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AGENDA
REVIEW OF SITE CONDITIONS
2853-2863 MANDELA PARKWAY
OAKLAND, CA

Meeting with Alameda County Environmental Health Department
January 11, 1999
2 PM

1. Brief Site History
2. Review Site Investigations
 - a. Harding Lawson/ATEC
-USTs/residual impacts
 - b. CERES Associates August and November 1998
3. Summarize Apparent Subsurface Conditions
 - a. Soil/groundwater
 - b. Free product
4. Potential Sources
 - a. 2855 Mandela Parkway
 - b. 2607 Mandela Parkway
 - c. Other sources?
5. Potential Responsible Parties
6. Potential Remedial Process
 - a. Future work

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January 11, 1999

Mr. Larry Seto
Alameda County Environmental Health Dept.
1131 Harbor Bay Parkway, #250
Alameda, CA 94502

RE: Agenda for January 11, 1999 Meeting for 2855 Mandela Parkway

Dear Larry:

Attached please find an agenda for our 2 PM meeting today. After further discussion with CERES Associates and SOMA Corporation (the former property owner's consultant), my goals for the meeting are slightly revised from my December 30, 1998 letter to you. The following briefly outlines my goals:

1. Discuss current site conditions (brief outline of previous site investigations).
2. Discuss the likelihood that floating product from 2607 Mandela Parkway is moving downgradient to 2855 Mandela Parkway. Floating product at 2855 Mandela Parkway appears to be coming from an offsite source. This source may be 2607 Mandela Parkway as:
 - o.k.* - 2607 Mandela Parkway is upgradient from the floating product in Willow Street and at 2855 Mandela Parkway.
 - o.k.* - The observed floating product thickness increases in the direction of 2607 Mandela Parkway.
 - o.k.* - The former gasoline tank at 2607 Mandela Parkway was abandoned-in-place in 1997 as was reported to be "rusty, pitted, (and had) several holes."
 - o.k.* - The floating product under both Willow Street and 2855 Mandela Parkway observed during our recent investigations was relatively "clean," indicating a more recent release. The tanks at 2855 Mandela Parkway were removed in 1991.
 - Soil Anal done and indicate* *o.k.* ~~At the time~~ - At the time the 2855 Mandela Parkway tanks were removed and in the subsequent 1992 investigation, there was no indication of free product.
 - A second source/tank may be present at 2607 Mandela Parkway based upon previous land use as observed in aerial photographs.
 - o.k.* - No additional source was found at 2855 Mandela Parkway after a series of subsurface investigations (including subsurface utility surveys).
3. Discuss the potential for separation of the 2607 Mandela Parkway investigation and the 2855 Mandela Parkway investigation.
 - It may be difficult to separate the investigations due to the complexity of the site conditions, including the presence of clean floating product and a potential offsite source.
 - Depending upon your opinion and authority, we may solicit a letter from you regarding the complexity of the problems and the difficulty in separating the two property investigations.

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4. Present recommendations to Alameda County Environmental Health Department regarding investigation requirements for 2607 Mandela Parkway.
 - Installation of 6 to 8 soil borings with at least 3 borings in the northern half and 3 borings in the southern half of the building. Samples should be collected from 10 and 15 feet below ground surface.
 - Groundwater collection from the boring locations from temporary wells following the boring installation (as feasible, depending upon field conditions), as well as 3-4 hours later or overnight.
 - Installation of one monitoring well in Willow Street to further evaluate the floating product thickness
 - Samples should be analyzed for TPHg, benzene, toluene, ethylbenzene, xylenes, and methyl-tert-butyl ether, in part by using US EPA methods 8015 and 8020, as appropriate. We would also suggest collecting split product samples (if floating product is found), or soil/groundwater samples for petroleum hydrocarbon fingerprint characterization.

5. Present proposed future work for 2855 Mandela Parkway.
 - Evaluation of the potential of preferential pathways of migration in the subsurface through utility line backfill. CERES Associates would analyze City of Oakland maps to determine if these pathways might exist.

We look forward to meeting with you today.

Regards,



Faye Beverett
Property Owner

Meeting on 1-11-98 (9)

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