

From: [Soo, Kit, Env. Health](#)
To: esme_designers@yahoo.com
Cc: "[Fong, Bryan](#)"; "[Schaefer, Peter](#)"; [Roe, Dilan, Env. Health](#)
Subject: RO196 - Bill Louie's Service Station - 800 Franklin Street, Oakland - August 22, 2016 Meeting Summary and Action items
Date: Wednesday, September 14, 2016 2:30:00 PM

Dear Ms. Chiu,

Thank you for attending the meeting on August 22, 2016. Attendees of the meeting included Peggy Chiu, Anny Chiu (Chiu Family); Peter Schaeffer and Bryan Fong (GHD Consultants); and Dilan Roe and Kit Soo from Alameda County Department of Environmental Health (ACDEH). The purpose of the meeting was to discuss the status of the project as well as to introduce myself as the new case worker for this site.

The below summarizes our discussion items, [deliverables](#)/action items during the course of the meeting:

Discussion

General

- History of the site and current land use.
- No basements or crawl space are located at the site.

Soil Vapor Sampling

- The *Soil Gas Assessment Report, Chiu Property, 800 Franklin Street, Oakland, California*, dated January 19, 2016, prepared by GHD Consultants, was reviewed. The purpose of this investigation was to assess the potential for vapor intrusion risk to indoor air within the on-site building. The results showed that no hydrocarbon or volatile organic compounds (VOCs) were detected at concentrations above the Environmental Screening Levels (ESLs) from the soil gas wells (VP-1 and VP-2) located at the perimeter of the property and sub-slab probes (SSVP-1 and SSVP-2) located within the building.

Groundwater Monitoring

- Groundwater flow and directions are likely influenced by the dewatering activities associated with the BART tunnel which is located immediately north/northwest of the site.
- Groundwater concentrations for benzene in the tested wells have generally been stable and consistent with historical results.
- BART Tube - identify the BART sump located closest to the site.

Deliverables/Action Items

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As discussed during the meeting, please prepare the following support document and performed the following to advance the site to closure.

1. Table and Figure showing all borings/monitoring wells, excavation base and wall samples, etc., for what is remaining at the site
2. Identify the BART sump located closest to the site. Propose sampling the sump if accessible.

3. Perform groundwater sampling for the 2nd Half of 2016 and add VOC analysis (Method 8260B) to all sampled groundwater monitoring locations, for verification of impacts associated with the historical solvent and waste oil tanks

After the completion of the above-mentioned items, prepare a request for closure document which goes through the Low Threat Closure Policy criteria in detail.

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Technical Report Request

Please upload the documentation to the ACDEH ftp site (Attention: Kit Soo) and to the State Water Resources Control Board's GeoTracker website according to the following schedule and naming convention:

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1. **October 30, 2016** - Table and Figure showing all borings/monitoring wells, excavation base and wall samples, etc., for what is remaining at the site; and information with respect to the location of the closest BART sump to the site
File to be named: MISC_SAMP_R RO0196
2. **October 30, 2016** – Groundwater Monitoring Summary Report
File to be named: GWM_R_YYYY-mm-dd RO0196

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If you have any questions, please let us know.

Thanks,

Kit

Kit Soo, PG

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