

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 2655

StID 6093

October 6, 1997

Mr. Ken Earp
Ken Earp Development
1100 Long Hollow Pike
Gallatin, TN 37066

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

**Subject: Additional Funds for Oversight at 28400 Granada Circle,
Hayward, CA**

Dear Mr. Earp:

As you know, this office is overseeing site remediation of soil contamination due to waste oil at the automotive maintenance area at the above referenced site. I have completed review of the case file, including the recently submitted report, dated June 20, 1997, prepared by Terrasearch, Inc. It appears the site is ready of site closure. However, the initial deposit of \$2,140.00 has been depleted. A check made payable to "Alameda County, Treasurer" in the amount of \$300.00 should be submitted to reinstate your account and complete this Office's oversight tasks on your project. Any and all monies remaining in your account after the completion of the project will be refunded to you.

Please contact me at (510) 567-6762 with any comments on this letter.

Sincerely,

eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#2655

StId 6093/slic

April 9, 1997

Mr. Ken H. Earp
Ken H. Earp Development
PO Box 788
Gallatin TN 37066

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

Subject: Investigations at 28400 Granada Circle, Hayward CA 94544

Dear Mr. Earp:

This office has reviewed Terrasearch, Inc.'s letters dated January 23, 1997 (received on April 2, 1997) and March 18, 1997. These letters present analytical results and describe the extent of soil contamination at the subject site. Based on these results, it appears that total oil and grease was identified in the one and one-half foot sample but not in the three or five foot samples. The lateral extent and severity of soil contamination was not addressed during this investigation.

The site map referenced as Figure No. 1 presented in the January 23rd letter does not appear to accurately represent the location where the bulk of the soil contamination was observed during past field investigations. Per my conversation with Robert Campbell of Terrasearch today, he indicated that Figure 1 is wrong and that soil boring B-1 was actually emplaced just south of the vehicle maintenance area/canopy. Please submit to this office an addendum to Figure 1 of the January 23rd letter which accurately reflects the location of soil boring B-1.

This office concurs with Terrasearch, Inc.'s recommendation to remove the contaminated soil and to collect confirmatory soil samples. The confirmatory soil samples must be located at the perimeter of the excavation to reflect the vertical and lateral extent of the excavation boundaries.

Mr. Campbell indicated that the field work for the excavation of contaminated soils is tentatively scheduled for next Thursday, April 17th. Please contact me at least 72 hours in advance to confirm this date and to schedule a time. Please also confirm your plans for the April 17th field work with Greg Hilst at (510)670-5235 and John Rogers at (510)670-5429 of Alameda County Public Works Department. If you have questions, please call me at (510)567-6755.

Sincerely,

Amy Leech

c: Robert Campbell, Terrasearch, Inc., 11840 Dublin Blvd., Dublin, CA 94568
Greg Hilst, Alameda County Public Works Department QIC#51501
John Rogers, Alameda County Public Works Department QIC#50502
ALL-file

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R02655

ENVIRONMENTAL HEALTH SERVICES

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

March 25, 1997

STID 6093

ATTN: Mr Ken H Earp

Ken H Earp Development
P O Box 788
Gallatin TN 37066

RE: Project # 4955B - Type A
at 28400 Granada Circle in Hayward 94544

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 \$500.00, 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 Amy L Leech at (510) 567-6755.

Sincerely,

Tom Peacock, Area Manager
Environmental Protection

c: files/inspector

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02655

ENVIRONMENTAL HEALTH SERVICES

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

March 25, 1997

STID 6093

ATTN:

Spanish Ranch
28400 Granada Circle
Hayward CA 94544

RE: Project # 4955B - Type A
at 28400 Granada Circle in Hayward 94544

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 \$500.00, 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 Amy L Leech at (510) 567-6755.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Peacock', is written over a horizontal line.

Tom Peacock, Area Manager
Environmental Protection

c: files/inspector

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 2655

StId 6093/SLIC
December 18, 1996

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

Mr. Ken H. Earp
Ken H. Earp Development
PO Box 788
Gallatin TN 37066

Subject: Investigations at 28400 Granada Circle, Hayward CA 94544

Dear Mr. Earp:

This office has received and reviewed Terrasearch Inc.'s September 25, 1996 work plan regarding waste oil contamination at the subject site. The work plan proposes to assess the vertical extent of waste oil contamination by collecting and analyzing soil samples in the area where soil is heavily stained behind the Spanish Ranch Complex's car washing area located off of Murcia Street. On December 16, 1996, Paul Smith and Amy Leech of this office met with Robert Campbell of Terrasearch at the site to discuss sample locations, analytical testing, and plans for overexcavation of the contaminated soil pending this phase of investigation. The work plan is acceptable to this office with the following additions or comments:

1. Since the purpose of this investigation is to assess the vertical extent of contamination before commencing with removal of the contaminated soil, it would be acceptable to limit the number of soil borings to one. This boring should be placed in the area suspected to be most heavily contaminated. As I discussed with Mr. Campbell, the lateral extent of contamination will need to be confirmed during and subsequent to the removal of the contaminated soil.
2. Based on the hazardous materials observed to be stored at this site and the typical constituents found in waste oil, the first soil sample should be collected at 1.5 feet below ground surface (bgs) and be analyzed for:
 - pesticides by EPA method 8080,
 - volatile organic compounds (VOCs) by EPA method 8240,
 - total extractable petroleum hydrocarbons by EPA method 8015,
 - semi-volatile organic compounds (SVOCs) by EPA method 8270,
 - total oil & grease by EPA method 5520D&F, and
 - total lead by ICAP or AA.

We recommend that the soil samples collected from the 3 and 5 foot depths be held for analysis pending results of the 1.5 foot soil sample, with two exceptions:

- Analysis for VOCs by EPA method 8240 should be run on all samples regardless of the results of the 1.5 foot sample.
- The 5 foot sample should be analyzed for lead using the Waste-Extraction Test (WET).

If contaminants are detected in the 1.5 foot sample, then analyses for those constituents will be required in the deeper samples.

Earp
Re: 28400 Granada Circle
December 18, 1996
Page 2 of 2

3. The final report of this investigation must include a to scale site map with accurate identifying information, such as sample location(s), nearby streets, surface water receptors, north arrow, etc..

Field work is to commence no later than January 19, 1997 and a report on the findings and results of this investigation is due to this office no later than February 16, 1997. Please be aware that in addition to removing the contaminated soil and defining the lateral extent of soil contamination, an investigation to determine the severity and extent of groundwater contamination may be required.

Please contact me at (510)567-6755 if you have questions and no later than January 12, 1997 to schedule a time for field work.

Sincerely,



Amy Leech
Hazardous Materials Specialist

c: Robert Campbell, Terrasearch Inc., 11840 Dublin Blvd., Dublin, CA 94568
Paul Smith
ALL/files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO # 2655

StId 6093/SLIC

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

December 13, 1996

Mr. Ken H. Earp
Ken H. Earp Development
PO Box 788
Gallatin TN 37066

Subject: Investigations at 28400 Granada Circle, Hayward CA 94544

Dear Mr. Earp:

Per your request during your telephone conversation on December 11, 1996 with Amy Leech of our office, please find enclosed an itemized listing of all charges to date against your deposit/refund account with this office. This account has been established to cover the costs incurred by this Department for administrative and technical oversight related to investigations and cleanup of the waste oil contamination at the subject site.

As Ms. Leech indicated, this account is currently at a negative balance of (\$173.90), and we have recently requested that you submit an additional deposit of \$700. The deposit refund mechanism is authorized in Section 3-140.5 of the Alameda County Ordinance Code. Work on this project has been debited at the Ordinance specified rate, currently \$94 per hour.

If you have questions, please contact me or Ms. Leech at (510)567-6700.

Sincerely,

Thomas Peacock, Area Manager
Environmental Protection

ATTACHMENT

c: Gordon Coleman
Paul Smith
ALL/files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R02655

RAFAT A. SHAHID, Director

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

December 09, 1996

STID 6093

ATTN: Ken Earp

Earp Investment Co
P O Box 788
Gallatin TN 37066

RE: Project # 4955A - Type M
at 28400 Granada Circle in Hayward 94544

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 \$700.00, 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.

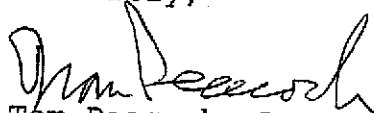
Please be sure to write the following on the check to identify your account:

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

(see RE: line above).

If you have any questions, please contact Amy L Leech at (510) 567-6755.

Sincerely,


Tom Peacock, Area Manager
Environmental Protection

c: files/inspector

Mr. Earp
August 21, 1996
page 2 of 3

Also noted during the inspection were the following additional violations:

Waste containers were either improperly marked or had no labeling. The law requires all hazardous waste containers be labeled.

Wastes are stored in a manner which allows spillage/leakage and contamination to soil.

Hazardous wastes be disposed of a minimum of once every 90 days if over 27 gallons of waste is generated per month. If less than 27 gallons of waste is generated per month then the law requires that all wastes be disposed a minimum of once per year.

It is unclear whether Spanish Ranch management will continue to allow vehicle maintenance and hazardous waste storage to occur in the subject area. You are requested to provide a written response outlining your intentions regarding future auto servicing and other activities.

2) Soil sampling results indicated Total Oil and Grease at 189,000 mg/kg at the soil surface, 24,000 mg/kg at eighteen inches below ground surface and non-detectable at forty two inches below ground surface. Analyses were also conducted for the presence of heavy metals. Lead was detected in the surface sample at 492 mg/kg. **Based on the above results you are required to provide a written work plan, by September 1, 1996, prepared by a qualified professional addressing proposed measures to address contamination, profile soil removed from the site, conduct confirmation soil sampling to indicate removal of contaminated soil has occurred, document the site clean up and soil disposal.** Due to the high lead level detected when characterizing excavated waste material and when collecting confirmation samples you are required to analyze for the presence of soluble lead, using the CA Waste Extraction Test (WET) to determine the leachability of this material. The work plan must be reviewed and approved by this office prior to implementation.

Site cleanup of both Spanish Ranch and Alameda County property is required. Alameda County does not intend on incurring any expense for contamination caused by improper storage and management of wastes from your site. Failure to comply with the above directives will result in referral of this case to the Alameda County District Attorneys Office for review and possible enforcement actions.

3) EPD has established a deposit refund mechanism to fund regulatory oversight of contaminated sites. You are requested to remit a check made payable to Alameda County Treasurer for \$ 940.00. This amount will be billed against at a rate of \$ 94.00 per hour. Any unused portion of these funds will be refunded to you at the completion of this project. This request is made pursuant to Section 3-140.5 Alameda County Ordinance Code.

Mr. Earp
August 21, 1996
page 3 of 3

Please contact me with any questions regarding the above at (510) 567-6707.

Sincerely,

Paul M. Smith
Paul M. Smith

Senior Hazardous Materials Specialist

c:

Richard Brown, Spanish Ranch No. 1, 28400 Granada Circle, Hayward, CA 94544
Dave Safreno, Alameda County Public Works Department, 951 Turner Ct., Hayward, CA
94545

Gil Jensen, Alameda County District Attorneys Office, Consumer and Environmental
Affairs Division, 7677 Oakport St., Suite 400, Oakland, CA 94621

Joe Mendoza, City of Hayward, Water Pollution Source Control, 3700 Enterprise Ave.,
Hayward, CA 94545