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FACT SHEET ON FEASIBILITY STUDY / CORRECTIVE ACTION PLAN
City Blue Print Site
1700 Jefferson Street, Oakland, CA
LUST Program, Case No. RO000151
Geotracker Global Id No. T06000100196

Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the Feasibility Study/Corrective Action Plan (FS/CAP) for 1700 Jefferson Street, Oakland, California. The owner of the Site, ARC Document Solutions, LLC, (ARC) prepared an FS/CAP that proposes several alternatives that may be appropriate to remediate the Site and affected nearby properties.

Site Background

The Site is located at 1700 Jefferson Street, at the northeast corner of the intersection of Jefferson Street and 17th Street, within a mixed use, but largely commercial portion of downtown Oakland. It appears that commercial gasoline dispensing and automobile servicing operations began at the property in 1939 and continued through about 1986. The Blue Print Service Company, Inc. acquired the property in 1987, which at that time included three underground storage tanks (USTs), two 1000-gallon and one 550-gallon, which held gasoline. These USTs were removed, along with the associated dispenser island and piping in June 1987, just prior to the construction of the building now present at the Site. The Site is currently owned and used by ARC for commercial printing operations.

Due to the presence of contamination associated with the former petroleum service station, several investigations and cleanup actions, including excavation and groundwater extraction, were conducted between 1987 and 2018.

Proposed Actions

The primary objective of a FS/CAP is to evaluate remedial technologies and to identify remedial alternatives that are appropriate and feasible to prevent or reduce risk to the public health and the environment.

The FS/CAP evaluated nine remedial technologies and six remedial alternative configurations for the Site. The feasibility and utility of remedial technologies varies across the area affected by petroleum released from the former USTs because environmental conditions, potential risks, depth to ground water, basements (and lack thereof), and access constraints also vary. Three remedial alternatives are currently prioritized pending pilot tests, a site-specific risk assessment, and treatability studies. Further plume delineation in the vicinity of the site may also be appropriate in the future.

The two most likely remedial alternatives which may be implemented individually or in combination at the Site and nearby affected properties, are:

Remedial Alternative 1: Soil Vapor Extraction and Air Sparging

This remedial alternative includes soil vapor extraction, air sparging to increase the removal of volatiles from the saturated zone, and possibly bio-sparging to encourage microbial degradation of the residual petroleum.

Remedial Alternative 2: In-Situ Chemical Oxidation and Enhanced Bioremediation

This remedial alternative includes injection of either microbial nutrients or chemical oxidants to destroy or reduce petroleum hydrocarbons in the subsurface.

What this Means To You

During site remedial activities, limited construction traffic and some reduced parking is expected. While noise mitigation measures (e.g. enclosures, mufflers) will be implemented, some relatively low level continuous noise from the soil vapor extraction and air sparging system is expected. Drilling rigs for sampling, injection of nutrients or chemical oxidants may occasionally be present during working hours.

Next Step

ACDEH will work with ARC and its consultant, AWR Environmental (AWR) to finalize the FS/CAP. The public is invited to review and comment on the FS/CAP. The plan is available on the State Water Resources Control Board's GeoTracker website (http://geotracker.waterboards.ca.gov/).

Please send written comments regarding the site or the FS/CAP to Mark Detterman at the ACDEH, or Steven Michelson at AWR, at the address below. Please refer to ACDEH case RO000151 in any correspondence. **All written comments received by December 21, 2018** will be considered and responded to prior to a final determination on the proposed cleanup.

For Additional information, please contact:

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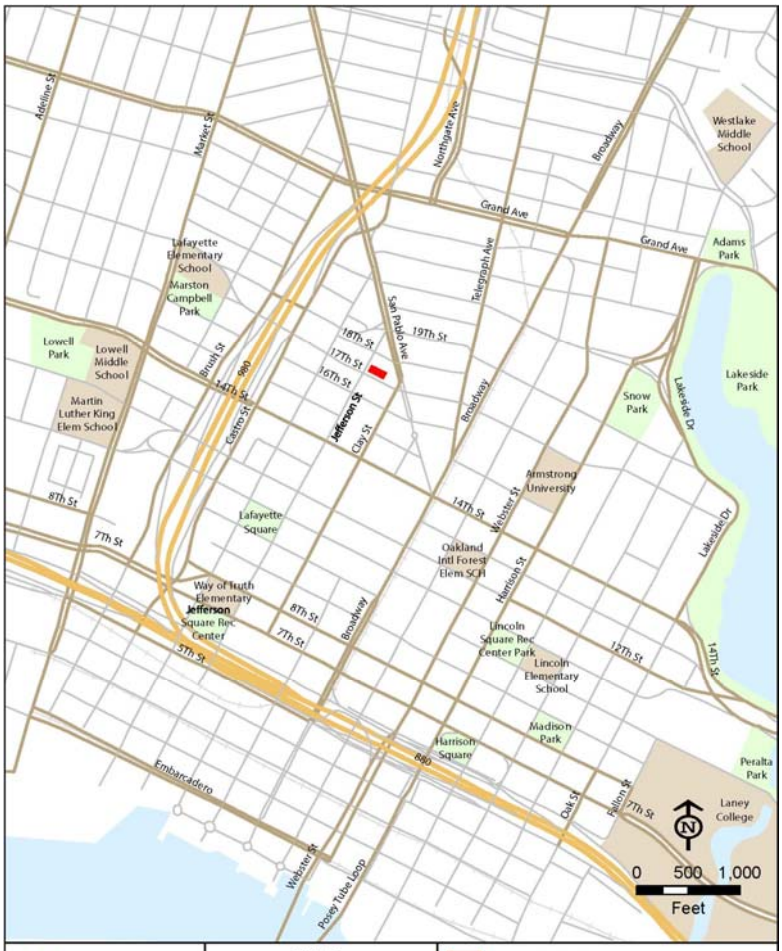

AWR ENVIRONMENTAL

Figure 1

Site Location Map

1700 Jefferson Street, Oakland, CA

1700 Jefferson Street