

# Fact Sheet on Environmental Assessment

## Former Young's Cleaners Site

10700 MacArthur Boulevard

Oakland, California

Alameda County

ACEH File No. RO0002580

November 2016

This fact sheet is being provided to describe site background, past work to investigate and remediate site contamination, next steps, the oversight process for the site, and how you can obtain more information.

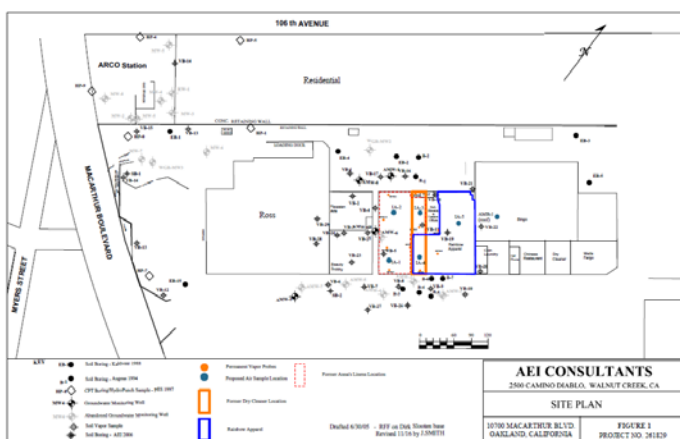
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By Alameda County Environmental Health 2:45 pm, Dec 01, 2016

Winter, 2016

The Alameda County Department of Environmental Health (ACDEH) is issuing this fact sheet to inform you of ongoing investigation work at the former Young's Cleaners (site), located at 10700 MacArthur Boulevard in Oakland, California (Figure 1).

potential for movement of VOCs into the inside of buildings where people could be exposed to contaminated air. This process is called soil-vapor intrusion into indoor air.



### Glossary of Terms

**Soil Gas**—Soil gas refers to the air that is present in the open spaces between soil particles between the ground surface and the water table. It includes air (primarily oxygen and nitrogen, like above ground), water vapor, and occasionally pollutants.

**Volatile organic compounds (VOCs)**—VOCs are organic liquids, including many common solvents that readily evaporate at temperatures normally found at ground surface and at shallow depths. Many VOCs are known human carcinogens. Examples of VOC usage include dry cleaning solvent, carburetor cleaner, brake cleaner, and paint solvents.

The purpose of the investigation work is to gather more information on the nature and extent of soil gas contamination in the vicinity of the former dry cleaning operation suite. This fact sheet contains information concerning site background, results of recent investigations, mitigation activities, and information contacts. A glossary of certain terms also is included.

**Site Background** - The former Young's Cleaners was a dry cleaning business former located in a small tenant suite situated within the approximately 13.5 acres Foothill Square Shopping Center. The shopping center is located within a mixed commercial and residential area of Oakland, and is bound by MacArthur Boulevard to the west, Foothill Boulevard to the east, and 108th Avenue to the south.

Between 1984 and 1995, Young's Cleaners, operated in one of the units of the shopping center, located at the southwestern end of the northern building. The dry cleaning operation utilized tetrachloroethene (PCE) as the dry cleaning solvent. Volatile Organic Compounds (VOCs) such as PCE are able to move in the environment, from soil to groundwater, from groundwater to soil, and from groundwater or soil to air. Of particular interest is the

**Historical Investigation Activities** - Environmental investigations have been performed at the site beginning in March 1995; these investigations have included sampling and analysis of soil, soil-vapor, groundwater, and indoor air to assess the type and extent of contamination at the site. Monitoring wells have been installed and are currently sampled on a semi-annual basis.

Investigations performed at the site have identified that VOCs, specifically PCE, leaked into the subsurface beneath the subject building. Soil, groundwater, and soil vapor samples have been collected beneath and in the vicinity of the dry cleaning operation. The completed activities have delineated the extent of contamination.

**Cleanup of Environmental Impacts** VOCs have been detected in soil, groundwater, soil-vapor samples at the site. During 1994 a large source removal excavation was completed which removed impacted PCE soil. In January 2014, as part of pilot study, AEI commenced operation of a sub-slab depressurization system (SSDS) and soil vapor extraction (SVE) system to assess its feasibility as an additional long term remedial approach. The system has for the most part run continuously since this time and continues to operate today. The system has been found to be an effective means of removing PCE from beneath the site. The

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removal of PCE vapors from beneath the site also reduces the potential for vapor intrusion into the indoor air.

**Indoor Air Sampling** – To further assess indoor air quality and the effectiveness of the SSDS and SVE system, AEI collected indoor air samples from within the recently vacated Anna's Linens location (this suite is located adjacent to the former location of Young's Cleaners) in August 2016. Results of the indoor air samples indicated the presence of PCE slightly above regulatory limits based on long term risk exposure in the indoor air. Based on this exceedance, further evaluation of indoor air quality at the site is warranted.

**Next Steps** – Based on the results of the recent indoor air sampling, additional indoor air sampling activities are planned at and at the adjacent suite during the month of December 2016 to further evaluate indoor air quality and to assess if additional mitigation measures are appropriate.

The case file can be viewed over the internet on the ACDEH at <http://www.acgov.org/aceh/lop/ust.htm> or at the State of California Water Resources Control Board website at <http://geotracker.swrcb.ca.gov>.

Please send written comments regarding the investigation and proposed actions to Kit Soo at the address below.

## For More Information

Please contact any of the following individuals with questions or concerns you may have:

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