

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



201046

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

StId 3574

August 16, 1996

William and Kathy Florence  
6316 Castle Dr  
Oakland CA 94611

Subject: Investigations at Cliff's Forklift Repair located at 21031 Western Blvd., Hayward, CA

Dear Mr. and Mrs. Florence:

This office has completed a review of Streamborn's report *Soil and Groundwater Investigations*, dated January 18, 1996, and quarterly groundwater monitoring reports, dated April 4 and June 27, 1996, regarding the subject site. Total Petroleum Hydrocarbons as Gasoline (TPH-G) and benzene, toluene, ethylbenzene, and xylenes (BTEX) were not identified in any of the soil or groundwater samples analyzed in the soil and groundwater investigation completed in December 1995. In addition, TPH-G and BTEX were not identified during two subsequent quarters of groundwater sampling of the three monitoring wells (MW-1, MW-2, and MW-3) at this site.

Based on this information, this office will review this site for possible case closure. Effective immediately, you may discontinue quarterly groundwater sampling and reporting until further notice.

If you have any questions or comments, please contact me at (510)567-6755.

Sincerely,

Amy Leech  
Hazardous Materials Specialist

c: Keith D. Beury, Streamborn, PO Box 8330, Albany CA 94706  
Cheryl Gordon, SWRCB  
Gordon Coleman - File(ALL)

Florence  
Cliff's Forklift  
May 2, 1991  
Page 2 of 3

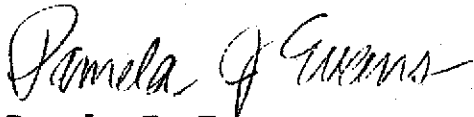
must present and interpret the information generated during the initial subsurface investigation. All reports and proposals must be signed by a qualified person as described in RWQCB guidelines. All proposals, reports, and analytical results pertaining to this investigation and site remediation must be sent to this office and to:

Richard Hiatt  
RWQCB  
2101 Webster St., 4th Floor  
Oakland CA 94612

Enclosed is an Underground Storage Tank Contamination Site Report form. You must complete and return the form to this office by May 15, 1991.

I strongly recommend that you submit your work plan for review to this office before beginning any investigative work at the site. You may contact me with any questions at (415)271-4320.

Sincerely,



Pamela J. Evans  
Hazardous Materials Specialist

Enclosure

c: Richard Hiatt, RWQCB  
Mark East, E&G Engineering

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RO# 1046

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

ALAMEDA COUNTY CC4580  
DEPT. OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION DIVISION  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577

January 23, 1995

William and Kathy Florence  
6316 Castle Dr  
Oakland CA 94611

StId 3574

Subject: Addendum to work plan for investigations at Cliff's  
Forklift Repair located at 21031 Western Blvd.,  
Hayward, California.

Dear Mr. and Mrs. Florence:

This office received and reviewed Streamborn's addendum to the  
work plan, dated December 22, 1994. The addendum is acceptable  
to this office.

Please notify me at least 3 business days in advance of field  
activities so that I may arrange to be on-site. If you have any  
questions, please contact me at (510)567-6755.

Sincerely,

A handwritten signature in cursive script, appearing to read "Amy Leech".

Amy Leech  
(Hazardous Materials Specialist)

cc: Keith D. Beury  
Streamborn  
900 SantaFe Ave  
Albany CA 94706

Edgar Howell

lop\3574.195

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R01046

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

December 2, 1994

ALAMEDA COUNTY CC4580  
DEPT. OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION DIVISION  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577

William and Kathy Florence  
6316 Castle Dr  
Oakland CA 94611

StID 3574

Re: Work plan for investigations at Cliff's Forklift Repair  
located at 21031 Western Blvd., Hayward, California.

Dear Mr. and Mrs. Florence:

This office has reviewed Streamborn's work plan, dated November 14, 1994. This work plan is acceptable to this office provided that the following items are addressed and/or included:

- o Please be reminded that in order to qualify for reimbursement from the State Trust Fund, you must obtain three bids for this job.
- o The proposed monitoring wells should be placed at least 20 feet apart to assist in determining the local ground water gradient. Per Juliet Shin's conversation of our office with Keith Beury on November 30, 1994, Streamborn will submit a revised "Facility Layout" showing new well and boring locations.
- o Screen placement for the monitoring wells should range from 10 feet below to 5 feet above the water table.
- o The development of monitoring wells must comply with Title 23, Article 4, Section 2649d8 of the California Health & Safety Code:

72 or more hours following well construction, all ground water monitoring wells shall be adequately developed and equilibrium shall be established prior to any water sampling. Additionally, please be reminded to wait a minimum of 24 hours after development of the wells before sampling.

- o Subsequent to the installation of monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Quarterly ground water monitoring and reporting will be required until this site qualifies for closure. Ground water elevations and corresponding gradient determinations are to be conducted monthly for 12 months and then quarterly thereafter.

Florence

Re: 21031 Western Blvd

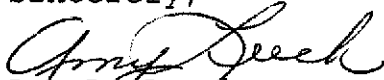
December 2, 1994

page 2 of 2

- o All soil and water samples must be analyzed for total lead in addition to TPH-gasoline and BTEX as indicated in your plan. If lead levels are acceptable, you will not be required to test for lead in subsequent sampling events.
- o Per the "Anticipated Schedule" included in the plan, field work will begin the first week of January 1995. If any changes to this schedule are made, please contact this office.

If you have any questions or comments, please contact me at (510)567-6755.

Sincerely,



Amy L. Leech

Hazardous Materials Specialist

cc: Keith D. Beury  
Streamborn  
900 SantaFe Ave  
Albany CA 94706

Edgar Howell-File(ALL)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01046

RAFAT A. SHAHID, Assistant Agency Director

August 24, 1994

Ms. Kathy Florence  
6316 Castle Drive  
Oakland, CA 94611

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

Re: Requirements for the State Trust Fund commitment letter  
for site located at 21031 Western Blvd., Hayward,  
California

Dear Ms. Florence,

In November 1993, you received a Letter of Commitment (LOC) from the State Trust Fund for the above site. The case files for the site were recently reviewed by the State Trust Fund, and it was determined that the site is currently not in compliance with the required investigations. Please be reminded that diligent efforts must be made to investigate and remediate contamination at the site, and if the site does not remain in compliance, steps will be taken to remove the site's claim from the State Trust Fund priority list.

The County issued you a letter on November 29, 1993 requiring the submittal of a Preliminary Site Assessment work plan addressing both soil and ground water investigations at the site. This work plan was due by February 1994. In a letter dated February 10, 1994, you requested a 30-day extension of the due date, based on difficulties you were having in obtaining three bids. Therefore, this work plan was due by the end of March 1994. To this date, this office has not received this work plan, or any communication as to the status of this work plan.

In an effort to encourage continual investigative efforts at the site and to gauge the site's status of compliance, this office is assigning a **due date of November 16, 1994** for the submittal and implementation of the referenced work plan.

Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c) (d) of Title 23 California Code of Regulations.**

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin  
Hazardous Materials Specialist

Ms. Kathy Florence  
Re: 21031 Western Blvd.  
August 24, 1994  
Page 2 of 2

cc: Donna Turcotte  
State Water Resources Control Board  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund  
P.O. Box 944212  
Sacramento, CA 94244-2120

Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R01046

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

November 29, 1993

Ms. Kathy Florence  
6316 Castle Drive  
Oakland, CA 94611

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

STID 3574

Re: Ninety-Day letter for investigations at Cliff's Forklift,  
located at 21031 Western Blvd., Hayward, CA 94541

Dear Ms. Florence,

It is the understanding of this office that you have recently received a **Letter of Commitment (LOC)** from the State Trust Fund to assist in implementing the first phase of investigations at the site. The case file for the above site was recently reviewed by the State Water Resources Control Board staff and it was determined that you are currently not in compliance with the State's requirements for conducting investigations and remediation at the site. In order for the State to follow through with its LOC, you are required to begin implementing the investigation/remediation requirements of the State **within 90 days** of the date of this letter.

On August 21, 1989, a 1,000-gallon gasoline underground storage tank (UST) was removed from the site. Lab analysis results for soil samples collected from the UST pit identified Total Petroleum Hydrocarbons as gasoline (TPHg) as high as 9,500 parts per million (ppm). Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that soil and ground water investigations be conducted when there is evidence to indicate that a release from an UST will impact or may have impacted the ground water.

Per **Section 2723, Article 11, Title 23 California Code of Regulations**, you are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of soil and ground water contamination resulting from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and be consistent with requirements set forth in Article 11 of Title 23 California Code of Regulations. The major elements of such an investigation are summarized in the **attached Appendix A**. The major elements of the guidelines include, but are not limited to, the following:



Ms. Kathy Florence  
Re: 21031 Western Blvd.  
November 29, 1993  
Page 2 of 3

- o At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the installation of these wells, soil samples are to be collected at five-foot-depth intervals of any significant changes in lithology.
- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Ground water samples are to be collected and analyzed quarterly, and water level measurements are to be collected monthly for the first three months, and then quarterly thereafter. If the initial ground water elevation contours indicate that ground water flow directions vary greatly than you will be required to continue monthly water level measurements until the ground water gradient behavior is known. Both soil and ground water samples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined, following the completion of the initial assessment, that there has been a substantial impact to ground water.

**The PSA proposal is due within 90 days of the receipt of this letter.** Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

Ms. Kathy Florence  
Re: 21031 Western Blvd.  
November 29, 1993  
Page 3 of 3

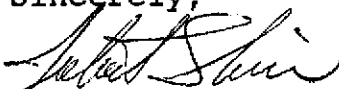
The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization
- o Interpretations of results: water level contour maps showing gradients, free and dissolved product, plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation.

Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

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

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

cc: Blessie Torres  
State UST Fund  
State Water Resources Control Board  
2014 T Street, Suite 130  
P.O. Box 944212  
Sacramento, CA 94244-2120

Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R01046

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

May 2, 1991

Bill and Kathy Florence  
786 Galway Dr.  
San Lorenzo CA 94580

RE: Contamination from Former Underground Fuel Storage Tank  
Cliff's Forklift, 21031 Western Blvd., Hayward 94541

Dear Mr. and Mrs. Florence:

On August 21, 1989 an underground fuel tank was removed from your property. Sampling results recently received by this office show that gasoline constituents in the soil beneath the former tank exceed Regional Water Quality Control Board (RWQCB) action levels for petroleum constituents. Results from samples taken from the tank pit on three different dates indicate that soil levels of total petroleum hydrocarbons as gasoline (TPHg) were as high as 9,500 parts per million (ppm). Benzene, toluene, ethyl benzene and xylene (BTEX), which are gasoline constituents, were also found at high levels. Whenever TPH concentrations exceed 100 ppm in undisturbed native soil, as was the case at your site, the Regional Board guidelines require a follow up groundwater investigation.

You are required to investigate the full depth and lateral extent of petroleum contamination affecting soil and groundwater at and beyond your site. You are required to submit a work plan to this office by June 15, 1991. The work plan must, at a minimum, address the items listed on Attachment 1 (enclosed). All work must be performed according to the guidelines found in the Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks and the Leaking Underground Fuel Tank Manual. Copies of these documents can be obtained from the RWQCB office in Oakland.

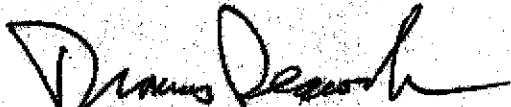
At a minimum, you must install three groundwater monitoring wells onsite. Wells must be sampled and samples chemically analyzed monthly for a minimum of three months. After three consecutive months of sampling, all monitoring wells must be sampled at least quarterly for a minimum of one year. You must monitor and chemically analyze for TPH as gasoline and BTEX components.

A groundwater gradient map must be developed for the site. A technical report must be submitted within three months of the time that the first sampling results are available. This report

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Failure to respond could result in civil penalties, a maximum of \$1,000 per day. Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this office or the Regional Water Quality Control Board.

Should you have any questions concerning this letter, please contact Robert Weston at (510) 271-4320.

Sincerely,



Thomas Peacock  
Supervising HMS

cc: Eddie So, SFBRWQCB  
Mark Thomson, Alameda County District Attorney  
Clifford Thompson

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01046

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

January 17, 1991

Bill Florence  
786 Galway Dr.  
San Lorenzo CA 94580

RE: Sampling Results from Excavation of Underground Storage Tank  
at Cliff's Forklift, 21031 Western Blvd., Hayward 94541

Dear Mr. Flornce:

On August 21, 1989, an underground fuel storage tank was removed from your property. Since that time, this office has received no sampling results that would indicate whether contamination from tank contents has impacted soil or groundwater. Pursuant to California Water Code Section 13267 (b), all reports and analytical results pertaining to the tank removal must be sent to this office and to the Regional Water Quality Control Board.

In addition, you are required to submit a copy of the hazardous waste manifest for the removed storage tank to this office. Copies of receipts or manifests for any soil disposal must also be forwarded.

The requested information and documents are due in this office no later than February 5, 1991. You may contact me with any questions at 271-4320.

Sincerely,

A handwritten signature in cursive script that reads "Pamela J. Evans".

Pamela J. Evans  
Hazardous Materials Specialist

c: Richard Hiatt, RWQCB  
Constantine Gonis, West Coast Tank Testing Company