

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



702803

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

December 17, 1998
StID # 4808

Mr. William Wick
Crosby, Heafey, Roach & May
1999 Harrison St.
Oakland, CA 94612

**Re: Deposit for County Oversight at Former Ekotek Lube, 4200 Alameda Ave., Oakland
94601**

Dear Mr. Wick:

This letter responds to your inquiry regarding the deposit/refund account for the above site. As discussed, our office secures and uses the deposit for anticipated work. The amount of the deposit is based upon the number of hours of work anticipated times the hourly rate, \$100 per hour. According to our records, our office has received two deposits for \$2,000.00 and \$1,188 in May and December of 1995, one deposit for \$2,000.00 in May of 1996 and one for \$5,000.00 in April of 1997. Based on this information, the current balance is -\$1757.45 as of August 20, 1998. Because of this and anticipated continual oversight, our office requests an additional deposit of \$3000.00 be submitted to cover past and future costs.

Please write the project # (3274) and the site address on the check made payable to Alameda County Environmental Health.

Please contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
T. Peacock, ACEH
Dep4200

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



202803

December 16, 1998
StID # 4808

Mr. Laurence and Diane Webster c/o
Mr. Mike Webster
P.O. Box 92918
Long Beach, CA 90805

Ekotek, Inc. c/o
Mr. William Wick
Crosby, Heafey, Roach & May
1999 Harrison St.
Oakland, CA 94612-3573

**Re: Site Cleanup Requirements for the Former Ekotek Lube Site, 4200 Alameda Ave.,
Oakland, CA 94601**

Dear Lady and Gentleman:

Our office has been working with the Regional Water Quality Control Board (RWQCB) on the oversight of the above referenced site. Therefore, we are aware of and concur with the August 12, 1998 Water Board Order and all of its elements. Our office does not have any additional requirements beyond that stated in the order. As stated, copies of all correspondence, technical reports, and other documents pertaining with the Order shall be provided to the Water Board and to Alameda County Environmental Health.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

D. Lee, RWQCB, 1515 Clay St., Suite 1400, Oakland CA 94612

Mr. J. Silvey, American Redevelopment, L.L.C., 27525 Puerta Real, Suite 100-606,
Mission Viejo, CA 92691

Mr. R. Rivetna, American National Can Co., Mail Suite 04D, 8770 W. Bryn Mawr Ave.,
Chicago, IL 60631-3504

Ms. B. Cook, DTSC, 700 Heinz Ave., Suite 200, Berkeley, CA 94710-2737

Mr. L. Griffin, City of Oakland, OES, 505 14th St., 7th Floor, Oakland, CA 94612

Ekotek-order

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 2803

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

August 12, 1998

Attn: Mr. William Wick, Esq.

Crosby, Heafey, Roach & May
1999 Harrison St.
Oakland CA 94612

Re: Project # 3274A-Type R
Former Ekotek Lube, 4200 Alameda Ave., Oakland CA 94601

Dear Property Owner/Designee:

Our records indicate that deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$2000.00, 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 money will be refunded to your or your designee.

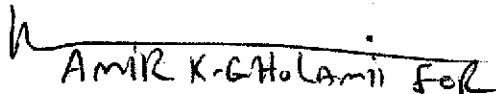
The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$100 per hour.

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

- project #
- type of project and
- site address (see Re: line above)

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

Sincerely,


AMIR K. GHOLAMI FOR

Tom Peacock, Manager
Environmental Protection

C: files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO # 2803

May 2, 1997
SLIC #4808

Alameda County Tax Collector Office
Ms. Cheryl Robinson & Mr. Max De Santis
1221 Oak St.
Oakland CA 94612

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

Re: 4200 Alameda Ave., Oakland CA 94601, Parcel #33-2203-4-2

Dear Ms. Robinson and Mr. De Santis:

I have been asked by Mr. Mike Webster, son of owners of the above property, to give you the status of the environmental investigation occurring at this site. The site, a former oil recycling facility, has experienced chemical releases which require investigation and cleanup. Currently both on and offsite subsurface investigation is being done to determine the extent of the chemical releases. Onsite groundwater monitoring and free product removal is required at a minimum.

Alameda County Environmental Health (ACEH) and the Regional Water Quality Control Board (RWQCB) are the overseeing agencies for this investigation. The site remediation, site management, future site usage and potential site closure will be overseen by our agencies.

Please feel free to contact me at (510) 567-6765 if you have any questions.

Sincerely,


Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, files
M. Webster, Amberwick Corporation, P.O. Box 92918, Long
Beach, CA 90809-2918

tax4200

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R0# 2803

April 30, 1997
SLIC # 4808

Hamilton, Cohen, Thatcher & Associates
8393 Capwell Drive
Oakland CA 94621

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

Re: Request for Access to Install Environmental Boring/Monitoring
Well on Parcel 33-2250-1-6 Oakland CA 94601

Dear Mr. Thatcher:

Our office has been overseeing the on-going subsurface investigation at the site located at 4200 Alameda Ave., a former oil recycling facility now owned by Laurence and Diane Webster aka the "Webster property". This site is located just northeast of the referenced parcel # 33-2250-1-6, of which I understand, you are the owner. The Webster property is upgradient of your site, based on groundwater flow direction. During the course of the investigation of this site, it appears that there is a potential of groundwater contamination migrating beneath your site. Therefore, our office has requested that the responsible parties install offsite borings and/or wells to determine the extent of the petroleum or solvent contamination in groundwater, if any. Several of the proposed borings were located on your property. I have been informed, by the consulting firm of Erler and Kalinowski, that you have been notified of the Webster's request. This letter confirms the County's position that this offsite investigation is necessary to determine the limit of the fuel and solvent release from the Webster property.

Please be advised that the investigation and cleanup of contaminated sites must be consistent with the provisions of Title 23, California Code of Regulations and the Porter-Cologne Water Quality Control Act (Water Code). Specific to the Water Code, Resolution No. 92-49 has been published by the State Water Resources Control Board which states the Policies and Procedures for the Investigation of Discharges to the Water. Within this policy, the dischargers are required to extend the investigation and cleanup to any (bold added) location affected by the discharge or threatened discharge. The Regional Water Board has the authority to require uncooperative landowners and tenants of affected property to cooperate or, if necessary, to participate in investigation, cleanup and abatement.

Mr. Thomas Thatcher
Site Access, Parcel 33-2250-1-6
April 30, 1997
Page 2.

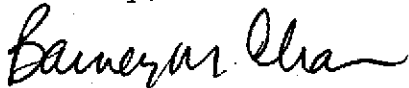
Our office recommends your cooperation in allowing access to your property, specifically the locations designated on Erler and Kalinowski's workplan, for the purpose of installing an offsite borings. Should this access be denied, you may be requested to perform an investigation at your own expense. Based upon the results of these borings, it will be determined whether a permanent well is required.

Please contact our office **within 15 days or by May 16, 1997** regarding your intentions in this matter.

Should you not be able to resolve this issue, our office will inform the Regional Water Quality Control Board (RWQCB) to pursue enforcement actions.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, files
Mr. W. Wick, Crosby, Heafey, Roach & May, Professional Corp..
1999 Harrison St., P.O. Box 2084, Oakland 95604-2084
Mr. M. Webster, Amberwick Corporation, P.O. Box 92918, Long
Beach, CA 90809-2918
Mr. A. Safford, Erler and Kalinowski, 1730 So. Amphlett Blvd.,
Suite 320, San Mateo, CA 94402
S. Morse, RWQCB
B. Chambers, Alameda County District Attorney Office

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02803

STID 4808

March 24, 1997

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

ATTN: Mr Bill Wick, Esq.

Crosby Heafey Roach & May
1999 Harrison St
Oakland CA 94612

RE: Project # 3274A - Type M
at 4200 Alameda Ave in Oakland 94601

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 \$5,000.00, payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can proceed in a timely fashion. At the completion of this project, any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 3-140.5 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 on the check to identify your account:

- project #,
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Barney Chan at (510) 567-6765.

Sincerely,


Tom Peacock, Area Manager
Environmental Protection

c: files/inspector

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#2803

February 6, 1997
SLIC StID # 4808

Mr. William Wick
Crosby, Heafey, Roach & May
1999 Harrison St.
Oakland CA 94612-3573

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

**Re: Request for Technical Reports and Status of Subsurface
Investigation at Former Ekotek Lube Site, 4200 Alameda
Ave., Oakland CA 94601**

Dear Mr. Wick:

Our office and that of the Regional Board met with you and your consultant at the Water Board's office on September 30, 1996. At this meeting, your consultant provided a remedial approach for the above site which included a Human Health Risk Assessment, a proposal to remove free product via a series of extraction probes strategically located and an offsite groundwater investigation via Push-In PVC Piezometers (PIPP).

The HHRA was submitted to our offices and reviewed initially by Mssrs. Ravi Arulanantham and Sum Arigala of the Water Board. They brought a number of items to the attention of your consultant. Our office is not aware whether an amended version of the HHRA has been submitted to our offices, or whether the amended version has been approved by the Water Board. Please provide a status of the HHRA.

The work plan for the installation of the offsite PIPPs was submitted to Mr. Sum Arigala in the November 20, 1996 Erler & Kalinowski report. This work plan was approved in the Water Board's December 16, 1996 letter signed by Mr. Stephen Morse. What is the status of this investigation? If the work has been completed, when will the final report be submitted to both agencies?

Our offices agreed to the approach discussed for the collection and removal of free product at this site. Please provide a work plan showing the location and providing the process flow diagram for the extraction system proposed for the removal the free product. Please provide a schedule for the permitting and installation of this extraction system.

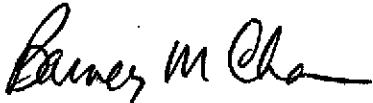
Our offices agreed that the monitoring wells at this site could be done on a semi-annual basis and this monitoring should be coordinated with the monitoring at the K-Mart site. Please provide the semi-annual monitoring report for the last half of 1996, which should have been performed in December 1996.

Mr. William Wick
SLIC StID # 4808
4200 Alameda Ave.
February 6, 1997
Page 2.

Please provide the requested technical reports and written comment to the other items mentioned within 10 working days or by February 20, 1997.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

c: Mr. S. Arigala, RWQCB
Mr. S. Morse, RWQCB
Mr. Mike Webster, Amberwick Corporation, P.O. Box 92918, Long Beach, CA 90809-2918
Mr. A. Safford, Erler & Kalinowski, 1730 So. Amphlett Blvd., Suite 320, San Mateo, CA 94402
B. Chan, files

updt4200

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

202803

July 9, 1996
SLIC # 4808

Mr. Mike Webster
Amberwick Corp.
P.O. Box 92918
Long Beach, CA 90809-2918

Mr. William Wick
Crosby, Heafey, Roach & May
1999 Harrison St.
Oakland CA 94612-3573

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

Re: Former Ekotek Lube Site, 4200 Alameda Ave., Oakland CA 94601

Dear Messers. Webster and Wick:

This letter requests submission of specific technical reports and an updated schedule for previously promised reports. Our office has been onsite and witnessed underground tank removals, subsurface structure removal and confirmatory soil sampling. The majority of waste material, particularly that contaminated with petroleum hydrocarbon has been removed from the site. It appears that only a small pile of non-hazardous waste remains on the southwest side of the site.

We are aware that co-ordinated groundwater monitoring with K Mart consultants occurred at the site in May of this year. Based on the amount of work which has occurred onsite and your 4/9/96 fax, our office requests the following items:

1. Please provide the co-ordinated monitoring well report for Ekotek and K Mart wells which shows groundwater gradient on both sites. You were requested previously to take quarterly groundwater elevations on your site until the gradient was established. Please provide these groundwater contour maps if this was done.
2. Please provide a tank closure report for the underground tanks and structures removed from the site. We are aware that one of the "underground tanks" originally thought to exist turned out to be a concrete sump and that another underground tank was found adjacent to the three original tanks.

Shallow soil samples were taken from within the former above ground tank area and additional "tanks" were also discovered during excavation of this area. Our office has received a May 9, 1996 fax copy of a partial report of activities, however, we request a hard copy of the entire excavation and removal activities. This should include at a minimum: a site map

Mssrs. Webster & Wick
Former Ekotek Lube
4200 Alameda Ave.
July 9, 1996
Page 2.

indicating sample location, tabulated analytical results, a summary of waste soil or liquids removed and disposed during the excavations, copies of tank and waste manifests and a brief narrative of site activities. Note that additional state "B" forms should be submitted for the additional tanks removed.

3. Please provide copies of manifests for the disposal of any hazardous or non-hazardous liquid or solid waste removed during non-tank removal activities.

4. Per your 4/9/96 fax to our office, we expected the following by June 30, 1996:

*** proposal to address further monitoring, further investigation and further remediation.**

Our office has yet to receive this referenced report. Your proposal should also address removal of any free product and give a schedule for a baseline risk assessment. This proposal should also include a time schedule for submitting a corrective action plan.

Please provide the items requested **within 30 days or by August 12, 1996**. Please contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

c: G. Jensen, Alameda County District Attorney Office
S. Arigala, RWQCB
Mr. A. Safford, Erler & Kalinowski, Inc., 1730 So. Amphlett
Blvd., Suite 320, San Mateo, CA 94402
Mr. Jeff Chew, City of Oakland, 1333 Broadway, Oakland 94612
Mr. A. Clark-Clough, City of Oakland, Office of Public Works,
1333 Broadway, 3rd Floor, Oakland 94612
Ms. Vivian O'Neal, Deputy City Attorney, City of Oakland, One
City Hall Plaza, Oakland CA 94612
Mr. David Bruegel, Dickinson, Wright, et al, 525 North
Woodward Ave., P.O. Box 509, Bloomfield Hills, MI 48303-
0509
Mr. L. Griffin, City of Oakland, OES, 1605 Martin Luther King
Dr., Oakland 94612
G. Coleman, files repEkotek

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R02803

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

May 10, 1996

ATTN: Mr Bill Wick, Esq.

Crosby Heafey Roach & May
1999 Harrison St
Oakland CA 94612

RE: Project # 3274A - R
at 4200 Alameda Ave in Oakland 94601

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 \$2,000.00, payable to Alameda County.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused monies will be refunded to you or your designee.

If you have any questions, please contact Barney Chan at (510) 567-6765.

Sincerely,


Tom Peacock, Area Manager
Environmental Protection Division

c: files/inspector

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro# 2803

RAFAT A. SHAHID, DIRECTOR

February 8, 1996
SLIC # 4808

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

Mr. Mike Webster
Amberwick Corp.
P.O. Box 92918
Long Beach, CA 90809-2918

Mr. William Wick
Crosby, Heafey, Roach & May
1999 Harrison St.
Oakland CA 94612-3573

Re: Former Ekotek Lube Site, 4200 Alameda Ave., Oakland CA 94601

Dear Messers. Webster and Wick:

This letter serves to acknowledge receipt of the February 1, 1996 letter from Mr. Webster updating our office as to the schedule for activities at the above site. In this letter, the offsite sampling of cone penetrometer borings was stated to be performed "within the next 30 days". Additionally, the removal of the underground tanks and the completion of site demolition was to occur "within the next 30-45 days". These timeframes are acceptable and hopefully realistic. Please notify our office of any delays to the above scheduled activities and provide explanation for the delay.

Our office would also like to bring to your attention a number of other items. In regards to the lack of groundwater sampling at this site, our office acknowledges the expense of quarterly sampling, however, there has been only one monitoring event subsequent to well installation. Our office, therefore, requests that semi-annual groundwater sampling be performed in order to verify and establish contaminant concentrations. Additionally, until the groundwater gradient has been established, you should take groundwater elevation measurements and provide a groundwater contour map for this site on a quarterly basis. Note that recent groundwater sampling at the former American National Can site indicates that the groundwater mound still exists and groundwater flow is still towards the ANC site.

Another item which must be addressed immediately is securing your property to prevent access. At this moment a gap in the fencing along E. 8th St. exist which allows public entrance onto your site. This is a risk to public health and must be corrected immediately. Please inform our office when this problem has been corrected. Lastly, the threat of surface runoff at your property exists. Pooling of oily water exists. You should routinely have your site checked for this condition and take appropriate steps

Mssrs. M. Webster and W. Wick
SLIC # 4808
4200 Alameda Ave.
February 8, 1996
Page 2.

to correct this.

On several occasions your consultant has expressed that a reasonable approach be used in evaluating and remediating this site. Cost versus beneficial environmental return has been the theme of conversations. Even the presence of "free product" while performing excavation has been requested to be incorporated into a "site-wide remediation plan". Please keep in mind, our office's flexibility can only continue if there is evidence of a "site-wide" plan and there is progress being made in your investigation. The continued presence of "free product" in wells on the ANC site calls for a pro-active response on your part. Your adherence to the proposed activity schedule and the addressing of the above items will be interpreted as one such pro-active response.

Please contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

SH c: G. Jensen, Alameda County District Attorney Office
S. Arigala, RWQCB
Mr. A. Safford, Erler & Kalinowski, Inc., 1730 So. Amphlett
Blvd., Suite 320, San Mateo, CA 94402
Mr. Jeff Chew, City of Oakland, 1333 Broadway, Oakland 94612
Mr. A. Clark-Clough, City of Oakland, Office of Public Works,
1333 Broadway, 3rd Floor, Oakland 94612
Ms. Vivian O'Neal, Deputy City Attorney, City of Oakland, One
City Hall Plaza, Oakland CA 94612
Mr. David Bruegel, Dickinson, Wright, et al, 525 North
Woodward Ave., P.O. Box 509, Bloomfield Hills, MI 48303-
0509
Mr. B. Johnson, City of Oakland, OES, 1605 Martin Luther King
Dr., Oakland 94612
G. Coleman, files

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02803

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

October 11, 1995

ATTN: Mr Bill Wick, Esq.

Crosby Heafey Roach & May
1999 Harrison St
Oakland CA 94612

RE: Project # 3274A - M
at 4200 Alameda Ave in Oakland 94601

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 \$2,000.00, payable to Alameda County.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused monies will be refunded to you or your designee.

If you have any questions, please contact Barney Chan at (510) 567-6700.

Sincerely,

Tom Peacock, Area Manager
Environmental Protection Division

c: files/inspector

**ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY**

DAVID J. KEARS, Agency Director



R02803

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

September 29, 1995
SLIC # 4808

Mr. Micheal Webster
16371 Ardsley Circle
Huntington Beach, CA 92649

**Re: Comment on September 14, 1995 E & K Preliminary Investigation
Report for 4200 Alameda Ave., Oakland 94601**

Dear Mr. Webster:

Thank you for the submission of the above referenced report as prepared by Erler & Kalinowski, Inc. I have completed the review of this report. The report documents the significant release of petroleum hydrocarbons which have impacted both soil and groundwater. This contamination appears throughout the site. In addition to total petroleum hydrocarbons, halogenated volatile organics have impacted groundwater. Our office concurs with the recommendation of the Executive Summary that an off-site investigation be performed. Also, your eventual site use will determine the ultimate clean-up levels required.

Upon review of Section 7.1 Off-site Groundwater Investigation and after discussion with Mr. Andrew Safford of E&K our office has the following concerns/requirements:

1. In order to determine the full extent of both soil and groundwater, we request that off-site borings retain both soil and groundwater samples for analysis. This may require a different boring technique than proposed. At least the locations designated CPT-1, CPT-3 and CPT-4 require both soil and groundwater testing. Should these not detect soil contamination, the borings further downgradient may run water samples only.
2. Since the proposal poses to sample two groundwater samples through the cone penetrometer, please explain how migration of the upper aquifer will be prevented from migrating down along this conduit.
3. Please include the analyte PCBs on the samples based on detection of these compounds in the initial investigation. Samples from CPT-1 through CPT-3 may be initially run and PCBs may be eliminated if not found in these samples.

Please notify this office 48 working hours prior to your field work.

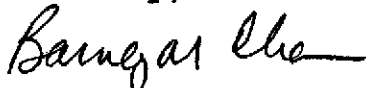
Mr. Micheal Webster
SLIC # 4808 Ekotek Lube Site
4200 Alameda Ave.
September 29, 1995
Page 2.

In regards to the removal of the underground tank, your last letter dated September 11, 1995 stated that you would comply with my request for a tank closure application by September 10, 1995. To date, our office has yet to receive this application. Please submit your application for tank closure **within 30 days or by October 28, 1995**. This will not affect the demolition of the aboveground tanks as these activities can be scheduled to optimize your field work. Should demolition occur immediately, your tank removal may be scheduled to be done shortly thereafter.

Please provide a written comment to the above comments/concerns on the proposed off-site investigation **within 30 days**.

You may contact me at (510) 567-6765 should you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
S. Arigala, RWQCB
R. Arulanantham, RWQCB
W. Wick, Crosby, Heafy, Roach & May, Attorneys at Law, 1999
Harrison St., Oakland CA 94612-3573
Mr. T. Erler, Erler & Kalinowski, Inc., 1730 So. Amphlett
Blvd., Suite 320, San Mateo, CA 94402
Mr. Jeff Chew, City of Oakland, 1333 Broadway, Oakland 94612

Mr. A. Clark-Clough, City of Oakland, Office of Public Works,
1333 Broadway, 3rd Floor, Oakland 94612
Ms. Vivian O'Neal, Deputy City Attorney, City of Oakland, One
City Hall Plaza, Oakland CA 94612
Mr. David Bruegel, Dickinson, Wright, et al, 525 North
Woodward Ave., P.O. Box 509, Bloomfield Hills, MI 48303-
0509
Mr. Jim Kessler, The Martin Group, 100 Bush St., 26th Floor,
San Francisco, CA 94104
Mr. Joseph Moran, American National Can, Asst. General
Counsel, 8770 West Bryn Mawr Ave., Chicago, Ill 60631-
3542
G. Young, files

Ekotek3

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R02803

RAFAT A. SHAHID, Director

July 31, 1995
SLIC # 4808

Mr. Michael Webster
16371 Ardsley Circle
Huntington Beach, CA 92649

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

**Re: Status of Subsurface Investigation at Former Ekotek Lube
Site, 4200 Alameda Ave., Oakland CA 94601**

Dear Mr. Webster:

This letter serves to update the County's current knowledge and expectations for this site. As you are aware, contractors initiated the field work (monitoring wells and borings) at the site during the third week of July. My latest conversations with Mr. Wick indicates that a report may be ready early September 1995. He anticipated only a brief delay to allow you two to review the document prior to delivering a copy to our office. I look forward to reviewing the report and the recommendations for next actions from your consultant.

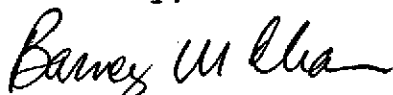
Hopefully, you have received the information faxed to you identifying some of the contractors in the Bay Area who can perform underground tank removals. Based on receipt and tank removal application approval, work should commence as soon as possible. One comment is made at this time. Upon review of the documents delivered to our office on your behalf by Mr. William Wick was the July 28, 1988 Jaykim Engineers, Inc. revised work plan. In this work plan two underground 4000 and 6000 gallon slop tanks were mentioned. **Please clarify whether these are underground tanks or not.** Recall, my earlier May 25, 1995 letter requested information on any other underground tanks existing at the site. It would be prudent to have your underground tank contractor perform a site visit and look at site maps and blueprints to determine if other tanks exist which will require removal.

Also recall, my earlier letter requested documentation for the removal and disposal all hazardous and non-hazardous waste generated from the site. Your correspondence with Ravi Arulanantham of our office states that 21,000 gallons of oily waste, approximately 15 cubic yards of oily solid waste, 350 gallons of caustic liquid and approximately 25,000 gallons of non-hazardous water have been generated and disposed from this site. **Please submit copies of receipts and manifests for the disposal of these materials along with your tank removal application.**

Mr. M. Webster
SLIC #4808
4200 Alameda Ave.
July 31, 1995
Page 2.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
S. Arigala, RWQCB
R. Arulanantham, RWQCB
W. Wick, Crosby, Heafy, Roach & May, Attorneys at Law, 1999
Harrison St., Oakland CA 94612-3573
Mr. T. Erler, Erler & Kalinowski, Inc., 1730 So. Amphlett
Blvd., Suite 320, San Mateo, CA 94402
Mr. Jeff Chew, City of Oakland, 1333 Broadway, Oakland 94612
Mr. A. Clark-Clough, City of Oakland, Office of Public Works,
1333 Broadway, 3rd Floor, Oakland 94612
Ms. Vivian O'Neal, Deputy City Attorney, City of Oakland, One
City Hall Plaza, Oakland CA 94612
Mr. David Bruegel, Dickinson, Wright, et al, 525 North
Woodward Ave., P.O. Box 509, Bloomfield Hills, MI 48303-
0509
Mr. Jim Kessler, The Martin Group, 100 Bush St., 26th Floor,
San Francisco, CA 94104
Mr. Joseph Moran, American National Can, Asst. General
Counsel, 8770 West Bryn Mawr Ave., Chicago, Ill 60631-
3542
T. Peacock, files
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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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RAFAT A. SHAHID, Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

July 20, 1995

ATTN: Mr Bill Wick, Esq.

Crosby Heafey Roach & May
1999 Harrison St
Oakland CA 94612

RE: Project # 3274A - M
at 4200 Alameda Ave in Oakland 94601

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 \$2,000.00, payable to Alameda County.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused monies will be refunded to you or your designee.

If you have any questions, please contact Barney Chan at (510) 567-6700.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Peacock".

Tom Peacock, Area Manager
Environmental Protection Division

c: files/inspector

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R02803

RAFAT A. SHAHID, Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

July 18, 1995
SLIC # 4808

Mr. Michael Webster
16371 Ardsley Circle
Huntington Beach, CA 92649

**Re: Underground Tank Removal at Former Ekotek Lube Site, 4200
Alameda Ave., Oakland CA 94601**

Dear Mr. Webster:

This letter confirms the verbal 60-day extension I granted you for the submittal of your underground tank removal application for the existing tank at the above site. Your due date for submittal was extended to **September 10, 1995**. Please be aware, upon submission and County approval, you should be prepared to remove the tank soon thereafter.

In regards to identifying tank removal contractors, our office recommends contacting firms listed in the phone directory under underground tank removal or underground tank closure contractors.

Our office is aware of the initiation of the field work at this site during the period of July 12-14, 1995. Please submit a copy of the investigation report to our office **within 45 days**. Your report should include a **Recommendation Section for further site characterization**. After you complete your site characterization you should submit your Remedial Action Plan.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
S. Arigala, RWQCB
R. Arulanantham, RWQCB
W. Wick, Crosby, Heafy, Roach & May, Attorneys at Law, 1999
Harrison St., Oakland CA 94612-3573
Mr. T. Erler, Erler & Kalinowski, Inc., 1730 So. Amphlett
Blvd., Suite 320, San Mateo, CA 94402
Mr. Jeff Chew, City of Oakland, 1333 Broadway, Oakland 94612

Mr. Micheal Webster
SLIC # 4808
4200 Alameda Ave.
July 18, 1995
Page2.

Mr. A. Clark-Clough, City of Oakland, Office of Public Works,
1333 Broadway, 3rd Floor, Oakland 94612
Ms. Vivian O'Neal, Deputy City Attorney, City of Oakland, One
City Hall Plaza, Oakland CA 94612
Mr. David Bruegel, Dickinson, Wright, et al, 525 North
Woodward Ave., P.O. Box 509, Bloomfield Hills, MI 48303-
0509
Mr. Jim Kessler, The Martin Group, 100 Bush St., 26th Floor,
San Francisco, CA 94104
Mr. Joseph Moran, American National Can, Asst. General
Counsel, 8770 West Bryn Mawr Ave., Chicago, Ill 60631-
3542
T. Peacock, files

Ekotek2

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02803

RAFAT A. SHAHID, Assistant Agency Director

November 1, 1993

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Ms. Cheryl Robinson-Brown
Real Estate Tax Specialist
Alameda County Tax Collector's Office
1221 Oak Street
Oakland CA 94612

**Re: Ekotek Property located at 4200 Alameda Ave, Oakland 94601
(Tax Parcel # 033-2203-004-02)**

Dear Ms. Robinson-Brown:

This letter records our recent conversation regarding existing hazardous waste contamination of the Ekotek site and the financial liabilities associated with property ownership or responsible party status for the property.

As discussed, my office is in the process of evaluating the extent of environmental contamination at this site. In the course of this work, a title search was conducted to identify property ownership for notification of required work purposes. In addition to consulting a title search company, your office was contacted as part of this process. From this search it was found the Ekotek property was delinquent in tax payment, and the county had slated it for auction in March, 1994. The account for this property is in arrears for close to \$100,000.00.

My office continues to recommend that this property not be sold or accepted by the county in place of tax payment. This request is made in response to our opinion that the cost of environmental clean up will certainly exceed the value of the tax bill, and could easily exceed the full value of the property.

At this point in the evaluation, my office considers this site to have surface and subsurface soil contamination by petroleum hydrocarbons and Polychlorinated Biphenyls (PCB). Additionally, ground water appears impacted by similar contaminants with offsite migration being a strong possibility.

Please accept that this recommendation protects the county from undesirable and unnecessary liability. The possible savings by not taking ownership of this property may well be in the hundreds of thousands of dollars.

Tax Collectors Office
November 1, 1993
Page 2

If you have any further questions concerning this letter please
feel free to call me at 271-4320 or 34320.

Sincerely,



Amir K. Gholami REHS
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County
Health Care Services Agency
Ed Howell, Chief, Hazardous Materials Division, Department of
Environmental Health.
Gil Jensen, Alameda County, Deputy District Attorney, Office
of Environmental Compliance and Consumer Protection
Jason Lauren, Alameda County Counsel
Donald R. White, Alameda County Treasurer-Tax Collector
files

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