

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT 8-7-2000

RO# 249

August 4, 2000

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

Mr. Kevin Romak  
Romak Iron Works  
3250 Hollis Street  
Oakland, California 94608

**RE: Workplan for Soil and Groundwater Investigation  
Romak Iron Works - 3250 Hollis Street, Oakland, CA 94608 (STID # 379)**

Dear Mr. Romak:

The Alameda County Environmental Health Services has reviewed the referenced work plan dated July 19, 2000, prepared and submitted by Aqua Science Engineers for the subject site.

The main elements of the work plan consist of the following:

- Three borings to be drilled at the site
- Soil and grab water samples to be collected from each boring
- Human health risk assessment to be prepared using the ASTM Risk Based Corrective Action (RBCA) model

The proposed work plan is approved provided the following issues are addressed:

- In addition to the three proposed borings, one upgradient and two downgradient borings (preferably downgradient of well MW-1 near the sidewalk) must be drilled to adequately characterize the hydrocarbon plume at the site.
- Soil and groundwater samples will be analyzed for the following target compounds: Total Petroleum Hydrocarbon (TPH) as gasoline, TPH as diesel, TPH as motor oil, benzene, toluene, ethyl benzene, xylene and methyl tertiary butyl ether (MTBE).
- Groundwater sample should be collected from monitoring well MW-1 during this phase of the investigation.
- Groundwater flow direction should be established for the site.
- After completion of this investigation, historical data collected for the site should be evaluated and a conceptual site model (CSM) will be prepared for the site. The CSM at a minimum will include the following: primary and secondary sources of contamination, transport mechanism, exposure pathways, exposure routes and receptors.
- Following the preparation of the CSM and validation of data collected for the site, a risk evaluation should be conducted using the RBCA model.

Mr. Kevin Romak  
RE: 3250 Hollis Street, Emeryville, CA 94608  
August 4, 2000  
Page 2 of 2

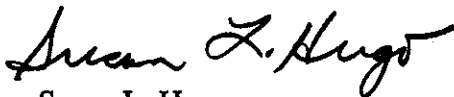
This agency will evaluate the site for closure and no further action will be required if the site meets the following criteria:

- Sources of contamination have been removed
- The site has been adequately characterized
- Contaminant plume is stable, decreasing in concentration, not migrating off-site
- The site does not pose any current or future threat to groundwater
- The site does not pose any current or future threat to the environment
- The site presents no significant risk to human health

Please notify this office at least 48 hours in advance when field activities are scheduled at the site.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,



Susan L. Hugo  
Hazardous Materials Specialist

c: Chuck Headlee, San Francisco Bay RWQCB  
Robert Kitay, ASE, 208 W. El Pintado, Danville, CA 94526  
SH / files

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

R0249

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

June 26, 1998

ATTN: David Prull

Aqua Science Engineering  
1041 Shary Circle  
Concord CA 94520

RE: Project # 1784A - Type R  
at 3250 Hollis St in Oakland 94608

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 \$247.00, 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

RO # 249

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

May 18, 1998

ATTN: David Prull

Aqua Science Engineering  
1041 Shary Circle  
Concord CA 94518

RE: Project # 1784A - Type R  
at 3250 Hollis St in Oakland 94608

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 \$247.00, 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.

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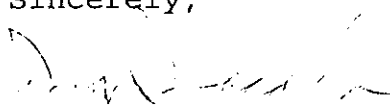
Please be sure to write the following identifying information on your check:

- 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



R0249

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 2, 1994  
STID# 379

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

Mr. Kevin Romak  
Romak Iron Works  
3250 Hollis Street  
Oakland, California

**RE: Status of the Soil and Groundwater Investigation /  
Remediation at 3250 Hollis Street, Oakland, CA 94608**

Dear Mr. Romak:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the Quarterly Groundwater Monitoring Reports dated 12/8/93 and 2/25/94 prepared by Aqua Science Engineers for the referenced site.

Quarterly sampling of the well (MW-1) performed in November 18, 1993 showed the following contaminants: 10,270 ppb TPH gasoline, 3,169 ppb benzene, 38.3 ppb toluene, 661.2 ppb ethyl benzene, 659.4 ppb xylenes. The recent monitoring event conducted in February 9, 1994 detected elevated concentration of TPH gasoline (17,000 ppb), benzene (6,200 ppb), toluene (64 ppb), ethyl benzene (770 ppb) and xylenes (420 ppb). In addition, sheen was observed during these two monitoring events.

Based on this review, it appears that the soil and/or groundwater contamination remains undefined. Further characterization is required to determine the vertical and lateral extent of the contaminant plume. A work plan must be submitted to this office no later than April 12, 1994.

Quarterly monitoring of MW-1 must be continued. Groundwater elevation readings must be incorporated in the monitoring program. If free product is present, an interim remedial measure should be implemented. Groundwater flow direction must be established at the site. All monitoring wells should be surveyed to an accuracy of 0.01 foot and referenced to mean sea level (MSL).

Until cleanup is complete, you will need to submit reports to this office every three months or at a more frequent interval, if specified at any time. In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan

Mr. Kevin Romak  
RE: 3250 Hollis Street, Oakland, CA 94608  
March 2, 1994  
Page 2 of 2

- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



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Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health  
Rich Hiett, San Francisco Bay RWQCB  
Edgar B. Howell, Chief, Hazardous Materials Division - files  
Robert Kitay, Aqua Science Engineers, Incorporated  
2411 Old Crow Canyon Rd., #4, San Ramon, CA 94583

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

R0249  
RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

April 29, 1993  
STID# 379  
Mr. Kevin Romak  
Romak Iron Works  
3250 Hollis Street  
Oakland, California 94608

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

**RE: Removal of Two Underground Storage Tanks at Romak Iron Works  
3250 Hollis Street, Oakland, CA 94608**

Dear Mr. Romak:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the files concerning the removal of two underground gasoline tanks on January 15, 1992 at the referenced site. We are in receipt of the Underground Storage Tank Removal Project Report (January 27, 1992) and the Sampling and Tank Pit Closure Final Report (August 27, 1992) prepared by Aqua Science Engineers.

Soil samples collected beneath the tank areas showed elevated levels of Total Petroleum Hydrocarbon as gasoline (180 ppm) and benzene (510 ppb). In addition, free floating product was observed during the tank removal activities. Limited overexcavation was performed on January 16, 1992 and verification soil samples collected showed 11 ppm of TPH gasoline and 120 ppb of benzene. Because of the degree of contamination found at the site which exceeded regulatory threshold levels, further environmental assessment is required to determine the extent of the unauthorized release associated with the former tanks at the site.

This office will be the lead agency overseeing the environmental investigation and cleanup activities at the site. The RWQCB has delegated this authority to our office. However, you must keep the Water Board apprised of all actions taken to characterize and remediate contamination at the site, because the Board retains the ultimate responsibility for ensuring protection of the waters of the state.

A preliminary assessment should be conducted to determine the extent of soil and/or groundwater contamination that has resulted from the former leaking tank. The information gathered by this investigation will be used to assess the need for additional actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown in the attachment at the end of this letter, which is based on the RWQCB's guidelines. You should be prepared to install at a minimum, three monitoring wells to establish gradient direction of the groundwater at the site. One of the wells should be installed within 10 feet downgradient of the former tank location. Monthly water elevation reading for the first six months and reduced to every quarter is necessary to determine groundwater flow direction. Quarterly

Mr. Kevin Romak  
RE: 3250 Hollis Street, Oakland, CA 94608  
April 29, 1993  
Page 2 of 2

sampling for target compounds ( TPH gasoline, benzene, ethyl benzene, toluene, & xylene) must occur to determine extent of the groundwater contamination.

Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). These reports must include information pertaining to further investigative results; the methods of cleanup actions implemented to date; and the method and disposal of any contaminated material. Copies of manifests for such disposal must be sent to this office.

Your work plan must be submitted to this office no later than **June 14, 1993**. All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of the reports and proposals must also be submitted to:

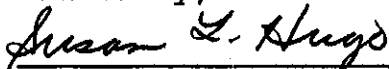
Rich Hiatt  
RWQCB, San Francisco Bay Region  
2101 Webster Street, Fourth Floor  
Oakland, California 94612

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267(b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or RWQCB.

Enclosed is a copy of Appendix A (Workplan for Initial Subsurface Investigation (August 20, 1991) for your reference.

Should you have any questions regarding this letter, please contact me at (510) 271-4530.

Sincerely,



Susan L. Hugo  
Senior Hazardous Materials Specialist

Enclosure

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health  
Rich Hiatt, San Francisco Bay RWQCB  
Gil Jensen, Alameda County District Attorney's Office  
Edgar B. Howell, Chief, Hazardous Materials Division /file  
David Allen, Aqua Science Engineers, Inc.  
P.O. Box 535 San Ramon, CA 94583