ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

REMEDIAL ACTION COMPLETION CERTIFICATION

November 19, 1996

William & Kathy Florence
Property owners
6316 Castle Dr.
Oakland CA 94611

Attn: Clifford Thompson
Cliff's Forklift
21051 Western Blvd.
Hayward CA 94541

Dear Mr. and Mrs. Florence and Mr. Thompson:

UNDERGROUND STORAGE TANK (UST) CASE
Cliff's Forklift
21031 Western Blvd.
Hayward CA 94541
SITE NO. 3574

This letter confirms the completion of site investigation and remedial action for the underground storage tank formerly located at the above-described location. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including the current land use, and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground storage tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, California Code of Regulations, Division 3, Chapter 16, Section 2721 (e). If a change in land use, structural configuration, or site activities are proposed such that more conservative exposure scenarios should be evaluated, the owner must promptly notify this agency.

Please telephone Amy Leech at (510)567-6700 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung, Director of Environmental Health Services

ATTACHMENT

c: Attn: Keith D. Beury, Streamborn, PO Box 8330, Albany, CA 94706 w/attachment
Kevin Graves, RWQCB
Lori Casias, SWRCB w/attachment
Acting Chief of Environmental Protection Division
ALL/Files

01-0431

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

ENVIRONMENTAL PROTECTION
96 NOV 15 PM 3:51

I. AGENCY INFORMATION

Agency name: **Alameda County-HazMat**
Date:City/State/Zip: **Alameda, CA 94502**
Responsible staff person: **Amy Leech**
Date: **September 27, 1996**
Address: **1131 Harbor Bay Pkwy**
Phone: **(510) 567-6700**
Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: **Cliff's Forklift**
Site facility address: **21031 Western Blvd., Hayward CA 94541**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **3574**
URF filing date: **05/06/91** SWEEPS No: **N/A**

Responsible Parties:	Address:	Phone Numbers:
William & Kathy Florence	6316 Castle Dr, Oakland CA 94611	(510)482-1874
Attn: Clifford Thompson Cliff's Forklift	21051 Western Blvd, Hayward CA 94541	

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	1,000	gasoline	removed	08/21/89

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Unknown**

Site characterization complete? **Yes**
Date approved by oversight agency: **08/16/96**

Monitoring Wells installed? **Yes** Number: **3**

Proper screened interval? **Yes**

Highest GW depth below ground surface: **18.66** Lowest depth: **25.27**

Flow direction: **Southwest**

Most sensitive current use: **Commercial**

Are drinking water wells affected? **No** Aquifer name: **N/A**

Is surface water affected? **No** Nearest affected SW name:**N/A**

Off-site beneficial use impacts (addresses/locations): **n/a**

Report(s) on file? **YES** Where is report(s) filed?
Alameda County, 1131 Harbor Bay Pkwy, Alameda, CA 94502

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (cont'd)

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment or Disposal w/destination)	Date
USTs	1- 1,000 gallon	Erickson 255 Parr Blvd., Richmond, CA	08/21/89

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before[1]	After[2]	Before	After
TPH (Gasoline)	5,700	ND	ND	ND
Benzene	30	ND	ND	ND
Toluene	16	ND	ND	ND
Ethylbenzene	110	ND	ND	ND
Xylene	630	ND	ND	ND

ND=non-detect
NT=not tested

1 Soil sample collected from the north end of the gasoline UST pit during removal activities in 8/89.
2 Soil sample collected at 20, 25, and 30 ft. bgs from borings B-1 and B-2 located at each end of the former UST pit on 12/19/95.

Comments (Depth of Remediation, etc.): See comments under "Additional Comments" section.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan?
Undetermined

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan?
Undetermined

Does corrective action protect public health for current land use? **YES**
Site management requirements: **N/A**

Should corrective action be reviewed if land use changes? **YES**

Monitoring wells Decommissioned: **No, pending case closure.**
Number Decommissioned: **0** Number Retained: **3**

List enforcement actions taken: **n/a**
List enforcement actions rescinded: **n/a**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Amy Leech
Signature: A. Leech
Title: Hazardous Materials Specialist
Date: 10/15/96

Reviewed by
Name: Juliet Shin
Signature: Juliet Shin
Title: Sr. Hazardous Materials Specialist
Date: 10/18/96

Name: Thomas Peacock
Signature: Thomas Peacock
Title: Supervising, Hazardous Materials Spec.
Date: 10-10-96

VI. RWQCB NOTIFICATION

Date Submitted to RB:
RWQCB Staff Name: Kevin Graves, P.E.
Title: Assoc. Water Resources Control Engineer

RB Response: Approved
Signature: K. Graves
Date: 11/14/96

VII. ADDITIONAL COMMENTS

On August 21, 1989, one 1,000-gallon gasoline underground storage tank (UST) was removed from Cliff's Forklift, commercial property located at 21031 Western Blvd. in Hayward, CA. (See attachment 1 for site location and layout.) Up to 5,700 ppm TPH-G and 30/16/110/630 ppm BTEX, respectively, was identified in soil samples collected beneath each end of the UST.

Approximately 100 cubic yards of contaminated soil was reportedly excavated and removed from the former UST pit. Analytical results of confirmatory samples reportedly collected from the UST pit on October 2, 1989 subsequent to tank removal, identified up to 9,500 ppm TPH-G and 3.7/370/230/1,500 ppm BTEX, respectively, from the southeast side of the excavation at an unspecified depth. It is not known if further excavation of contaminated soil occurred at this point. However, analytical results of a three point composite sample collected from the site on October 13, 1989 was non-detect for TPH-G and BTEX. It is not known if these samples were collected from the stockpile soil or from the UST pit.

No documentation exists regarding the fate of the stockpiled soil other than verbal accounts that it was removed or disappeared from the site. Because original overexcavation activities were not well documented, two soil borings (B-1 and B-2) were emplaced at each end of the former UST pit in December 1995 to confirm contaminant concentrations in soil within the vicinity of the UST pit.. Visual observations and OVM readings made during the installation of these borings did not identify any contamination. Likewise, soil samples collected and analyzed at 20, 25, and 30 ft. bgs from boring B-1 and B-2 were non-detect for TPH-G and BTEX. (See attachment 2 for summary of soil results.)

Three groundwater monitoring wells (MW-1, MW-2, MW-3) were installed in the vicinity of the former UST in 12/95. Groundwater was encountered at 25 ft. bgs during drilling operations. Native soil was reported to consist of stiff clays from 2 ft. to 25 ft. and then silty sand to the depth explored down 35 ft. bgs. All soil samples collected from the monitoring wells were non-detect for TPH-G and BTEX, including samples collected at the capillary fringe. (See attachment 2 for soil results and attachment 3 for boring logs.)

Groundwater has been monitored and sampled for three quarters from 12/95 to 6/95. Groundwater flow has been toward the southwest, and analytical results have been non-detect for TPH-G and BTEX during all sampling events. (See attachment 4 for historical groundwater results.)

Based on this information, no further investigations are recommended for this site.

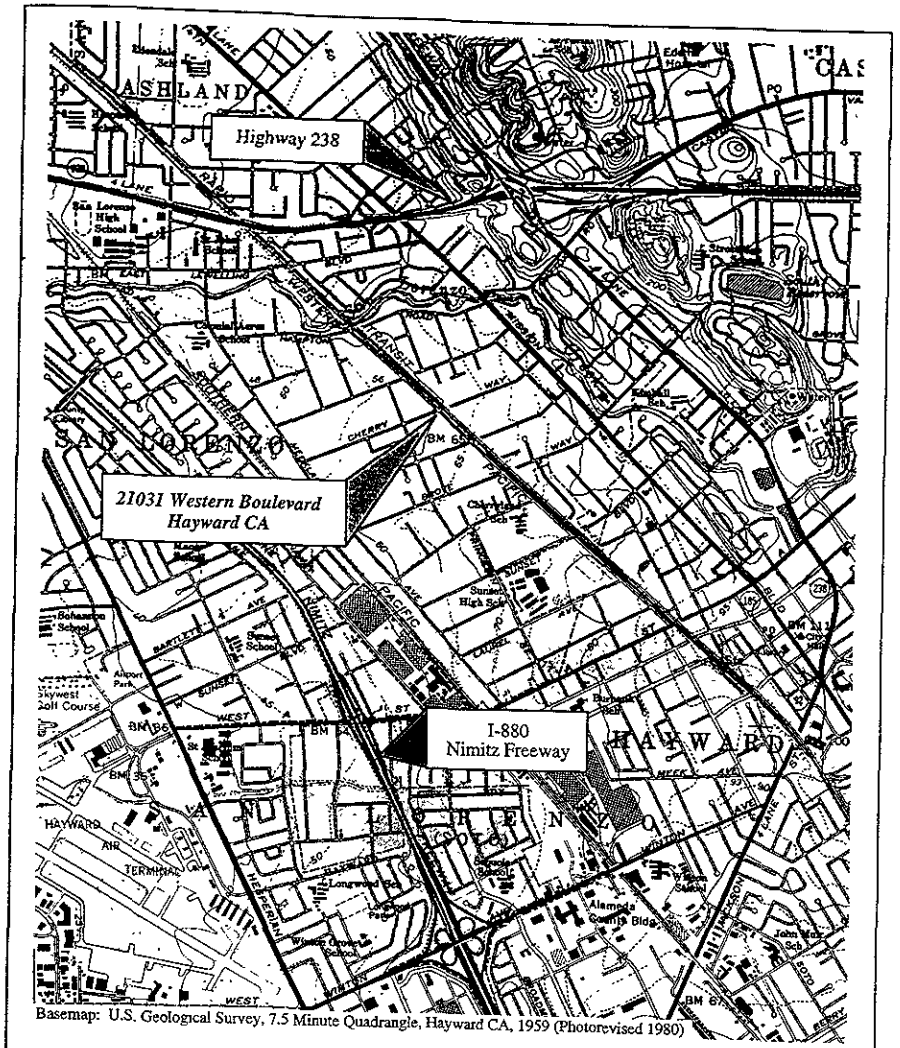

Figure 1

Location Map

21031 Western Boulevard
Hayward CA

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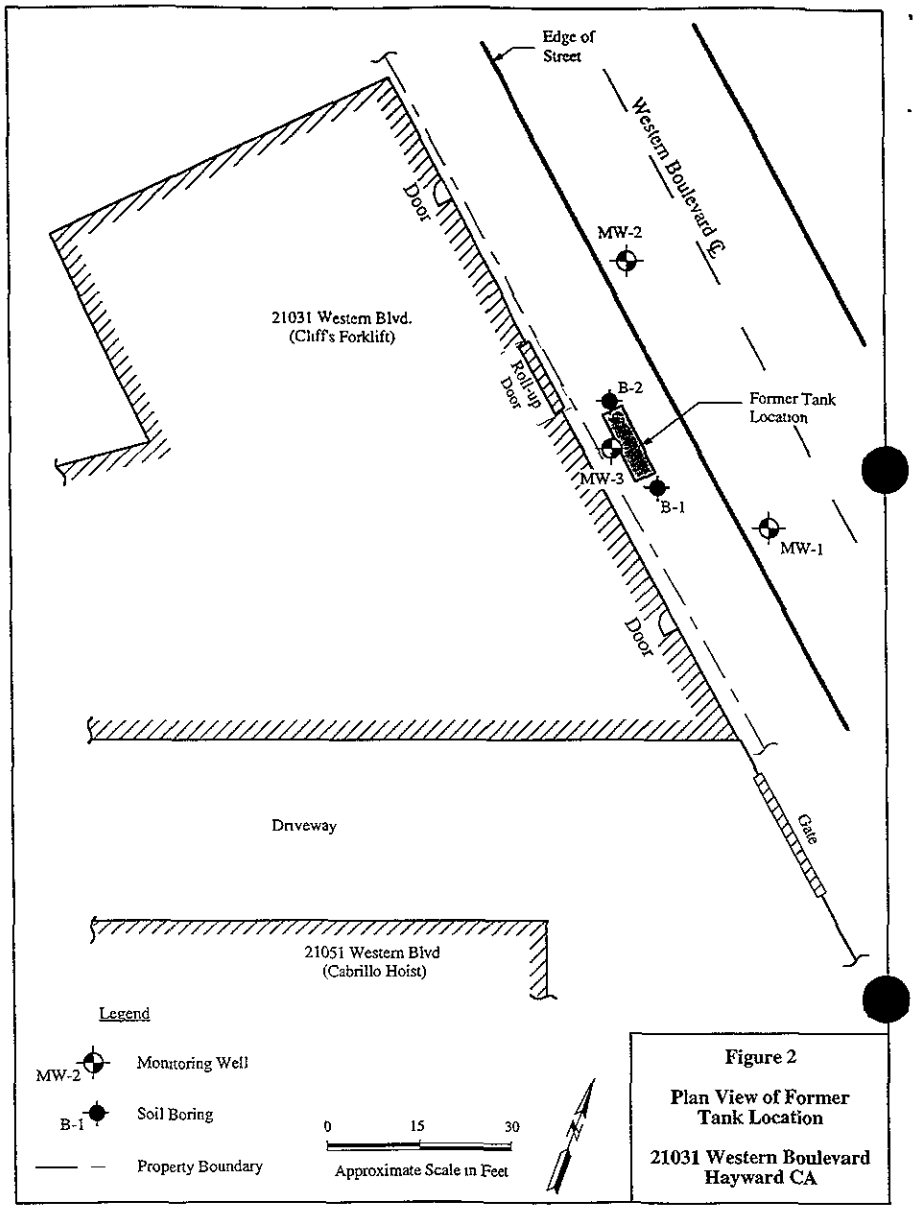

Figure 2

Plan View of Former Tank Location

21031 Western Boulevard
Hayward CA

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(1)

Analytical Results of Historic Soil Sampling

Presumed Sample Location	Depth (feet)	Sample Date	Sample Identification	Collected by	Sample Type	TPH-Gasoline (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Xylenes (mg/kg)
North side of excavation	Not documented	21 August 1989	No. 1 North End	B&B Associated Services	Grab	5,700	30	16	110	630
South side of excavation	Not documented	21 August 1989	No. 2 South End	B&B Associated Services	Grab	3.2	<0.04	0.059	0.077	0.60
Unknown	Not documented	22 September 1989	Composite of No. 1-N No. 2-NE No. 3-S No. 4-NW	B&B Associated Services	Composite	1,500	61	210	52	280
Northwest side of excavation	Not documented	2 October 1989	No. 1 NW	B&B Associated Services	Grab	1.2	<0.01	<0.01	0.038	0.13
Northeast side of excavation	Not documented	2 October 1989	No. 2 NE	B&B Associated Services	Grab	<0.5	<0.01	<0.01	<0.02	<0.06
Southwest side of excavation	Not documented	2 October 1989	No. 3 SW	B&B Associated Services	Grab	7.3	<0.01	0.10	0.07	0.96
Southeast side of excavation	Not documented	2 October 1989	No. 4 SE	B&B Associated Services	Grab	9,500	3.7	370	230	1,500
Center of excavation	Not documented	2 October 1989	No. 5 Center	B&B Associated Services	Grab	2,200	4.3	55	40	220
Unknown	Not documented	13 October 1989	Composite of No. 1 No. 2 No. 3	B&B Associated Services	Composite	<0.5	<0.01	<0.02	<0.02	<0.06

General Notes

(a) TPH-Gasoline = Total petroleum hydrocarbons as gasoline.

(b) < indicates concentration below detection limit (shaded values).

(c) Laboratory analysis performed by Trace Analysis Laboratory, Hayward CA.

(d) Sample locations and depths were not documented.

Table 3

Soil Analytical Results for Borings

Location	Depth Interval (feet)	Sample Date	Sample Identification	Collected by	Sample Type	Visual Classification	Odor or Staining	TPH-Gasoline (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Xylenes (mg/kg)	Total Lead (mg/kg)
B-1	±20.5-21.0	19 Dec 1995	B-1,S-4,20.5-21	Streamborn	Grab (liner)	CL or CH - Clay	None	<1.0	<0.005	<0.005	<0.005	<0.005	6.5
	±25.5-26.0	19 Dec 1995	B-1,S-5,25.5-26	Streamborn	Grab (liner)	CL or CH - Clay	None	<1.0	<0.005	<0.005	<0.005	<0.005	<5.0
	±30.5-31.0	19 Dec 1995	B-1,S-6,30.5-31	Streamborn	Grab (liner)	SM - Silty Sand	None	<1.0	<0.005	<0.005	<0.005	<0.005	<5.0
B-2	±20.5-21.0	20 Dec 1995	B-2,S-4,20.5-21	Streamborn	Grab (liner)	CL or CH - Clay	None	<1.0	<0.005	<0.005	<0.005	<0.005	<5.0
	±26.0-26.5	20 Dec 1995	B-2,S-5,26-26.5	Streamborn	Grab (liner)	CL or CH - Clay	None	<1.0	<0.005	<0.005	<0.005	<0.005	<5.0
	±30.5-31.0	20 Dec 1995	B-2,S-6,30.5-31	Streamborn	Grab (liner)	SM - Silty Sand	None	<1.0	<0.005	<0.005	<0.005	<0.005	<5.0
MW-1	±25.5-26.0	19 Dec 1995	MW-1,S-4,25.5-26	Streamborn	Grab (liner)	CL or CH - Clay	None	<1.0	<0.005	<0.005	<0.005	<0.005	<5.0
MW-2	±26.0-26.5	20 Dec 1995	MW-2,S-3,26-26.5	Streamborn	Grab (liner)	SM - Silty Sand	None	<1.0	<0.005	<0.005	<0.005	<0.005	<5.0
MW-3	±20.5-21.0	20 Dec 1995	MW-3,S-4,20.5-21	Streamborn	Grab (liner)	CL or CH - Clay	None	<1.0	<0.005	<0.005	<0.005	<0.005	6.2
	±25.5-26.0	20 Dec 1995	MW-3,S-5,25.5-26	Streamborn	Grab (liner)	CL or CH - Clay	None	<1.0	<0.005	<0.005	<0.005	<0.005	5.4
	±30.5-31.0	20 Dec 1995	MW-3,S-6,30.5-31	Streamborn	Grab (liner)	SM - Silty Sand	None	<1.0	<0.005	<0.005	<0.005	<0.005	<5.0

General Notes

(a) *TPH-Gasoline = Total petroleum hydrocarbons as gasoline.*

(b) < indicates concentration below detection limit (shaded values).

(c) Laboratory analysis performed by Chromalab, Pleasanton CA.

Boring No. MW-3 (page 1 of 3)

Project	Soil and Groundwater Investigation 21031 Western Boulevard Hayward CA	Address	21031 Western Boulevard Hayward CA
Location	±10-feet southeast of roll-up door	Logged By	Doug Lovell, STREAMBORN, Berkeley CA
Elevation	Ground surface, north side = 1,000.16-feet (assumed datum)	Project No.	P178
Start Drilling	12:40 PM, 20 December 1995	Finish Drilling	3:30 PM, 20 December 1995
Drill Method	±4-inch ID by ±7-inch OD hollow-stem auger	Driller	HEW, Palo Alto CA
Drill Rig	CME 45	Drilled Depth	±35-feet
Completion	2-inch PVC well with traffic box	Groundwater (During Drilling)	±27-feet
Sampling	±2-inch ID by ±2-1/2-inch OD driven split-spoon fitted with 2-inch diameter by 6-inch long brass or stainless steel liners. Samples collected by driving spoon ahead of auger bit.	Groundwater (Stabilized)	25.3-feet below top of casing, measured 27 December 1995

Depth (feet)	Graphic Log	USCS	Sample Interval	Blows per 6 inches	Recovery (inches)	Soil Description, Observations, Comments	OVM (ppmv)
0.0							
		GM				Silty Gravel (GM). Fill (aggregate base)	
1.0							
2.0							
3.0							
4.0							
5.0					6	Clay (CH), medium to high plasticity, stiff, moist, dark brown. No odor or staining.	
		CH		Push	6		< 5
6.0					6		
7.0						Very hard drilling from 7-feet to 8-feet. Cuttings contain particles of concrete. Driller suspects that a portion of the boring encountered the edge of the adjacent building foundation.	
8.0							
9.0							
10.0							

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Boring No. MW-3 (page 2 of 3)

Depth (feet)	Graphic Log	USCS	Sample Interval	Blows per 6 inches	Recovery (inches)	Soil Description, Observations, Comments	OVM (ppmv)
10.0					6	Clay (CH), medium to high plasticity, stiff, moist, dark brown. No odor or staining.	
				Push	6		< 5
11.0					6		
12.0							
13.0							
14.0							
15.0					6	Clay (CL or CH), medium plasticity, moist, stiff, brown, light brown, and mottled gray-brown. No odor or staining.	
				Push	6		< 5
16.0					6		
17.0		CH and/or CL					
18.0							
19.0							
20.0					6	Clay (CL or CH), as above. No odor or staining.	
				Push	6		< 5
21.0					6		
22.0							
23.0							
24.0							
25.0							

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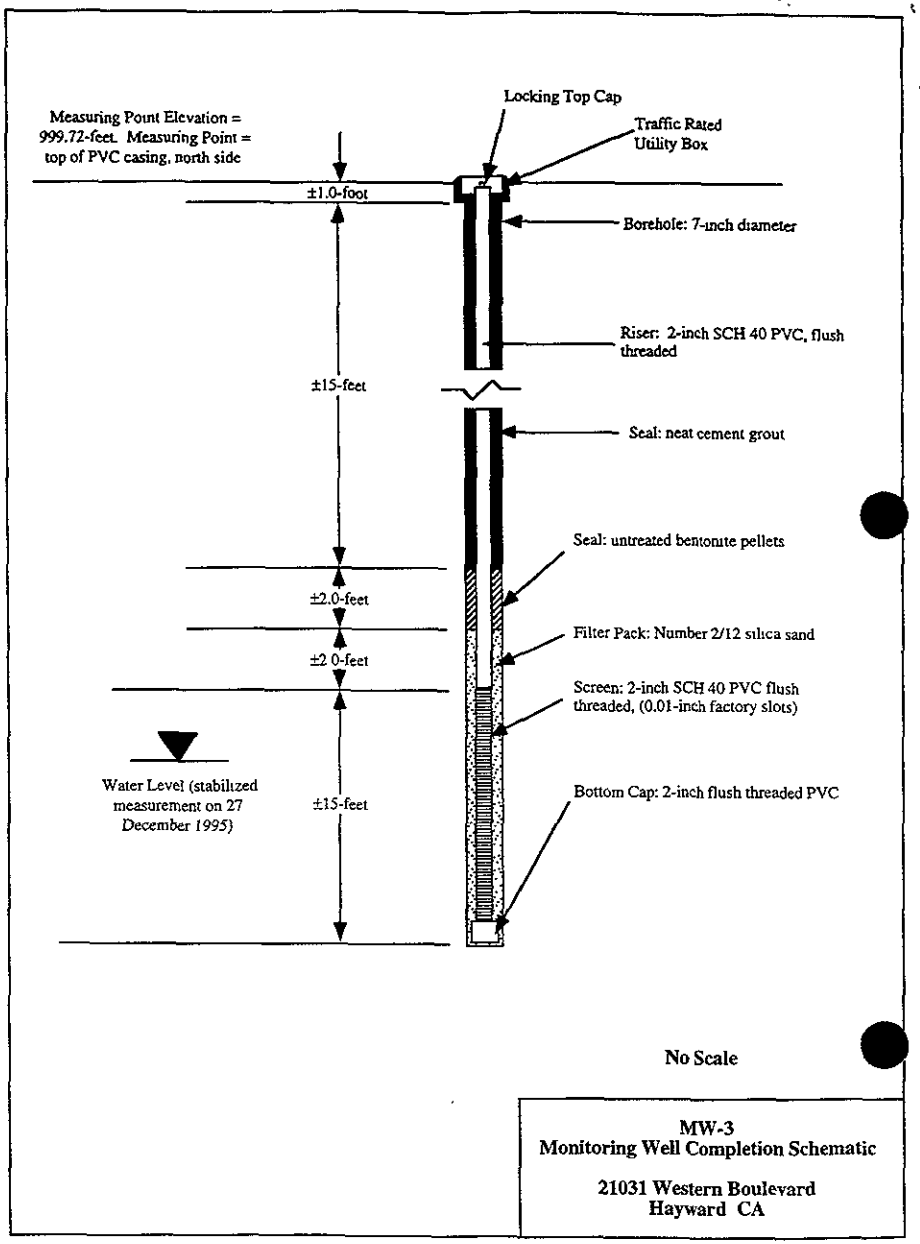
Boring No. MW-3 (page 3 of 3)

Depth (feet)	Graphic Log	USCS	Sample Interval	Blows per 6 inches	Recovery (inches)	Soil Description, Observations, Comments	OVM (ppmv)
25.0					6	Clay (CL or CH), as above. No odor or staining.	
		CH/CL					
				Push	6		
26.0							< 5
					6		
27.0							
28.0							
29.0							
30.0					6	Silty Sand (SM), fine sand texture, 20-40% silt and clay (varies with depth), wet, light brown with gray mottling. No odor or staining.	
				Push	6		
31.0		SM					< 5
					6		
32.0							
33.0							
34.0							
35.0							
						Total depth = 35-feet.	
						Boring completed as 2-inch PVC well. Refer to completion schematic	
36.0						On 27 December 1995, stabilized water level measured at 25.3-feet below top of casing	
37.0							
38.0							
39.0							
40.0							



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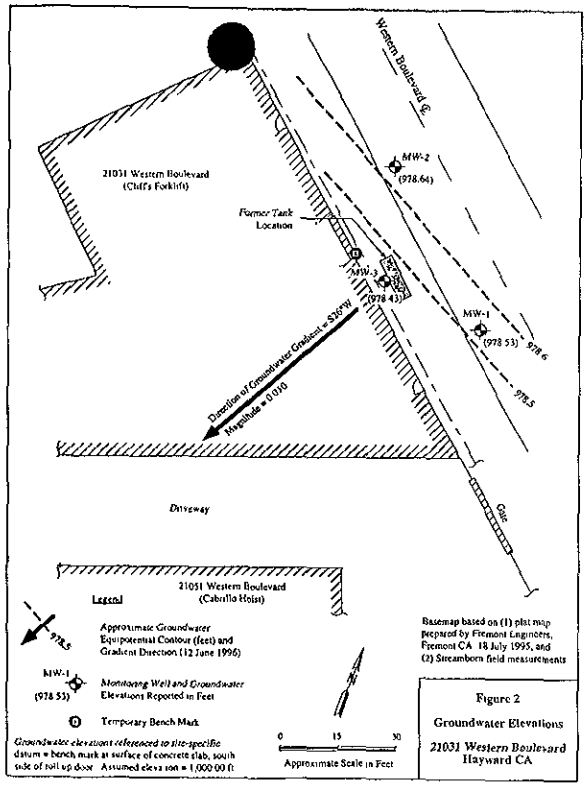

Figure 2

Groundwater Elevations

21031 Western Boulevard
Hayward CA

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Table 2
Groundwater Level Measurements

21031 Western Boulevard
Hayward CA

Location		MW 1		MW 2		MW 3	
Measuring Point		Top of PVC Casing-North Side, Elevation 999.63 (Ground Surface-North Side, Elevation 1,000.09)		Top of PVC Casing North Side, Elevation 999.40 (Ground Surface North Side, Elevation 999.81)		Top of PVC Casing North Side, Elevation 999.72 (Ground Surface-North Side, Elevation 1,000.16)	
Measured By	Parameter or Date	Depth	Elevation	Depth	Elevation	Depth	Elevation
Streamborn	27 December 1995	25.13	974.50	24.73	974.67	25.27	974.45
Streamborn	22 March 1996	19.02	980.61	18.66	980.74	19.13	980.59
Streamborn	12 June 1996	21.56	978.53	21.17	978.64	21.73	978.43
Streamborn	Total Depth (last measurement)	34.9	-	34.8	-	35.0	-

General Notes
(a) Measurements in units of feet
(b) Groundwater elevations referenced to site-specific datum = bench mark at surface of concrete slab, south side of roll up door Assumed elevation = 1,000.00 feet

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Table 4
Groundwater Analytical Results

21031 Western Boulevard
Hayward CA

Monitoring Well	Sample Date	Sample Identification	Sample Type	Sampled By	TPH-Gasoline (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Xylenes (µg/L)	Dissolved *Lead* (µg/L)
MW-1	27 December 1995	MW-1 (27Dec95)	Grab	Streamborn	<50	<0.5	<0.5	<0.5	<0.5	<5
	22 March 1996	MW-1 (22Mar96)	Grab	Streamborn	<50	<0.5	<0.5	<0.5	<0.5	Not measured
	12 June 1996	MW-1 (12Jun96)	Grab	Streamborn	<50	<0.5	<0.5	<0.5	<0.5	Not measured
MW-2	27 December 1995	MW-2 (27Dec95)	Grab	Streamborn	<50	<0.5	<0.5	<0.5	<0.5	<5
	22 March 1996	MW-2 (22Mar96)	Grab	Streamborn	<50	<0.5	<0.5	<0.5	<0.5	Not measured
	12 June 1996	MW-2 (12Jun96)	Grab	Streamborn	<50	<0.5	<0.5	<0.5	<0.5	Not measured
MW-3	27 December 1995	MW-3 (27Dec95)	Grab	Streamborn	<50	<0.5	<0.5	<0.5	<0.5	<5
	22 March 1996	MW-3 (22Mar96)	Grab	Streamborn	<50	<0.5	<0.5	<0.5	<0.5	Not measured
	12 June 1996	MW-3 (12Jun96)	Grab	Streamborn	<50	<0.5	<0.5	<0.5	<0.5	Not measured

General Notes

(a) TPH-Gasoline = total petroleum hydrocarbons as gasoline.

(b) < denotes less than detection limit (shaded values).

(c) Laboratory analysis performed by Chromalab, Pleasanton CA.