

**From:** [Soo, Kit, Env. Health](#)  
**To:** [johnjay@jayphares.com](mailto:johnjay@jayphares.com)  
**Cc:** ["Jeremy Smith"](#); [Peter McIntyre](#); [Roe, Dilan, Env. Health](#)  
**Subject:** RO2580 - Young's Cleaners - 10700 MacArthur, Oakland - August 17, 2016 Meeting Summary and Action Items  
**Date:** Tuesday, September 13, 2016 1:30:00 PM

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Dear Mr. Jay,

Thank you for attending the meeting on August 17, 2016. Attendees of the meeting included John Jay (Jay-Phares Corporation, Responsible Party); Jeremy Smith and Peter McIntyre (AEI Consultants); Dilan Roe and Kit Soo (Alameda County Department of Environmental Health). The focus of our meeting was to discuss the effectiveness of the SSD and SVET systems and to strategize about the path to closure for this site.

The below summarizes our discussion and proposed action items during the course of the meeting:

### **Discussion**

- A summary of past and current occupants at the Foothill Square Shopping Center.
- A summary of past investigations and remediation performed at the site, including a description of the sub-slab depressurization system (SSD) and the soil vapor extraction and treatment system (SVET), and how they operate.
- Different methods that can be used to evaluate system effectiveness and remedial progress.
- The adequacy of the groundwater monitoring network –depth (shallow and deep) and coverage issues; and the groundwater monitoring program.
- Collection of indoor air samples within the currently vacant former Anna Linens' property prior to the occupancy of new tenants.\*

### **Technical Comments**

- Evaluate the existing shallow and deep groundwater monitoring well network
  - o Verify the screened intervals for all existing wells (note that several shallow and deep wells have unverified top of screen depths)
  - o Assess whether the existing well network is able to define/delineate the contaminant plume in the shallow and deep depth intervals, respectively, and provide recommendations.
  - o Present this information and recommendations in the next groundwater monitoring report (2<sup>nd</sup> Semester 2016 Groundwater Monitoring Report)
- Evaluate the data compiled from the SSD and SVET systems
  - o Assess the effectiveness of the SVET by proposing a method to assess remedial progress by shutting the system and performing rebound testing. The SSD system must continue to operate during this assessment and indoor air sampling must be performed to verify that the SSD is protective of indoor air.
  - o As part of this assessment, determine the extent of the soil vapor plume based on soil vapor measurements collected recently and evaluate whether installation of additional SVE wells in areas of high vapor concentrations are appropriate. Please prepare a site plan showing all the current and former borings, soil vapor/sub-slab vapor point, monitoring wells, etc.

- Present this information and the proposed plan in the next groundwater monitoring report (as mentioned above). As mentioned in the meeting, a separate section within the semi-annual groundwater monitoring report will cover system operation, maintenance and status information for the given period.

\*Note that this was completed on August 17, 2016 and ACEH had responded on August 18, 2016 with a conditional approval (see email correspondence dated August 17, 2016)

### **Technical Report Request**

Please upload technical reports 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 file-naming convention:

- October 31, 2016 – Indoor Air Sampling Report  
File to be named: SWI\_R\_yyyy-mm-dd RO2580
- December 13, 2016 – 2<sup>nd</sup> Semester 2016 Groundwater Monitoring Report  
File to be named: GWM\_R\_yyyy-mm-dd RO2580

If you have any questions, please let us know.

Thanks,  
Kit

**Kit Soo, PG**

***Senior Hazardous Materials Specialist***

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