the Camel Barn Museum. Apparently, Belinda Smith, a local resident and professional planner concerned about our historic district's preservation, inquired about what protocols were used to investigate the area proposed for the garden and whether permits had been issued to dig in the vicinity of the Museum. She said that she'd learned that some kind of metal frag was found and that Dan Schiada of Public Works Dept. "handled it". What does this mean? Was this find reported to DTSC or the Army Corps? Please advise me on this matter, also, if you have any info.

Thank you very much for your time on this. I know we are no where near any conclusions on the matter of the FUDS investigation, nor of the FEIR on the Arsenal Specific Plan, but this letter serves to put you on further alert that we are concerned.

Sincerely,

Marilyn Bardet
707-745-9094

Begin forwarded message:

> From: Angela Sanders <angie_film@yahoo.com >
> Date: August 14, 2008 6:30:38 PM PDT
> To: mjbardet@sbcglobal.net
> Subject: 1032 Adams Street, site clean up and findings

>
> Dear Ms. Bardet:

>
> Further to your inquiry about the site clean-up of the Guard and
> Engine House at 1032 Adams Street. As we restored the existing ruin,
> we had no need to excavate for our renovations. The exterior of the
> site had been used as a dumping ground for many years and we removed
> dumps of tarmac road paving, and a couple of decades of trash. We
> brought in extensive top soil \$11,000 worth if I remember correctly,
> prior to landscaping the site.

>
> During the course of our renovations, we found various fragments of
> military ordnance and what we suspected were bits of old cannonballs.
> These were found around the rear of the building and down the berm
> behind the building. We packaged these items up in a shoe box and
> donated them to the camel barn museum.

>
> After at least a couple of years of occupancy a state inspector who
> was involved in the clean up of the Tourelot property called by our
> office. Because of our extensive landscaping and renovations and the
> solitary nature of our business, he did not seem to be at all
> concerned in inspecting the environs, or in conducting any tests.

>
> In view of Benicia's record with Rose Drive, I would suggest that a
> more thorough investigation would be necessary prior to developing the
> property.

>
> Respectfully,

>
> Angela Sanders
> Partner Adams Street Films.

>
> P.S. I am aware that that there is a utilities easement across the
> property from Adams Street thru to Grant Street between the Guardhouse
> and Star Garage. I will try to investigate further, if I can find the
> old plans.

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>
----- Forwarded message -----

Subject: Fwd:Benicia Arsenal: 1032 Adams Street, site clean up and findings
From: Marilyn Bardet <mjbardet@sbcglobal.net>
Date: Fri, 15 Aug 2008 12:19:00
Hi Chris and Don,