

Nowell, Keith, Env. Health

From: Hill, Stephen@Waterboards [Stephen.Hill@waterboards.ca.gov]
Sent: Monday, July 30, 2012 8:49 AM
To: Leonard Niles
Cc: Nowell, Keith, Env. Health; Headlee, Chuck@Waterboards
Subject: RE: Former Mandela Trucking, 1225 Mandela Parkway, Oakland, CA; ACEH Case # RO0000041

Mr. Niles – ACDEH has transferred this case to the Water Board, so you should be dealing with our agency going forward ... I'm copying Chuck Headlee on this response since he will be assigning this and other transferred LUFT cases to staff in his section ... cheers, Stephen Hill

Stephen Hill
Toxics Cleanup Division Chief
(510) 622-2361 SHill@waterboards.ca.gov

From: Leonard Niles [mailto:leonard@allwest1.com]
Sent: Tuesday, July 24, 2012 12:06 PM
To: Hill, Stephen@Waterboards
Cc: keith.nowell@acgov.org
Subject: FW: Former Mandela Trucking, 1225 Mandela Parkway, Oakland, CA; ACEH Case # RO0000041

Steven,

I am unsure whether we should be responding to Alameda County or the Regional Board on this, please advise.

Sincerely,

Leonard Niles, P.G., C.H.G.
Senior Project Manager
AllWest Environmental, Inc.
530 Howard Street, Suite 300
San Francisco, CA 94105
(415) 391-2510 x109
fax (415) 391-2008

From: Leonard Niles [<mailto:leonard@allwest1.com>]
Sent: Tuesday, July 24, 2012 11:55 AM
To: 'keith.nowell@acgov.org'
Cc: 'gillisnancy@att.net'; 'Marc Cunningham'; Tom Gillis (nancy_gillis@sbcglobal.net)
Subject: FW: Former Mandela Trucking, 1225 Mandela Parkway, Oakland, CA; ACEH Case # RO0000041

Keith,

We have once again been retained by Nancy and Tom Gillis to represent them regarding the site at 1225 Mandela Parkway, Oakland, #RO0000041. I would like to discuss your letter of June 15, 2012 (see attached). The last time we were retained by the Gillis's during 2010 we had a series of discussions and a meeting with your predecessor Paresh Khatri in October 2010 about performing an additional subsurface investigation prior to completing the FS/CAP required by Paresh's 9/17/2009 letter. I am not sure how much of this you may have discussed with Paresh. Forwarded below is an e-mail I sent to Paresh in October 2011, summarizing what had been discussed at

the meeting the year before. Although at that time we were again briefly retained to do the subsurface investigation, that work was never authorized. The last work AllWest has performed at the site was the November 2010 groundwater monitoring.

Please call me at (415) 391-2510 to discuss the letter and further work at the site.

Sincerely,

Len

Leonard Niles, P.G., C.H.G.
Senior Project Manager
AllWest Environmental, Inc.
530 Howard Street, Suite 300
San Francisco, CA 94105
(415) 391-2510 x109
fax (415) 391-2008

From: Khatri, Paresh, Env. Health [<mailto:paresh.khatri@acgov.org>]
Sent: Friday, October 28, 2011 10:31 AM
To: 'Leonard Niles'
Cc: Drogos, Donna, Env. Health; Nancy Gillis; Tom Gillis; Dominick Lee; marc cunningham
Subject: RE: Former Mandela Trucking, 1225 Mandela Parkway, Oakland, CA; ACEH Case # RO0000041

Hello Leonard,

Thank you for the e-mail. We look forward to your work plan.

Sincerely,

Paresh C. Khatri
Sr. Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Phone: (510) 777-2478
Fax: (510) 337-9335

E-mail: Paresh.Khatri@acgov.org

<http://www.acgov.org/aceh/index.htm>

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From: Leonard Niles [<mailto:leonard@allwest1.com>]
Sent: Friday, October 14, 2011 11:31 AM
To: Khatri, Paresh, Env. Health
Cc: Drogos, Donna, Env. Health; Nancy Gillis; Tom Gillis; Dominick Lee; marc cunningham
Subject: Former Mandela Trucking, 1225 Mandela Parkway, Oakland, CA; ACEH Case # RO0000041

Paresh,

I just wanted to document what we discussed in our telephone conversation this morning, in addition to what was discussed at our meeting one year ago on October 7, 2010 regarding the former Mandela Trucking site at 1225 Mandela Parkway in Oakland, ACEH case # RO0000041 and Geotracker Global ID # T0600102246. AllWest is now once again representing the property owners, Tom and Nancy Gillis, who wish to proceed with the additional subsurface investigation we discussed in our October 2010 meeting. You had requested preparation of a Feasibility Study and Corrective Action Plan (FS/CAP) in your letter of September 17, 2009, which AllWest was then in the process of preparing. At the meeting, AllWest had proposed a limited additional subsurface investigation to verify elevated petroleum hydrocarbon concentrations in soil and groundwater analytical results from two historical borings in (SB-2 and SB-7) the release source area, prior to completing the FS/CAP. The purpose of the additional investigation was to evaluate whether the groundwater sampling methodology previously used (obtaining samples from temporary PVC casing in open boreholes) may have biased groundwater analytical results upward due to caving of contaminated soil from the source area into the open boreholes. AllWest proposed advancing a Geoprobe DPT continuous core soil boring and separate Hydropunch groundwater sampler adjacent to each of the previous source area borings SB-2 and SB-7 (a total of 2 soil borings and 2 Hydropunches), with analysis of soil and groundwater samples for TPH-g, d & mo and BTEX. Our proposed scope of work was described in our draft meeting agenda dated October 5, 2010, which I have attached.

At the meeting, you requested that we add naphthalene and total lead to the proposed lab analyses. You also requested that we perform an additional sub-slab soil vapor investigation inside the building. You said that if analytical results from the soil, groundwater and soil vapor investigation were within acceptable limits, you would consider a case closure evaluation within a year, possibly with a commercial deed restriction. You also gave approval to reduce the groundwater monitoring frequency from quarterly to semiannual, and requested we add naphthalene and total lead to the current groundwater analyses. You requested a brief letter workplan with the proposed scope of work for the subsurface investigation. AllWest proposed performing the soil and groundwater borings first and the soil vapor sampling later. The last work performed by AllWest at the subject site was the 4th Quarter 2010 groundwater monitoring event in November 2010, during which TPH-d concentrations continued to decline to slightly above RWQCB ESLs in source area well MW-1, while not detected in the other two wells.

In our telephone conversation today we reviewed what was discussed at the meeting a year ago. In addition to the two source area soil boring/Hydropunches adjacent top historical borings SB-2 and SB-7, you requested soil vapor samples be collected from at least two locations inside the subject site building, each from immediately below the floor slab and at 5 feet below ground surface. You requested that a brief letter workplan be submitted prior to performing the investigation. You also requested that semiannual groundwater monitoring be resumed immediately. I would appreciate it if you could please acknowledge receipt of this e-mail. Also since you may shortly be replaced as the ACEH case worker for this site, as you told me, I would appreciate it if you could brief the new caseworker on our discussions and agreements since nothing has been documented in any formal ACEH letter. Please call me if you have any questions or comments.

Thank You,

Len

Leonard Niles, P.G., C.H.G.
Senior Project Manager
AllWest Environmental, Inc.
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San Francisco, CA 94105
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