



Finalized prep for meeting

BLOCK ENVIRONMENTAL SERVICES

ENVIRONMENTAL PROTECTION

2451 Estand Way
Pleasant Hill, CA 94523
(510) 682-7200 FAX 686-0399

98 JUN -9 PM 2: 27

*LOP 805 - ONE
313 Cal. Linen
608 - Dunne Paint
Mr. Edward K. & Elizabeth
20 Oak. Small dr.
Healsberg CA 94548*

June 8, 1998

Ms. Susan Hugo
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
Division of Environmental Protection
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Subject: Workplan to Sample Groundwater at ONE Color Communications 1001 42nd St., Oakland, California, California Linen Rental 989 41st Street, Oakland, California and Dunne Quality Paints 1007 41st Street, Emeryville.

Dear Ms. Hugo:

ONE Color Communications (ONE) desires to sample the nine existing monitoring wells located at the subject sites. The last groundwater sampling data was collected by Environmental Strategies Corporation (ESE) on May 21, 1993. ONE would like the concurrence of the Alameda County Health Care Services Agency (ACHCS) to sample the groundwater to determine the existing chemical concentrations in the groundwater for use in a health risk assessment in order to obtain closure for the subject properties. Block Environmental Services (BES) is pleased to provide ACHCS with the following Workplan to sample groundwater from the existing monitoring wells at the site.

INTRODUCTION

Site location and description

The subject properties are located at 1001 42nd Street and 989 41st Street in Oakland, California, and 1007 41st Street in Emeryville, California. Permission will be obtained from the owner/operators of the California Linen Rental and Dunne Quality Paints properties to sample wells on both properties. The site vicinity is shown on Plate 1 (Attachment A) and monitoring well locations are shown on Plate 2 (Attachment A). The ONE site was formerly owned by Boysen Paint Company, which ceased operations in the early 1980's and was subsequently merged into the Ameritone Paint Corporation, a wholly owned subsidiary of Grow Group. The site is now owned by Mr. and Mrs. Edward Kozel and operated by ONE Color Communications. The property formerly contained a furniture restoration shop until July, 1993 which operated as Rockridge Antiques (Rockridge).

Ms. Susan Hugo
Alameda County Health Care Services Agency
Page 2

California Linen Rental, approximately 200 feet southeast and crossgradient to the ONE site, has assumed business since October of 1924. Although there is reason to believe leaking underground storage tanks were at the site, no leaking underground storage tank files were available for the site at the Regional Water Quality Control Board, ACHCS, or the City of Oakland. Dunne Paints, adjacent to ONE to the south, is crossgradient to ONE. The Dunne site is known to have leaking underground storage tanks of paint/paint thinner. Both sites have had known releases of chemicals to soil and/or groundwater.

Background

Two steel-lined concrete sumps were filled with concrete and closed in November, 1995. Sampling of the sump area was conducted by Environmental Strategies Corporation (ESC) on May 21, 1993. ESC reported Total Petroleum Hydrocarbons (TPH) concentrations as a nongasoline mix at 130 mg/kg, toluene concentration at 1.1 mg/kg, ethylbenzene at 1.4 mg/kg, xylene at 14 mg/kg, trichloroethylene at 0.46 mg/kg and methylene chloride at 17 mg/kg. Neither methylene chloride or trichloroethylene were found in the groundwater from the monitoring wells tested down gradient to the sumps (ESC report to ACHCSA, August, 1993) or from the monitoring well installed by BES (BES report to ACHCSA, September, 1994). The larger sump contained about 110 gallons of liquid which was removed from the sump on August 10, 1993. The liquid was manifested and sent for recycling by Rockridge. ONE sampled and analyzed the liquid waste using EPA Method 624. The liquid contained 79 mg/L methylene chloride, 12 mg/L trichloroethylene with trace amounts of 1,2-dichloroethylene.

At least two underground storage tanks (UST) were associated with the ONE site. The contents of a 300 gallon tank were pumped from the UST in June, 1995 and the tank was closed in-place by ESC. An approximately 8,000 gallon UST was also identified at the site and was reported to have contained mineral spirits in the mid 1970's. An estimated 450 gallons of liquid were pumped from the UST in 1993. Soil samples collected in the tank area revealed concentrations of xylenes ranging from 400-800 ppm and TPH concentrations at less than 1,000 ppm. ESC installed three groundwater monitoring wells in May of 1993 to investigate the extent of VOCs and TPH in groundwater. In addition, ESC sampled groundwater monitoring wells at California Linen Rental and Dunne Paints. Results indicated the presence of 43,000 ppb of TPH as mineral spirits (kerosene) in MWB-1 and 700 ppb in MWLD-4 in wells on the ONE site. MWB-2, located adjacent to site revealed 290,000 ppb of TPH as mineral spirits.

SCOPE OF WORK

BES proposes to resample the groundwater in the existing wells within the three subject properties as indicated on Plate 2 (Attachment A). Before sample collection, the depth to static water will be measured and the volume of water in the casing will be calculated. A centrifugal

Ms. Susan Hugo
Alameda County Health Care Services Agency
Page 3

pump and hose will be used to purge the wells at least three well casing volumes. Well purge water will be placed in drums on-site until receipt of analytical test results. The groundwater samples will be collected using a disposable polyethylene bailer and nylon rope. The groundwater samples will be placed in appropriate containers, labeled and placed in a cooler filled with ice. The samples will be transported to a Department of Health Services accredited analytical laboratory in accordance with chain-of-custody protocol. Exact protocols for groundwater sampling may be found in Attachment B.

Samples will be analyzed according to EPA Method 8240 which will qualitatively and quantitatively determine the presence of volatile organic compounds, including halogenated organics, benzene, toluene, ethylbenzene and xylene (BTEX), and methyl-tertiary-butyl-ether (MTBE). In addition, groundwater samples will be analyzed for TPH as mineral spirits (kerosene) according to EPA Method 8015, extractable modified.

A separate report will be prepared on the methods and results of the groundwater investigation. The report will include a site history, sampling methods and results, groundwater elevation, potentiometric groundwater flow, and data interpretation. Information from this report will also be used for the preparation of the risk assessment assuming chemical concentrations found on the property are minimal and that no remediation will be required. Groundwater flow and direction will be determined by measuring the groundwater water elevations.

Site Safety Plan

A site safety plan for this investigation is presented in Attachment B.

Please contact us if you have any questions or comments.

Very truly yours,
BLOCK ENVIRONMENTAL SERVICES, INC.



Ronald M. Block, Ph.D.
President

RMB:pd

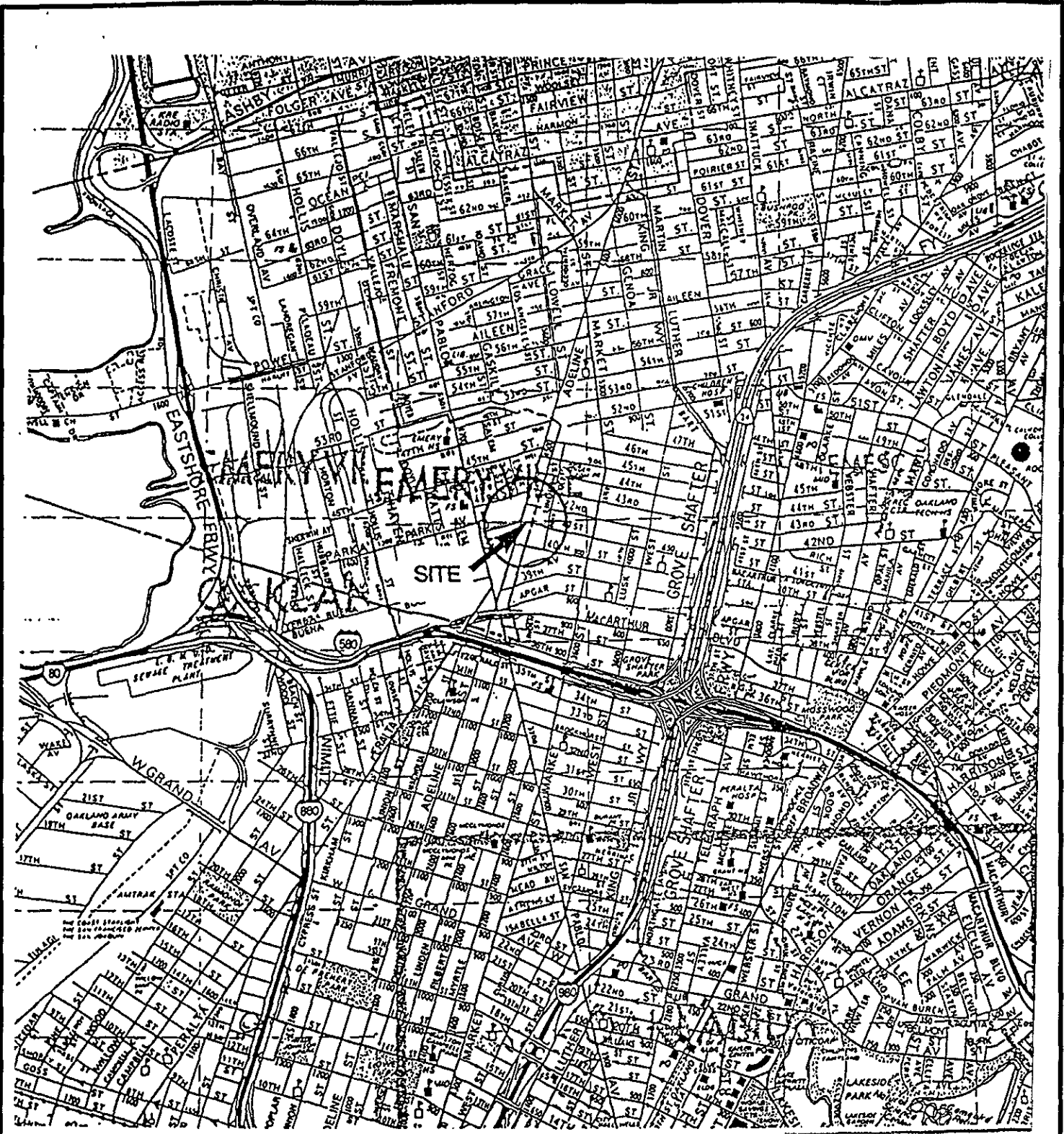
Attachments

cc: L. Randolph Harris, Harris & Harris



ATTACHMENT A

Plates



Map Source: California State Automobile Association

BES

BLOCK ENVIRONMENTAL SERVICES, INC.
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Plate 1: Site Location

ONE Color Communications
1001 42nd Street
Emeryville, California 94608

June, 1998



MW-D1 x

MW-B3

MW-B1

MW-B4

MW-B2

BES-1

MW-LD4

MW-D2

Dunne
Quality
Paints

41st Street

ONE Color
Communications

Linden Street

MW-2

MW-1

California
Linen Rental

 Monitoring Well

Drawing Not to Scale

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Plate 2: Monitoring
Well Locations

ONE Color Communications
1001 42nd Street
Emeryville, California 94608

June, 1998

ATTACHMENT B

**Soil & Groundwater Sample
Collection & Handling Protocol**

SOIL & GROUNDWATER SAMPLE COLLECTION & HANDLING PROTOCOL

INTRODUCTION & PURPOSE

Because reliable and representative test results must be generated from soil and groundwater samples, it is essential to establish a sampling procedure which assures that all samples are:

- o Collected by approved and repeatable methods
- o Representative of the materials(s) at the desired location and depth
- o Uncontaminated by container and sampling equipment

The following sampling protocol is designed to be a guide to the sampling and handling procedures for soil and groundwater samples to be collected. Based on conditions which may be encountered in the field, some modifications to this protocol may be required to fit the needs of an individual site.

SAMPLING PROCEDURES

Groundwater Sampling

Prior to collecting groundwater samples, monitoring wells will be purged by bailing until pH, conductivity, and temperature levels stabilize. A minimum of four well casing volumes will be purged from each well. Wells will be purged and groundwater samples will be obtained using a teflon bailer or disposable polyethylene bailer, and nylon rope. New nylon rope will be used for each well.

The appropriate number and type of sample containers will be used for each sample collected, in accordance with the analytical laboratory requirements and EPA protocol. The bottles will be filled using the bailer. All sample bottles will be pre-cleaned by the supplier according to EPA protocols.

To prevent cross contamination of groundwater samples by the sampling equipment, all reusable equipment used in sampling will be washed with a trisodium phosphate solution (TSP), triple rinsed with purified water, and allowed to air dry prior to each use. A sample of the purified water will be retained for analysis as part of sample quality assurance.

Soil Sampling

After the soil sampler is driven to the desired depth and the samples are retrieved, each end of the tube containing the soil sample to be retained for laboratory analysis, will be sealed with teflon sheeting, covered with plastic end caps, and sealed with PVC tape. All sample containers (tubes) will be steam cleaned (or washed with TSP, as above) and air dried prior to use. The soil sample recovered in the tube just above the sample retained for chemical analysis will be examined in the field for visual and olfactory indications of chemical contamination and used for lithologic description.

The Unified Soil Classification System (USCS) will be used to log and describe the soil by the on-site geologist. These logs will also include details of the sampling process such as depth, apparent odors, discoloration, and any other factors which may be required to evaluate the presence of contamination at the site.

POST SAMPLING PROCEDURES

One field/travel blank consisting of one sample bottle filled with purified water will accompany soil and groundwater sample containers at all times, including during transport to and from the site. Purified water field/travel blanks will be analyzed according to the appropriate EPA Methods corresponding to the soil/groundwater sample analyses.

Sample containers will be labeled with sample number, project number, date, and the initials of the person collecting the sample. A separate sample collection record will be maintained for each groundwater sample collected.

Soil and groundwater samples collected will be analyzed by an analytical laboratory certified by the California Department of Health Services (DHS). Quality assurance documentation will accompany all analytical reports generated by the laboratory.

The samples will be placed in a cooler with dry ice (for soil samples) or bagged ice (for water samples) immediately following collection, and will remain in the iced cooler until refrigerated at the analytical laboratory. The samples will be delivered to the laboratory direct by courier or overnight freight within 48 hours of time of collection. Appropriate chain of custody forms will be used for all samples.

BLOCK ENVIRONMENTAL SERVICES SITE SAFETY PLAN

General Information

Site Name: ONE Color Communications

Site Location: 1001 42nd Street, Oakland, California

Prepared By: Ronald M. Block, Ph.D.

Date: June 8, 1998

Proposed Date of Investigation: June/July 1998

Objectives: Collect grab groundwater samples

Background Review: Complete

Overall Hazard: low

Site/Waste Characteristics:

Contaminant Type: liquid

Characteristic: ignitable, volatile

Level of Protection: D

Facility Description: There is currently a photoengraving facility and offices on site

Principal Disposal Method: Purge water will be offhauled to an approved landfill after disposal, if necessary

Site Health and Safety Coordinator Responsibilities

A Site Health and Safety Coordinator will be designated.

The responsibilities of the Site Health and Safety Coordinator will include the following:

- o briefing personnel on the hazards at the site, the standard operating procedures to be employed, and emergency procedures
- o conducting onsite health monitoring
- o coordinating access control and site security
- o monitoring work practices and decontamination to ensure that required procedures are being followed
- o availability to document and respond to any concerns or complaints made by personnel on site
- o documenting unsafe work practices or conditions
- o documenting any accidents or incidents that result in illness or injury to personnel
- o evaluating and amending the Health and Safety Plan daily to remedy deficiencies and post entry briefings

Contingency Plan and Emergency Procedures

If HNu readings indicate a sudden increase of chemicals in the breathing zone exceeding IDHL levels or if other threatening hazards are noted, BES and its contractors will evacuate the area. No personnel will return unless chemical levels, toxicological judgement, or an emergency response official indicates that it is safe and proper to do so.

To obtain medical assistance as soon as possible in case of emergency, the following telephone numbers, addresses and directions for the nearest medical treatment facilities will be available at the site:

Ambulance: 911

Police: Emeryville Police Department
2449 Powell Street
911 or (510) 596-3700

Fire: Emeryville Fire Department
2333 Powell Street
911 or (510) 596-3771

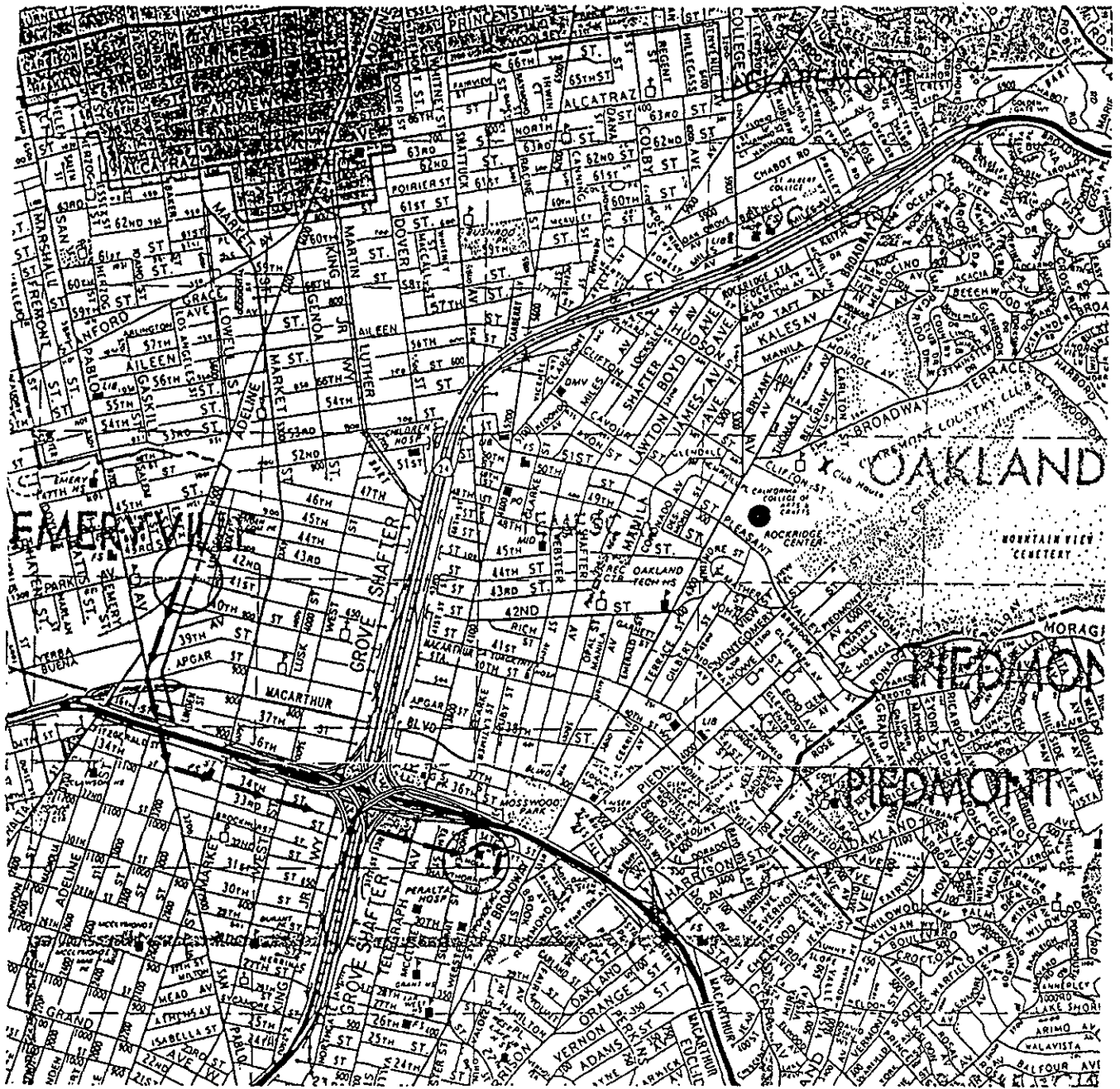
Poison Control Center: 911

Hospital: Summit Medical Center
Hawthorne Avenue and Webster
(510) 655-4000

Directions to Hospital: Go west on 41st Street, turn left (south) onto Adeline Street. Turn left onto San Pablo Avenue. Turn left onto 34th Street then right onto Webster. Summit Medical Center is located at the corner of Hawthorne and Webster.

A map showing the route to the hospital is included in the attached Plate.

In an emergency, the primary concern is to prevent loss of life or severe injury to site personnel. If immediate medical treatment is required, decontamination will be delayed until the condition of the first victim has stabilized. If decontamination can be performed without interfering with first aid, or if a worker has been contaminated with an extremely toxic or corrosive material that could cause severe injury, decontamination will be performed immediately. If an emergency caused by a heat-related illness develops, protective clothing will be removed from the victim as soon as possible to reduce heat stress.



1" = 2,200'

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Hospital Route Map
 Summit Medical Center
 Oakland, California

ONE Color Communications
 1001 42nd Street
 Emeryville, California 94608

June, 1998