

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



sent
2-17-04

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

February 13, 2004

Jeff Christoff
Blue Print Service
2748 Willow Pass Rd.
Concord, CA 94519

Dear Mr. Christoff:

Subject: Fuel Leak Case No. RO0000151, Blue Print Service, 1700 Jefferson St., Oakland, CA 94612

Alameda County Environmental Health staff has reviewed "Quarterly Groundwater Remediation and Monitoring Report, April - July 1, 2003" dated October 17, 2003 and "Quarterly Groundwater Remediation and Monitoring Report, July - September, 2003" dated December 12, 2003, both by Harding ESE. The October 17, 2003 report included statistical analyses comparing pre- and post-purge groundwater sample results and parameters. The report concluded that "the post-purge results of the April and July 2003 groundwater monitoring events are equivalent to the historical and contemporaneous pre-purge analytical and groundwater parameter results." Thus, pre-purge groundwater monitoring is approved. Also, ORCTM socks were removed from treatment wells MW-1A, MW-3, and MW-4, during the Fourth Quarter 2002 monitoring event, and September 17, 2003 for MW-5 to determine if the contaminant concentrations were tainted by the presence of ORCTM which had been used since September 29, 1999. Evaluation of the impact ORCTM socks on contaminant concentrations in the treatment wells will continue. A Work Plan addressing the remaining comments in our letter dated September 27, 2002 is still due. We request that you address the following remaining technical comments, perform the requested work, and send us the technical reports requested below.

TECHNICAL COMMENTS

- 1) Plume Undefined - High contaminant concentrations are still being found offsite (at monitoring well MW-5). The lateral and vertical extent of your dissolved contaminant plume is undefined. Please propose sampling locations to define the plumes associated with your site in the Work Plan requested below. Include geologic cross-sections and show soil and groundwater analytical results, utility conduits, well screens, etc., and explain your rationale for the additional sampling locations. You may want to consider

performing an investigation to quickly define the location of the contaminant plume downgradient from the release site prior to installing the permanent monitoring network. That will allow you to optimize the location and depth of the permanent wells, thereby reducing the cost of the monitoring work. Collection of groundwater samples using a one-time direct push water-sampling tool would be appropriate for this investigation. Please address in the work plan requested below.

- 2) **Preferential Pathway Study** – The downgradient MW-6 was nondetectable for all contaminants. We request a preferential pathway study that details the potential migration pathways and potential conduits (wells, utilities, pipelines, etc.) for horizontal and vertical migration that may be present in the vicinity of the site. Of particular concern is the identification of abandoned wells and improperly-destroyed wells that can act as vertical conduits to deeper water bearing zones, pumping wells in the vicinity of your site, and manmade conduits for shallow migration. Discuss your analysis and interpretation of the results of the preferential pathway study (including the detailed well survey and utility survey requested below). Please include an evaluation of the probability of the contaminant plumes encountering preferential pathways and conduits that could spread the contamination, particularly in the vertical direction to deeper water aquifers.

An evaluation of all utility lines and trenches (including sewers, storm drains, pipelines, trench backfill, etc.) within and near the site and plume area(s) is required as part of your study. Submittal of map(s) and cross-sections showing the location and depth of all utility lines and trenches within and near the site and plume area(s) is required as part of your study. Please report your results in the Work Plan requested below.

- 3) **ORC Interim Remediation Ineffective** – ORC had been used in MW-1A, MW-3, MW-4, and MW-5. Yet contaminant concentrations continue to be high in MW-1 and MW-5. Unless you can show that bioremediation is occurring using verification monitoring, propose alternative remedial actions in the work plan requested below.
- 4) **Groundwater Sampling after ORC** - Groundwater monitoring will need to be continued until it can be determined that contaminant concentrations will not rebound.
- 5) **Migration Control required** – The contaminant plume has migrated offsite. Propose means of containing the plume in the Work Plan requested below. Recommend considering reuse of the pump and treat system.
- 6) **Legitimacy Statement** – All technical reports shall be accompanied by a letter signed by an officer or legally authorized representative of the responsible party that states, at a minimum: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached proposal or report is true and correct to the best of my knowledge."
- 7) **Historical Groundwater Monitoring Results** – Please also tabulate results prior to 8/1/91.
- 8) **Historical Groundwater Elevation Data** - Please also tabulate data prior to 3/6/96.
- 9) **Historical Monitoring Well Product Thickness Measurements** - Please also tabulate measurements after 6/27/95.
- 10) **Historical Gradient** – Please show using a rose diagram and also include magnitude and direction.

Mr. Christoff
February 13, 2004
Page 3 of 3

TECHNICAL REPORT REQUEST

Please submit the following technical reports to the Alameda County Environmental Health (Attention: Don Hwang), according to the following schedule:

March 13, 2004 - Quarterly Groundwater Monitoring Report, 4th Quarter 2004

April 13, 2004 - Work Plan, Historical Groundwater Monitoring Results, Historical Groundwater Elevation Data, Historical Monitoring Well Product Thickness Measurements, Historical Gradient 60 days after Work Plan approval - Soil and Water Investigation Report

April 30, 2004 - Quarterly Groundwater Monitoring Report, 1st Quarter 2004

July 31, 2004 - Quarterly Groundwater Monitoring Report, 2nd Quarter 2004

October 31, 2004 - Quarterly Groundwater Monitoring Report, 3rd Quarter 2004;

If you have any questions, please call me at 510/567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: David Nanstad, Harding ESE, Inc., 28 - 2nd St., Suite 700, San Francisco, CA 94105
Donna Drogos
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



9-30-02

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

September 27, 2002

Jeff Christoff
Blue Print Service
2748 Willow Pass Rd.
Concord, CA 94519

Dear Mr. Christoff:

Subject: Fuel Leak Case No. RO0000151, Blue Print Service, 1700 Jefferson St., Oakland, CA 94612

Alameda County Environmental Health staff has reviewed "Quarterly Groundwater Remediation and Monitoring Report, April 23 – June 30, 2002 ..." by Harding ESE dated June 7, 2001. We request that you address the following technical comments, perform the requested work, and send us the technical reports requested below.

TECHNICAL COMMENTS

- 1) Plume Undefined - High contaminant concentrations are still being found offsite (at monitoring well MW-5). Total petroleum hydrocarbons as gasoline (TPH-G) at 9,400 micrograms/liter (ug/l) and benzene at 2,300 ug/l were within historical ranges on April 24, 2002. Define the lateral extent of the plume. Please address these concerns in the work plan requested below.
- 2) Conduit Survey required - The downgradient MW-6 was nondetectable for all contaminants. Determine if the plume is being intercepted.
- 3) ORC Interim Remediation Ineffective – ORC has been used in MW-1A, MW-3, MW-4, and MW-5, since September 1999. Yet contaminant concentrations continue to be high in MW-1 and MW-5. TPH-G concentrations were 35,000 ug/l and 9,400 ug/l, for MW-1 and MW-5, respectively. Benzene concentrations were 4,900 ug/l and 2,300 ug/l, respectively. Unless you can show that bioremediation is occurring using verification monitoring, propose alternative remedial actions in the work plan requested below.
- 4) Groundwater Sampling after ORC - Samples were collected two weeks after ORC socks were removed from the sampled wells. We wonder if the contaminant concentrations obtained may just be temporary. Therefore, groundwater monitoring will need to be continued after ORC remediation has ceased until it can be determined that contaminant concentrations will not rebound.

- 5) Migration Control required – The contaminant plume has migrated offsite. Propose means of containing the plume in the work plan requested below. Recommend considering reuse of the pump and treat system.
- 6) Nonpurge Groundwater Sampling - Nonpurge groundwater sampling has been used since September 1999, the only time nonpurge and purge results were compared. The results were inconsistent. Also, the Regional Water Quality Control Board's "Utilization of Non-Purge Approach for Sampling of Monitoring Wells Impacted by Petroleum Hydrocarbons, BTEX, and MTBE" dated January 31, 1997 required the rate of purge and measurements of dissolved oxygen (DO), specific conductance, pH, and temperature. However, only DO was submitted. Thus, the use of nonpurge sampling needs to be reevaluated. In addition to the conditions listed, we will also require:
 - a) Pre- and post-purge DO and turbidity measurements to determine if groundwater is flowing through the well. If groundwater is flowing through the well it may be appropriate to omit purging activities.
 - b) Purging rate. Purging rate should approximate natural groundwater flow rates and should not result in significant draw down in well.
 - c) Once DO and turbidity measurements indicate that groundwater is flowing through the well screen, perform pre- and post-purge measurement of the following parameters: DO, pH, temperature, conductivity, and turbidity; and pre- and post- purge sample analysis to verify consistency in chemical concentrations in the well. You must demonstrate that no statistical difference exists between purge and no purge chemical concentration data including MTBE, and that no significant difference is detected in the measured parameters.

Please include your proposal in the work plan requested below.

- 7) Groundwater Analyses –In addition to the analyses already performed, please include tert Amyl Methyl Ether (TAME), Ethyl tert Butyl Ether (ETBE), Diisopropyl Ether (DIPE), tert Butyl Alcohol (TBA), Ethylene Dibromide (EDB), and Ethylene Dichloride (EDC). After the initial round of sampling, sample for any of these contaminants found in subsequent quarters.
- 8) MW-6 – Missing the well log and boring samples. Submit.
- 9) The California Business and Professions Code (Sections 6735 and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments must be performed under the direction of an appropriately registered or certified professional. The registered professional does not necessarily have to perform the work, but must supervise and review the work prior to signing the report. All technical reports must contain a statement of professional certification with the appropriate professional signatures and seals.
- 10) Chain of Custody – Sample stations were described as a letter and numbers. Please provide a key.
- 11) Legitimacy Statement – All technical reports shall be accompanied by a letter signed by an officer or legally authorized representative of the responsible party that states, at a minimum: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached proposal or report is true and correct to the best of my knowledge."

- 12) Historical Groundwater Monitoring Results – Please also tabulate results prior to 8/1/91.
- 13) Historical Groundwater Elevation Data - Please also tabulate data prior to 3/6/96.
- 14) Historical Monitoring Well Product Thickness Measurements - Please also tabulate measurements after 6/27/95.
- 15) Historical Gradient – Please show using a rose diagram and also include magnitude and direction.
- 16) Cross Section Diagrams – Please draw and include monitoring wells, borings, and conduits.

TECHNICAL REPORT REQUEST

Please submit the following technical reports to the Alameda County Environmental Health (Attention: Don Hwang), according to the following schedule:

- October 31, 2002 - Quarterly Groundwater Monitoring Report, 3rd Quarter 2002;
- November 30, 2002 - Work Plan, Conduit Survey, MW-6 – Well Log and Boring Samples, Chain of Custody Sample Stations Key, Historical Groundwater Monitoring Results, Historical Groundwater Elevation Data, Historical Monitoring Well Product Thickness Measurements, Historical Gradient, Cross Section Diagrams;
- January 31, 2003 - Comparison of Nonpurge and Purge Samples, Quarterly Groundwater Monitoring Report, 4th Quarter 2002;
- April 30, 2003 - Quarterly Groundwater Monitoring Report, 1st Quarter 2003;
- July 31, 2003 - Quarterly Groundwater Monitoring Report, 2nd Quarter 2003

If you have any questions, please call me at 510/567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: David Nanstad, Harding ESE, Inc., 28 - 2nd St., Suite 700, San Francisco, CA 94105

File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



11-27-01

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

November 26, 2001

Jeff Christoff
Blue Print Service
2748 Willow Pass Rd.
Concord, CA 94519

Dear Mr. Christoff:

Subject: Blue Print Service, 1700 Jefferson St., Oakland, CA 94612;
RO0000151

"Quarterly Groundwater Remediation and Monitoring Report, April 5 – June 30, 2001..." by Harding ESE dated July 26, 2001 was reviewed. Monitoring wells MW-1, MW-3, MW-5, and MW-6 were sampled on June 28, 2001 and analyzed for total petroleum hydrocarbons as gasoline (TPH-G), benzene, toluene, ethyl benzene, xylene (BTEX), and methyl tertiary-butyl ether (MTBE). Oxygen Releasing Compound (ORC) socks continue to be used in wells MW-1A, MW-3, MW-4, and MW-5. MW-1 continued to have high BTX concentrations. These concentrations were 5,200, 4,200, and 3,900 respectively. The TPH-G concentration in MW-1 previously elevated, increased to 39,000 ug/l. The TPH-G concentration in MW-3 at 4,900 ug/l also bears watching. The TPH-G concentration in MW-5 was 3,600 ug/l but has been higher previously. MW-5 showed a significant decrease in BTEX concentrations, to a range of 11 to 300 ug/l. Other concentrations were not notable.

We concur with Harding ESE's recommendation to continue quarterly groundwater monitoring and the use of ORC. However, injection of ORC instead of using socks should be evaluated to determine if it would be more effective in distributing oxygen. If you have any questions, you may call me at 510/567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: David Nanstad, Harding ESE, Inc., 90 Digital Dr., Novato, CA 94949

File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



06-18-01

June 15, 2001

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Jeff Christoff
Blue Print Service
2748 Willow Pass Rd.
Concord, CA 94519

Dear Mr. Christoff:

Subject: Blue Print Service, 1700 Jefferson St., Oakland, CA 94612;
RO0000151

"Quarterly Groundwater Remediation and Monitoring Report, Blue Print Service, January 1–April 4, 2001..." by Harding ESE dated May 15, 2001 was reviewed. Oxygen Releasing Compound (ORC) socks continue to be used in wells MW-1A, MW-3, MW-4, and MW-5. Monitoring wells MW-1, MW-3, MW-5, and MW-6 were sampled on April 2, 2001 and analyzed for total petroleum hydrocarbons as gasoline (TPH-G), benzene, toluene, ethyl benzene, xylene (BTEX), and methyl tertiary-butyl ether (MTBE). MW-1 and MW-5 continue to have high BTEX concentrations. MW-1's and MW-5's benzene concentrations have declined from when use of ORC was initiated on September 29, 1999. MW-1's other constituent concentrations were within the ranges found since then or declined. The concentrations were 19 ug/l TPH-G, 4,700, 5,200, 570, 2,600 ug/l BTEX, and 50 ug/l MTBE. MW-5's other constituent concentrations have fluctuated since the use of ORC. The concentrations were 15 ug/l TPH-G, 7,400, 3,000, 1,000, 2,200 ug/l BTEX, ND<50 ug/l MTBE. MW-3's constituent concentrations have declined since the use of ORC except MTBE, which increased. MW-3's concentrations were 0.17 ug/l TPH-G, 9, 6.2, 1.4, 8.1 ug/l BTEX, and 77 ug/l MTBE. MW-6's constituent concentrations have been less than the detection limits except the latest sample of 5 ug/l MTBE and once when the concentration was at the detection limit.

We concur with Harding ESE's recommendation to continue quarterly groundwater monitoring and the use of ORC. If you have any questions, you may call me at 510/567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: David Nanstad, Harding ESE, Inc., 90 Digital Dr., Novato, CA 94949

File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 9-5-2000

ROISI

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

September 1, 2000

Jeff Christoff
Blue Print Service
2748 Willow Pass Rd.
Concord, CA 94519

Dear Mr. Christoff:

Subject: Blue Print Service, 1700 Jefferson St., Oakland, CA 94612;
Stid 4148

"Quarterly Report, April 1, 2000-June 30, 2000 Groundwater Remediation and Monitoring, Blue Print Service, 1700 Jefferson St., Oakland, CA" by Harding Lawson Associates (HLA) dated July 11, 2000 was reviewed. We concur with HLA's recommendation to continue quarterly groundwater monitoring and the use of Oxygen Releasing Compound (ORC) socks.

If you have any questions, you may call me at 510/567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: Jim McCarty, Harding Lawson Associates, Engineering and Environmental Services, 383
4th St., 3rd Floor, Oakland, CA 94607

file

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 8 25 2000

RO#151

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

August 24, 2000

Jeff Christoff
Blue Print Service
2748 Willow Pass Rd.
Concord, CA 94519

Dear Mr. Christoff:

Subject: Blue Print Service, 1700 Jefferson St., Oakland, CA 94612;
Stid 4148

"Quarterly Report, January 1, 2000- March 31, 2000 Groundwater Remediation and Monitoring, Blue Print Service, 1700 Jefferson St., Oakland, CA" by Harding Lawson Associates (HLA) dated October 25, 1999 was reviewed. We concur with HLA's recommendation to continue quarterly groundwater monitoring and the use of Oxygen Releasing Compound (ORC) socks.

If you have any questions, you may call me at 510/567-6746.

Sincerely,


Don Hwang
Hazardous Materials Specialist

C: Jim McCarty, Harding Lawson Associates, Engineering and Environmental Services, 383
4th St., 3rd Floor, Oakland, CA 94607

file

C.S.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



sent 12/16/99
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20151

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

December 15, 1999

Jeff Christoff
Blue Print Service
1057 Shary Circle
Concord, CA 94518

Re: Blue Print Service, 1700 Jefferson St., Oakland, CA 94612;
Stid 4148

Dear Mr. Christoff:

"Quarterly Report, July 1, 1999 – September 30, 1999 Groundwater Remediation and Monitoring, Blue Print Service, 1700 Jefferson St., Oakland, CA" by Harding Lawson Associates dated October 25, 1999 was reviewed.

- 1) The non-purging approach was implemented. The measurements for dissolved oxygen were reported. Also needed are the measurements for specific conductance, pH, and temperature.
- 2) Oxygen Releasing Compound (ORC) was placed into several of the wells after the groundwater samples were collected. We will be awaiting the fourth quarter monitoring report.

Please submit the information requested within 30 days. If you have any questions, you may call me at 510/567-6746.

Sincerely,


Don Hwang
Hazardous Materials Specialist

C: Jim McCarty, Harding Lawson Associates, Engineering and Environmental Services, 383 4th St., 3rd Floor, Oakland, CA 94607
C.S.
file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ROISI

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

September 28, 1999

Jeff Christoff
Blue Print Service Co.
1057 Shary Circle
Concord, CA 94518

Re: Blue Print Service Co., 1700 Jefferson St., Oakland, CA 94612;
StId 4148

Dear Mr. Christoff:

This office has received the ORC calculation sheet and the "Groundwater Monitoring Plan" addendums to "Enhanced Insitu-Bioremediation and Groundwater Monitoring Procedures, ...46559.1, Harding Lawson Associates, August 17, 1999". The procedures with the addendums is accepted.

If you have any questions, you may call me at 510/567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

LS.

C: Jim McCarty, Harding Lawson Associates, Engineering and
Environmental Services, 383 4th St., 3rd Floor, Oakland, CA 94607

file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

R0151

September 22, 1999

Jeff Christoff
Blue Print Service Co.
1057 Shary Circle
Concord, CA 94518

Re: Blue Print Service Co., 1700 Jefferson St., Oakland, CA 94612;
StId 4148

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Shirar:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

Mr. Christoff
Page 2 of 2
September 22, 1999

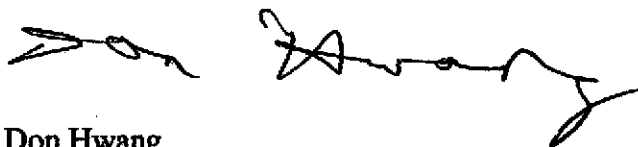
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6746 should you have any questions about the content of this letter.

Sincerely,



Don Hwang
Hazardous Materials Specialist

Enclosures

C: file

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

R0# 151

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700 FAX (510) 337-9335

March 29, 1999

Jeff Christoff
Blue Print Service Company
1057 Shary Circle
Concord, CA 94518

STID 4148

Re: 1700 Jefferson St., Oakland, CA 94612

Dear Jeff Christoff:

This office has received and reviewed Quarterly Reports dated October 15, 1998 and January 9, 1999 by Harding Lawson Associates, for the above site. The following are comments concerning these reports:

This office has the following concerns pertaining to the continued operation of the groundwater pump and treat system:

1. The groundwater pump and treat system does not appear to be controlling the hydrocarbon plume, as documented by the high concentrations of petroleum hydrocarbons which have consistently been detected in the downgradient monitoring well (MW-5).
2. There still is contamination at a significant level. The absence of free product may allow for the treatment and extraction system to be removed, but will not allow the site to be closed. Closure will require far lower concentrations than simply the absence of free product. I look forward to your next quarterly report.

Please contact me at (510) 567-6782 if you have any questions regarding this letter.

Sincerely,

Thomas Peacock, Manager

c: James McCarty, Harding Lawson Associates, 383 - 4th St., 3rd Floor, Oakland, CA 94607
Dick Pantages - Files-Tom

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0151

ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

June 26, 1998

Jeff Christoff
Blue Print Service Company
1057 Shary Circle
Concord, CA 94518

STID 4148

Re: 1700 Jefferson St., Oakland, CA 94612

Dear Jeff Christoff:

This office has received and reviewed a Quarterly Report dated April 29, 1998, and Response and Corrective Action Plan dated November 11, 1997 by Harding Lawson Associates, for the above site. The following are comments concerning these reports:

This office has the following concerns pertaining to the continued operation of the groundwater pump and treat system:

1. Analytical data obtained from the historical quarterly groundwater data indicated the concentrations of contaminants around MW-1A (the extraction well) have not gone down.
2. The groundwater pump and treat system does not appear to be controlling the hydrocarbon plume, as documented by the high concentrations of petroleum hydrocarbons which have consistently been detected in the downgradient monitoring well (MW-5).
3. Thank you for submitting the CAP. It appears that all alternatives have been examined and seem appropriate.
4. It seems that the free product was not discovered in the last round of monitoring, as predicted in the CAP report.

STID 4148
June 26, 1998
Blue Print Service Company
Page 2 of 2

Please contact me at (510) 567-6782 if you have any questions regarding this letter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Thomas Peacock".

Thomas Peacock, Manager

c: James McCarty, Harding Lawson Associates, 383 - 4th St., 3rd Floor, Oakland, CA 94607
Dick Pantages - **Files-Tom**

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0151

ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

May 19, 1998

ATTN: Sir Or Madam

Blue Print Svc. Co.
149 - 2nd St.
San Francisco CA 94105

RE: Project # 61A - Type M
at 1700 Jefferson St in Oakland 94612

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$216.50, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested or any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.

Please be sure to write the following identifying information on your check:

- project #
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Amir Gholami at (510) 567-6876.

Sincerely,

Tom Peacock, Manager
Environmental Protection

c: files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#151

September 11, 1997

Jeff Christoff
Blue Print Service Company
1057 Shary Circle
Concord, CA 94518

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

STID 4148, 1700 Jefferson St., Oakland, CA 94612

Dear Jeff Christoff:

This office has received and reviewed a Semiannual Remediation and Monitoring Report dated April 16, 1997 and a preliminary Cost/Benefit Analysis dated September 26, 1996, both by Harding Lawson Associates, for the above site. The following are comments concerning these reports:

This office has the following concerns pertaining to the continued operation of the groundwater pump and treat system:

1. Analytical data obtained from the historical quarterly groundwater data indicated the concentrations of contaminants around MW-1A (the extraction well) have not gone down.
2. The groundwater pump and treat system does not appear to be controlling the hydrocarbon plume, as documented by the high concentrations of petroleum hydrocarbons which have consistently been detected in the downgradient monitoring well (MW-5).
3. Of the 3,800 pounds of contaminants removed since the remediation system began, only 300 pounds of hydrocarbons have been removed by this system (less than 8%).
4. It is obvious, due to the high cost and lack of effectiveness, that the operation of the bioreactor pump and treat system should be discontinued at once. Notify this office as soon as this occurs.

This office requires that a CAP (Corrective Action Plan) be submitted to this office within 60 days of this letter. The cap should evaluate a variety of cleanup technologies, some which were not even developed when this system began operation. A feasibility study should be conducted to evaluate potential site remediation alternatives. Some of the alternatives which can be examined include:

1. Free product removal by both active and passive measures (this has been the most effective means of contaminate removal to date)
2. Installation of ORC (oxygen releasing compounds) to promote contaminate degradation
3. bioslurping
4. vapor extraction

The plume is very poorly evaluated, especially in the downgradient direction. The CAP should also

STID 4148
September 11, 1997
Blue Print Service Company
Page 2 of 2

consider this fact and look at additional investigation so that the problem is properly understood before a solution is arrived at.

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b) and the Health and Safety Code Sections 25299.37 and 25299.78.

The above sited report does not say anything different, as the most recent data. MW-1A, MW-4, and MW-3 all have free product. MW-5, a whole block away in the presumed downgradient direction has 12,000 ppb of benzene. This measurement has been fairly consistent for over 6 years. There also is significant MTBE in this well. It may also be prudent to look for any other sources of contamination which may be contributing to your plume. However, in this investigation, the extent of contamination is only known to the west. All other directions are unknown, including even upgradient. This is very unusual.

This case will be assigned to Pam Evans of this office. Please contact her at 510) 567-6770 if you have any questions regarding this letter.

Sincerely,



Thomas Peacock, Manager

c: James McCarty, Harding Lawson Associates, 383 - 4th St., 3rd Floor, Oakland, CA 94607
Gordon Coleman - Files
Dave Deaner, SWRCB Clean Up Fund

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20151

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

STID 4148

August 1, 1996

Mr. Jeff Christoff
Blue Print Service Company
1057 Shary Circle
Concord, CA 94518

RE: BLUE PRINT SERVICE COMPANY, 1700 JEFFERSON STREET, OAKLAND, CA

Dear Mr. Christoff:

This office is in receipt of and has completed review of the case file for this site, up to and including the July 25, 1996, Harding Lawson Associates (HLA) "Quarterly Report April 1, 1996 through June 30, 1996".

This letter is in specific reference to the existing biodegradation groundwater treatment system which began operation in June 1992. Groundwater is pumped from extraction wells MW-1A and MW-4 for treatment in a 3,000-gallon bioreactor tank. The treated water from the bioreactor passes through three carbon adsorption vessels before being discharged to the sanitary sewer under an East Bay Municipal Utilities District (EBMUD) Wastewater Discharge Permit (Account No. 500-68191).

As stated in the HLA July 25, 1996 report, groundwater samples collected from the two extraction wells, MW-1A and MW-4, had visible hydrocarbon sheens. However, it appears from the analytical data obtained from the quarterly groundwater sampling events, that the concentrations of petroleum hydrocarbons detected in the groundwater samples collected from extraction well MW-1A, have decreased only slightly, and in some instances are slightly greater than those detected before the pump and treat system was installed in June 1992.

In addition, the pump and treat system does not appear to be controlling the hydrocarbon plume, as documented by the high concentrations of petroleum hydrocarbons which have consistently been detected in the down gradient monitoring well MW-5.

Therefore you are requested to submit a cost/benefit analysis of the existing biodegradation pump and treat system, within 45 days of the date of this letter, or no later than September 16, 1996. This analysis should include a cost per unit weight of petroleum hydrocarbons removed to date. The results from the cost/benefit analysis will be evaluated to determine whether this system should be discontinued, and whether other remediation options should be evaluated.

Mr. Jeff Christoff
RE: Blue Print Service Facility, Oakland, CA
August 1, 1996
Page 2 of 2

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b) and Health and Safety Code Sections 25299.37 and 25299.78.

If you have any questions, please feel free to contact me directly at (510)567-6880.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Thomas Peacock, LOP manager--files
David Kleesattel, Harding Lawson Associates, 1855 Gateway Blvd., Suite 500, Concord,
CA 94520
Christopher Stevens, UST Fund

4148p&t.dkt

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0#151
ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

STID 4148

January 25, 1996

Mr. Jeff Christoff
Blue Print Service Company
1057 Shary Circle
Concord, CA 94518

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

RE: BLUE PRINT SERVICE COMPANY, 1700 JEFFERSON STREET, OAKLAND, CA

Dear Mr. Christoff:

This office is in receipt of and has completed review of the case file for this site, up to and including the January 22, 1996, Harding Lawson Associates (HLA) "Work Plan, Offsite Groundwater Investigation".

The objectives of this work plan is to further delineate the lateral extent of soil and groundwater hydrocarbon impact, and to evaluate the possibility of other plumes impacting the above referenced site. The petroleum hydrocarbons which have been detected beneath the site consist of a mixture of gasoline constituents. The distribution of the petroleum hydrocarbons have been detected in two primary phases: adsorbed in the soils and dissolved in the groundwater.

It is my understanding that one additional groundwater monitoring well (MW-6) will be installed on the west side of Jefferson Street. Subsequently, the results of the MW-6 well installation, gradient determination, and analysis of groundwater samples collected from all five wells (MW-1A, MW-3, MW-4, MW-5 and MW-6), will be used to select the locations and number of subsequent offsite data points. These offsite data points will be selected for the installation of temporary well points (TWPs), which will then be sampled in an attempt to define the lateral extent of the plume.

This work plan is approved with the stipulation that groundwater samples be analyzed for TPHg, BTEX and methyl-tert-butyl-ether (MTBE). In addition, a minimum of one soil sample should be collected from each boring (MW-6 and the TWPs) and analyzed for TPHg, BTEX and MTBE.

These soil samples should be collected as close as possible to the soil-groundwater interface. The analytical data obtained from these collected soil samples can be used to define the lateral extent of offsite petroleum hydrocarbon impacted soils.

Mr. Jeff Christoff
RE: Blue Print Service Facility, Oakland, CA
January 25, 1996
Page 2 of 2

Please notify this office at least 72 hours in advance of field operations in order that I may schedule time to be on site.

If you have any questions, please feel free to contact me directly at (510)567-6880.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Thomas Peacock, LOP manager--files
bc David Scrivner, Harding Lawson Associates, 1855 Gateway Blvd., Suite 500, Concord,
CA 94520

4148wpok.dkt

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro#151

ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

STID 4148

January 24, 1996

Mr. Jeff Christoff
Blue Print Service Company
1057 Shary Circle
Concord, CA 94518

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

RE: BLUE PRINT SERVICE COMPANY, 1700 JEFFERSON STREET, OAKLAND, CA

Dear Mr. Christoff:

This office is in receipt of and has completed review of the case file for this site, up to and including the January 16, 1996, Harding Lawson Associates (HLA) "Quarterly Report".

Review of the analytical data indicate that groundwater samples collected from all four (4) monitoring wells have exhibited elevated levels of total petroleum hydrocarbons as gasoline (TPHg) and the aromatic hydrocarbons benzene, toluene, ethyl benzene and total xylene isomers (BTEX). In addition, the extent of the petroleum hydrocarbon contamination has not been sufficiently defined. Of particular interest are the extremely high concentrations of benzene in groundwater sampled from off-site groundwater monitoring well MW-5, located in the "confirmed" down-gradient direction from the former underground storage tank (UST) excavation. Laboratory analysis of groundwater sampled from this well detected 13,000 ug/L (ppb) benzene for the December 13, 1995 sampling event. This benzene concentration, as well as those concentrations detected in monitoring well MW-1A, exceed the 1E-04 Tier 1-Risk-Based Screening Level (RSBL) of 7,400 ug/L (ppb) for vapor intrusion from groundwater to buildings, as published in the ASTM ES 38-94 document entitled "Emergency Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites" for the commercial/industrial receptor scenario.

For your information, the ASTM ES 38-94 guidance covers risk-based corrective action (RBCA) that is a consistent decision-making process for the assessment and response to subsurface contamination, based on the protection of human health and environmental resources. The RBCA process utilizes a tiered approach where assessment and remediation activities are appropriately tailored to site-specific conditions and risks whose flexibility allows for a more cost-effective approach for petroleum fuel releases.

At this time you are requested to have a qualified consultant evaluate the human health risk following the ASTM standard approach to assure that all gasoline constituents are within acceptable levels for the protection of human health. If these levels are not deemed appropriate, you will be required to provide a work plan detailing additional risk-based corrective action to be performed to remediate this site to such acceptable levels, or otherwise mitigate perceived risk.

Mr. Jeff Christoff
RE: Blue Print Service Facility, Oakland, CA
January 24, 1996
Page 2 of 2

This risk-based site evaluation is due no later than 90 days from the date of this letter, or by April 24, 1996.

For your information, I have recently taken over management of this case from Thomas Peacock of this office. Please feel free to contact me directly at (510)567-6880 with any questions or concerns about the content of this letter.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

~~cc:~~
c: Thomas Peacock, LOP manager--files
Ravi Arulanantham, PhD, Regional Water Quality Control Board
Gil Jensen, Alameda County District Attorneys Office
David Scrivner, Harding Lawson Associates, 1855 Gateway Blvd., Suite 500, Concord,
CA 94520

4148rbca.dkt

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0151

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

June 7, 1995
STID 4148

Blue Print Service Co.
ATTN: Mr. Jeff Christoff, Operations Manager
149 - 2nd St.
San Francisco, CA 94105

RE: 1700 Jefferson St., Oakland, CA 94612

Dear Jeff Christoff:

This office has received and reviewed a report dated May 11, 1995 by Harding Lawson Associates concerning the above site. Within this report was a Quarterly Report dated April 28, 1995, and a Semiannual Report dated January 11, 1995 (which this office never received), also by Harding Lawson Associates.

The following comments are regarding the Notice of Violation dated April 12, 1995:

1. Thank you for continuing with quarterly groundwater monitoring. Reports should be received by this office within 45 days of sampling. Please notify this office at least 3 days before any field work is done.
2. We recognize that the capture area of the pumping system has been described, but also recognize that the lateral extent of contamination has not been defined. We recognize that the City of Oakland has objected to your investigation on their property, but you have also said you could explore an investigation on private property. Also, you could inquire again with the City of Oakland, as you said. Please submit a proposal for what you will do to define the lateral extent of the plume.

If you have any questions or comments, please contact this office at (510) 567-6782.

Sincerely,

Thomas Peacock, Supervising HMS
Hazardous Material Division

c: Mee Ling Tung, Acting Chief - files
David Scrivner, Harding Lawson Associates, 303 Second St.,
630 North, San Francisco, 94107
Dave Deaner, SWRCB Cleanup Fund

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0151

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

April 12, 1995
STID 4148

Blue Print Service Co.
ATTN: Mr. Jeff Christoff, Operations Manager
149 - 2nd St.
San Francisco, CA 94105

RE: 1700 Jefferson St., Oakland, CA 94612

Notice of Violation

Dear Jeff Christoff:

This office has not received any correspondence from you or your consultant concerning this site since June 21, 1994. Although you have a remediation system installed, there are several items that you must take care of concerning the cleanup of your site, as follows:

1. There still has been **no sampling** done on **any of the 5 monitoring wells** for this site for about 9 months. You are required to submit Quarterly Reports which say what has occurred during the previous quarter, including monitoring of wells.
2. There is no data to conclude what the capture area of the treatment system is. It is not known whether or not it includes the off-site well. If it does not, because no extraction is being done from there, then the off-site contamination is not contained. **It is being allowed to migrate further off-site.** This was mentioned in previous letters dated as early as May 24, 1993.
3. Please submit a proposal for what to do to define and contain the plume.
4. This office looks forward to the next quarterly report. Please include answers to the above questions and expected further investigation to be done.
5. Items 1. through 3. above were mentioned in the last 3 letters from this office dated November 22, 1992, May 24 October 19, 1993, and March 3, 1994, yet there has not been any response to these items. Responses must be forthcoming in your next report, especially monitoring wells which have not been monitored for almost a year.

April 12, 1995
Blue Print Services Co.
1700 Jefferson St., Oakland 94612
STID # 4148
Page 2 of 2

6. Since you have been issued a letter of commitment from the Cleanup Fund it is imperative that you stay in compliance with directives of the Local Implementing Agency.

If you have any questions or comments, please contact this office at (510) 567-6782.

Sincerely,



Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell, Chief - files
David Scrivner, Harding Lawson Associates, 303 Second St.,
630 North, San Francisco, 94107
Gil Jensen, Alameda County District Attorney's Office
Dave Deaner, SWRCB Cleanup Fund
Steve Morse, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0151

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

March 3, 1994
STID 4148

Blue Print Service Co.
ATTN: Mr. Jeff Christoff, Operations Manager
149 - 2nd St.
San Francisco, CA 94105

RE: 1700 Jefferson St., Oakland, CA 94612

Second Notice of Violation

Dear Jeff Christoff:

This office has received and reviewed a letter dated February 11, 1994 by Harding Lawson Associates concerning the above site. The following comments are to be considered:

1. There still has been no sampling done on any of the 5 monitoring wells for this site for about a year. The letter just mentions how the treatment system will be put back on line. This letter does not say anything about whether the contamination is being cleaned up or not.
2. There is no data to conclude what the capture area of the treatment system is. It is not known whether or not it includes the off-site well. If it does not, because no extraction is being done from there, then the off-site contamination is not contained. It is being allowed to migrate further off-site. This was mentioned in the previous letter dated May 24, 1993.
3. Please submit a proposal for what to do to define and contain the plume.
4. This office looks forward to the next quarterly report. Please include answers to the above questions and expected further investigation to be done.
5. Items 1. through 3. above were mentioned in the last 3 letters from this office dated November 22, 1992, May 24 and October 19, 1993, yet there has not been any response to these items. Responses should be forthcoming in your next report, especially monitoring wells which have not been monitored for a year.

March 3, 1994
Blue Print Services Co.
1700 Jefferson St., Oakland 94612
STID # 4148
Page 2 of 2

If you have any questions or comments, please contact this office
at (510) 271-4530.

Sincerely,



Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell, Chief - files
David Scrivner, Harding Lawson Associates, 303 Second St.,
630 North, San Francisco, 94107
Gil Jensen, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0151

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

October 19, 1993
STID 4148

Blue Print Service Co.
ATTN: Mr. Paul Koze, President
149 - 2nd St.
San Francisco, CA 94105

RE: 1700 Jefferson St., Oakland, CA 94612

Notice of Violation

Dear Paul Koze:

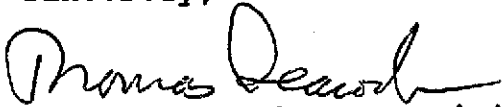
This office has received and reviewed a Quarterly Report dated September 9, 1993 by Harding Lawson Associates concerning the above site. The following comments are to be considered:

1. There was no sampling done on any of the 5 monitoring wells for this site. The only analysis was concerning the operation of the treatment system, which is apparently back in operation. This is a very inadequate report because it does not say anything about whether the contamination is being cleaned up or not.
2. There is no data to conclude what the capture area of the treatment system is. It is not known whether or not it includes the off-site well. If it does not, because no extraction is being done from there, then the off-site contamination is not contained. It is being allowed to migrate further off-site. This was mentioned in the previous letter dated May 24, 1993.
3. Please submit a proposal for what to do to define and contain the plume.
4. This office looks forward to the next quarterly report. Please include answers to the above questions and expected further investigation to be done.
5. Items 1. through 3. above were mentioned in the last 2 letters from this office dated November 22, 1992 and May 24, 1993, yet there has not been any response to these items. Responses should be forthcoming in your next report, especially monitoring wells which have not been monitored for a year.

October 19, 1993
Blue Print Services Co.
1700 Jefferson St., Oakland 94612
STID # 4148
Page 2 of 2

If you have any questions or comments, please contact this office
at (510) 271-4530.

Sincerely,



Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell, Chief - files
David Scrivner, Harding Lawson Associates, 303 Second St.,
630 North, San Francisco, 94107
Gil Jensen, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0151

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

May 24, 1993
STID 4148

Blue Print Service Co.
ATTN: Mr. Paul Koze, President
149 - 2nd St.
San Francisco, CA 94105

RE: 1700 Jefferson St., Oakland, CA 94612

Dear Paul Koze:

This office has received and reviewed a Quarterly Report dated April 15, 1993 by Harding Lawson Associates concerning the above site. The following comments are to be considered:

1. The results for the off-site well, MW-5 showed an increase in TPHg to 74,000 ppb and an increase in benzene to 16,000 ppb. This is in the downgradient direction and 1 block off-site. This level is extremely high. The lateral extent of contamination has not been defined because this is the only well in that direction.
2. There is no data to conclude what the capture area of the treatment system is. It is not known whether or not it includes the off-site well. If it does not, because no extraction is being done from there, then the off-site contamination is not contained. It is being allowed to migrate further off-site.
3. Although there are results of analysis in this report, there are no recommendations for what to do about the above situation. The off-site well also had a measured product thickness of 0.06 inches. Please submit a proposal for what to do to define and contain the plume.
4. This office looks forward to the next quarterly report. Please include answers to the above questions and expected further investigation to be done.
5. Items 1. through 3. above were mentioned in the last letter from this office dated November 22, 1992, yet there has not been any response to these items. Responses should be forthcoming in your next report, which will be due very soon.

May 24, 1993
Blue Print Services Co.
1700 Jefferson St., Oakland 94612
STID # 4148
Page 2 of 2

Thank you for your cooperation. If you have any questions or comments, please contact this office at (510) 271-4530.

Sincerely,



Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Richard Hiett, RWQCB
Edgar Howell, Chief - files
David Scrivner, Harding Lawson Associates, 303 Second St.,
630 North, San Francisco, 94107

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0151

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

March 22, 1993
STID 4148

Blue Print Service Co.
ATTN: Mr. Paul Koze, President
149 - 2nd St.
San Francisco, CA 94105

RE: 1700 Jefferson St., Oakland, CA 94612

Dear Paul Koze:

This office has received and reviewed a letter dated December 8, 1992 and a Quarterly Report by Harding Lawson Associates dated January 20, 1993 concerning the above site. The following comments are to be considered:

1. There was not any groundwater monitoring data for the three active wells on-site and the 1 off-site well. Quarterly monitoring should be accomplished (re-implemented as soon as possible) so that the site contamination may be properly evaluated. The only measure of present contamination levels is the average of 230 ppm of TPHg entering the bioreactor. There is no measure of the off-site contamination.
2. The last analysis of the off-site well MW-5 showed a level of 20,000 ppb benzene. This is in the downgradient direction and 1 block off-site. This level is extremely high. The lateral extent of contamination has not been defined because this is the only well in that direction.
3. There is no data to conclude what the capture area of the treatment system is. It is not known whether or not it includes the off-site well. If it does not, because no extraction is being done from there, then the off-site contamination is not contained. It is being allowed to migrate further off-site.
4. This office looks forward to the next quarterly report. Please include answers to the above questions and expected further investigation to be done.
5. Items 1. through 3. above were mentioned in the last letter from this office dated November 22, 1992, yet there has not been any response to these items. Responses should be forthcoming in your next report, which will be due very soon.

March 22, 1993
Blue Print Services Co.
1700 Jefferson St., Oakland 94612
STID # 4148
Page 2 of 2

Thank you for your cooperation. If you have any questions or comments, please contact this office at (510) 271-4530.

Sincerely,



Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Richard Hiett, RWQCB
Edgar Howell, Chief - files
David Scrivner, Harding Lawson Associates, 303 Second St.,
630 North, San Francisco, 94107

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0151

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

November 2, 1992
STID 4148

Blue Print Service Co.
ATTN: Mr. Paul Koze, President
149 - 2nd St.
San Francisco, CA 94105

RE: 1700 Jefferson St., Oakland, CA 94612

Dear Paul Koze:

This office has received and reviewed the Quarterly Report by Harding Lawson Associates dated July 17, 1992 concerning the above site. The following comments are to be considered:

1. There was not any groundwater monitoring data for the three active wells on-site and the 1 off-site well. Quarterly monitoring should be accomplished (re-implemented as soon as possible) so that the site contamination may be properly evaluated. The only measure of present contamination levels is the average of 150 ppm of TPHg entering the bioreactor. There is no measure of the off-site contamination.
2. The last analysis of the off-site well MW-5 showed a level of 20,000 ppb benzene. This is in the downgradient direction and 1 block off-site. This level is extremely high. The lateral extent of contamination has not been defined because this is the only well in that direction.
3. There is no data to conclude what the capture area of the treatment system is. It is not known whether or not it includes the off-site well. If it does not, because no extraction is being done from there, then the off-site contamination is not contained. It is being allowed to migrate further off-site.
4. On October 24, 1992 there was a leak from the treatment system which required a response from the Oakland Fire Department, Engine # 12. The system was subsequently shut down. Please submit a report concerning this occurrence including corrective actions taken and expected time to get the system operating again.
5. The above mentioned report is the last one. It has been another quarter. This office looks forward to the next quarterly report. Please include answers to the above questions and expected further investigation to be done.

November 2, 1992
Blue Print Services Co.
1700 Jefferson St., Oakland 94612
STID # 4148
Page 2 of 2

Enclosed is a format the Regional Board would like followed for site closure.

Thank you for your cooperation. If you have any questions or comments, please contact this office at (510) 271-4530.

Sincerely,



Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Richard Hiett, RWQCB
Edgar Howell, Chief - files
David Scrivner, Harding Lawson Associates, 303 Second St.,
630 North, San Francisco, 94107
Enclosure

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0151

October 15, 1990

Mr. Paul Koze
President
Blue Print Service Company
149 Second Street
San Francisco, CA 94105

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

**RE: City Blue Production Facility
1700 Jefferson Street, Oakland, CA 94612**

Dear Mr. Koze:

We have received the bioremediation treatment study and proposal for the above site. Given the level of petroleum contamination identified in the earlier reports and the presence of free floating product we are concerned that the treatment system which you propose may be considered a treatment process for hazardous waste.

The remediation proposal is approved providing that:

- 1) The State Department of Health Services is contacted and the permit requirements are worked out with them. According to the CA Code of Regulations Title 22, Article 4, Section 66370 a permit is required for the treatment of hazardous waste.
- 2) Submit reports of all work performed at this site to:

Lester Feldman
San Francisco Regional Water Quality Control Board
1800 Harrison Street, Suite 700
Oakland, CA 94612

Howard Hatayama
CA Department of Health Services
2151 Berkeley Way, Annex 7
Berkeley, CA 94704
- 3) You are requested to notify this department when the treatment system is expected to be operative.
- 4) An outline of all proposed remediation activity planned for soil and water contamination at this site and a schedule for the commencement of this activity be provided to this office.
- 5) A check for a total of \$500.00, made payable to the County of Alameda, is submitted to this office before any further action is taken regarding your proposals for this site.

Blue Print Service Co.
October 15, 1990
Page 2 of 2

A review of our files indicates that the initial deposit of \$ 750.00 submitted to this office on January 29, 1988 has been exhausted. This deposit system covers the expenses incurred by County personnel in the performance of their oversight responsibilities. A record is kept of the hours which an Alameda County employee works on a project; and the deposit is reduced at a rate of \$ 60.00 per hour. Following the completion of the project, the remaining balance of the deposit will be refunded to you. This deposit/refund policy is authorized by Section 3-141.6 of the Ordinance Code of the County of Alameda.

You are requested to respond to the above issues within 30 days of the receipt of this letter. If you have any questions concerning this matter please contact Paul Smith, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,

Paul M. Smith

Paul M. Smith

cc:

Richard McCartney, Harding Lawson Associates
Gil Jensen, Alameda County District Attorney, Office of Consumer
and Environmental Affairs
Lester Feldman, SFRWQCB
Howard Hatayama, DHS
Charlene Williams, DHS
Sonya Lowe, DHS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ROISI

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

(15)

August 28, 1989

Byron T. Hobbs, Vice President
SOTA Environmental Technology, Inc.
16980 Via Tazon, Suite 130
San Diego, CA 92127

Dear Mr. Hobbs:

As requested, a file search has been conducted for the area of one mile radius with 1970 Broadway Oakland being the center. The area was defined as being between 2nd and 34th Streets, North and South, and between Lakeshore Ave. and Adeline St., East and West on a Thomas Bros Map. Our files were reviewed for reported releases of hazardous materials or waste. This included any emergency response, underground tank release report or Prop. 65 report made to this Department.

The following reports were made to this department:

	07/02/87	601 Webster St.	Tear Gas
(R0161)	04/08/87	1700 Jefferson	Tank Release Gasoline
(R0463)	06/22/87	2528 Adeline	Tank Release 160ppm TPH in soil
(R0344?)	02/19/87	4th and Broadway	Tank Removal 25 gal. fuel oil
	03/10/87	1221 Broadway	Tank Release fuel oil
	12/13/88	13th & Franklin	Tank Release 29 gal. gasoline
	12/07/88	30 Bay Place	Tank Release waste oil
	06/25/88	774 West Grand	Tank Release gasoline
	03/22/88	39 - 4th St.	10 gal. fixer/devel. spilled
	03/21/88	Grand & Harrison	spilled white foaming liquid into Lake Merritt
	06/09/88	11th and Webster	EDB found at construction site
	01/21/88	515 Bay St.	Tank Release gasoline
	03/02/89	1764 - 13th St.	Tank Release diesel
	03/02/89	600 Fallon St.	Tank Release diesel pipe leak
(R0391)	03/02/89	500 Grand Ave.	Tank Release gasoline in monitoring well
(R0358)	03/02/89	2225 Telegraph	Tank Release product in monitoring well
(R018)	01/24/89	1310 - 14th St.	Tank Release gasoline/diesel
	02/13/89	600 Fallon St.	Tank Release diesel
(R0385)	03/14/89	404 Market	Spill petroleum naptha
	02/14/89	1769 - 13th St.	Tank Release gas/diesel/waste oil
(R01064)	04/03/89	255 - 27th St.	Spill 110 gals. hazardous liquid
(R09)	04/21/89	2800 Telegraph	Tank Release gasoline
(R01139)	04/21/89	822 Alice	Tank Release diesel

Byron T. Hobbs, Vice President
 SOTA Environmental Technology, Inc.
 16980 Via Tazon, Suite 130
 San Diego, CA 92127
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 August 28, 1989

(R01082) 06/20/89	365 Hawthorne	Tank Release heating fuel
(R01033) 06/30/89	2735 Broadway	Tank Release waste oil
(R0954) 07/19/89	1 City Hall Plaza	Tank Release gasoline
(R01596) 08/11/89	2576 MLK, Jr. Way	Tank Release waste oil
(R0446) 08/21/89	330 Chestnut	Tank Release 75 ppm O&G in soil

This is limited to information available to this office and does not include any information available to other agencies or businesses which may be involved with these properties.

Please find enclosed, a copy of our invoice sent to our Billing Unit.

If you have any questions, please call Edgar Howell, Supv. Hazardous Materials Specialist at (415) 217-4320.

Sincerely,

Rafat A. Shahid

Rafat A. Shahid, Chief
 Hazardous Materials Program

RAS:mnc

cc: Edgar Howell, Alameda County Hazardous Materials
 Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS, AGENCY
~~XXXXXXXXXXXX~~ Agency Director



R0151

470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

February 24, 1988

Daniel Louis
Harding Lawson Associates
666 Howard St.
San Francisco, CA 94105

SUBJECT: CITY BLUE PRODUCTION FACILITY, 1700 JEFFERSON ST., OAKLAND

Dear Dan:

We have reviewed the information submitted to date concerning the leak of the underground tanks at the subject facility. This information has included some identification of the extent of the problem as well as possible mitigation schemes.

One factor that you have identified as needed for further delineation of the problem is the construction of two additional groundwater wells. One well to be constructed down current from the site, and the other to be constructed in the proposal building envelope. You are encouraged to complete these wells including groundwater monitoring as soon as possible.

Since construction of a new production facility, on the site, is underway. Time is of essence in identifying the best treatment technology to insure that the new facility incorporates those features necessary to abate the problems.

You are requested to submit immediately a proposal that addresses the following concerns before the on and off-site improvements are completed.

1. Impervious cap or covering over the proposed asphaltic parking area.
2. Roof leaders and storm drainage to be drained off-site via water tight conduits.
3. Locations of vapor extraction and ground water wells as well as treatment equipment.

City Blue Prod. Facility
1700 Jefferson St., Oakland
February 24, 1988
Page 2 of 2

And remember, this Agency is responsible for implementing the underground tank regulations while the Regional Water Quality Control Board has the final authority to oversee these efforts.

Should you have any questions concerning this matter, please contact Storm Goranson, Hazardous Materials Specialist at 415/874-7237.

Sincerely,

Rafat A. Shahid

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:SG:mam

cc: Greg Zentner, RWQCB
Paul Rose, Blue Print Service Co.