



May 26, 2017

Ms. Jeanne M. Burns Tr.
150 Inverness Drive
San Francisco, CA 94132-1449
(Sent via E-mail to: jeanne@thornleypitt.com)

Subject: Closure Transmittal for Site Cleanup Program Case No. RO0003178, Hydraulic Lifts 750 A Street,
750 A Street, Hayward, CA 94541

Dear Ms. Burns:

This letter confirms the completion of site investigation and remedial actions for the soil and groundwater investigation at the above referenced site. We are also transmitting the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported releases at the subject site with the provision that the information provided to this agency was accurate and representative of existing conditions. The subject Site Cleanup Program (SCP) case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (<http://geotracker.waterboards.ca.gov>) and the Alameda County Environmental Health website (<http://www.acgov.org/aceh/index.htm>).

Site Management Requirements

Case closure is granted for the current commercial land use.

Due to residual subsurface contamination remaining at the site, if any redevelopment occurs, or if a change in land use to residential, or other conservative land use, Alameda County Department of Environmental Health (ACDEH) must be notified as required by Government Code Section 65850.2.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

If you have any questions, please call Karel Detterman at (510) 567-6708. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Dilan Roe". The signature is fluid and cursive.

Dilan Roe, P.E.
Chief, Land Water Division

Enclosures: Case Closure Summary

Ms. Jeanne M. Burns
RO0003178
May 26, 2017, Page 2

cc: Cheryl Prowell, San Francisco Bay Regional Water Quality Control Board, 1515 Clay Street,
Suite 1400, Oakland, CA 94612, (Sent via electronic mail to:
cheryl.prowell@waterboards.ca.gov)

East Bay Municipal Utility District, P.O. Box 24055, MS 702, Oakland, CA 94623

City of Hayward Planning Division, 777 B Street, Hayward, CA 94541
City of Hayward Public Works Agency, 777 B Street, Hayward, CA 94541

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)
Karel Detterman, ACDEH, (Sent via electronic mail to: karel.detterman@acgov.org)
Electronic File; GeoTracker

Case Closure Summary Form

Agency Information

Date: May 26, 2017

Alameda County Department of Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6708
Case Worker: Karel Detterman	Title: Hazardous Materials Specialist

Case Information

Facility Name: Hydraulic Lifts 750 A Street		
Facility Address: 730-750 A Street, Hayward, CA 94541		
Regional Water Board LUSTIS Case No: ----	Former ACDEH Case No.: ----	Current LOP Case No.: RO0003178
Unauthorized Release Form Filing Date: ----	State Water Board GeoTracker Global ID: T10000007199	
Assessor Parcel Number: 428-51-48-3	Current Land Use: Commercial	
Responsible Party(s):	Address:	Phone:
Ms. Jeanne Burns Thornley & Pitt, Inc.	399 Adrian Road Millbrae, CA 94030	----
Jeanne M Burns Tr	150 Inverness Dr., San Francisco, CA 94132	

Tank Information

Tank No.	Size (gal)	Contents	Closed in-Place / Removed	Date
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Case Closure Summary Form

Site Closure Evaluation Summary

This hydraulic oil release case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants.

The subject site is currently developed as a commercial property with retail shops and is comprised of one parcel, APN 428-51-548-3. The site was first developed in the 1960's as an auto dealership. A waste oil underground storage tank (UST) was removed in 1993. The Hayward Fire Department, acting on behalf of the Regional Water Quality Control Board, concurred that the waste oil UST did not require further investigation and a case was not opened. In 2000, the removal of two 2-stage waste oil sumps was documented with confirmation sampling. A 2015 Phase I Environmental Assessment Report, performed for a property transaction, recommended additional subsurface investigation to evaluate the area of the site where underground hydraulic lifts were removed (date unknown) without permitting or environmental sampling. A limited subsurface investigation was conducted in May 2015 without regulatory oversight and included advancement of 18 soil borings to a depth of 12 feet and collection of soil samples in the vicinity of the former hydraulic lifts. Two samples collected at 9.5 to 10 and 11.5 to 12 feet below ground surface (bgs) contained Total Petroleum Hydrocarbon as hydraulic oil (TPH-ho) at concentrations of 10,000 milligrams per kilogram (mg/kg) and 2,500 mg/kg respectively. A Site Cleanup Case (SCP) RO0003178 was subsequently opened in July 2015 to investigate potential releases from the hydraulic lifts.

An additional investigation was conducted in 2016 to evaluate soil and groundwater impacts in the vicinity of the former hydraulic hoist locations where TPH-ho was previously detected. One soil boring was advanced to a depth where groundwater was first encountered (i.e., 71 feet bgs). With the exception of minor TPH-ho detections at five bgs (7.2 mg/kg), the soil samples collected at intervals of 10, 20, 30, 40, 50, 57 and 71 feet bgs did not contain detectable concentrations of TPH (as gas, diesel, motor oil, hydraulic oil), volatile organic compounds (VOCs) or polyaromatic hydrocarbons. A grab groundwater sample collected at 71 feet bgs had concentrations of TPH-ho and TPH-mo of 1,100 micrograms per liter ($\mu\text{g/l}$), trichloroethene (TCE) of 0.96 $\mu\text{g/l}$, acetone of 31 $\mu\text{g/l}$ and tert-butyl alcohol (TBA) of 2.1 $\mu\text{g/l}$.

Due to the relative insolubility of TPH-ho and TPH-mo the detections of these constituents in the grab groundwater sample are likely the result of drag down of TPH impacted soil during advancement the boring. The concentrations of TPH-mo and VOC detected in the grab groundwater sample are below the February 2016 San Francisco Bay Regional Water Quality Control Board Tier 1 environmental screening levels.

This case has been evaluated for closure consistent with the State Water Board's Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants. The LTCP states that it is appropriate to apply the policy to other petroleum releases. Closure of the case under the LTCP for petroleum compounds appears appropriate with a commercial land use restriction to manage limited residual petroleum contamination at the site.

Site Management Requirements

Case closure is granted for the current commercial land use.

Due to residual subsurface contamination remaining at the site, if any redevelopment occurs, or if a change in land use to residential, or other conservative land use, Alameda County Department of Environmental Health (ACDEH) must be notified as required by Government Code Section 65850.2.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

Case Closure Summary Form

Institutional Controls

Not Applicable



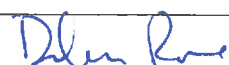
Engineering Controls

Not Applicable

Case Closure Public Notification Information

Agency Type	Agency Name	Contact Information
Regional Water Board	San Francisco Bay	Cheryl Prowell 1515 Clay Street, Suite 1400, Oakland, CA 94612
Municipal and County Water Districts	East Bay Municipal Utility District	Chandra Johannesson P.O. Box 24055, MS 702 Oakland, CA 94623
Water Replenishment Districts	Not Applicable	----
Groundwater Basin Managers	Not Applicable	----
Planning Agency	City Of Hayward Planning Division	777 B Street Hayward Ca 94541
Public Works Agency	City Of Hayward Public Works Agency	Utilities and Environmental Services 777 B Street Hayward Ca 94541
Owners and Occupants of Property and Adjacent Parcels	See List in Attachment 7	----

Local Agency Signatures

Karel Detterman, P.G.	Title: Case Worker: Hazardous Materials Specialist
Signature: 	Date: <i>May 26, 2017</i>
Paresh Khatri	Title: Supervisor, Hazardous Materials Specialist
Signature: 	Date: <i>MAY 26, 2017</i>
Dilan Roe, P.E.	Title: Chief – Land Water Division
Signature: 	Date: <i>MAY 26, 2017</i>

This Case Closure Summary along with the Case Closure Transmittal letter provides documentation of the case closure. This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions. The Conceptual Site Model may not contain all available data. Additional information on the case can be viewed in the online case file. The entire case file can be viewed over the Internet on the Alameda County Department of Environmental Health (ACDEH) website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Not all historic documents for the fuel leak case may be available on GeoTracker. A more complete historic case file for this site is located on the ACDEH website.

Case Closure Summary Form

Attachment 1, Conceptual Site Model (1 pages)

Attachment 2, Groundwater Evaluation and Data (6 pages)

Attachment 3, Vapor Intrusion to Indoor Evaluation (1 page)

Attachment 4, Direct Contact Evaluation and Data (5 pages)

Attachment 5, Responsible Party Information (2 pages)

Attachment 6, Case Closure Public Notification Information (2 pages)

ATTACHMENT 1

HYDRAULIC LIFTS 750 A STREET

HYDRAULIC LIFTS 750 A STREET (T10000007199) - [MAP THIS SITE](#) PUBLIC PAGE

750 A STREET
 HAYWARD, CA 94541
 ALAMEDA COUNTY
 CLEANUP PROGRAM SITE
 STATUS: COMPLETED - CASE CLOSED

CLEANUP OVERSIGHT AGENCIES
 ALAMEDA COUNTY LOP (LEAD) - CASE #: R00003178 - [KAREL DETTERMAN](#)
 SAN FRANCISCO BAY RWQCB (REGION 2) - [Regional Water Board](#)

- [Activities Report](#)
- [Documents / Data](#)
- [Environmental Conditions](#)
- [Admin](#)
- [Funding](#)
- [Case Reviews](#)

THIS PROJECT WAS LAST MODIFIED BY [KAREL DETTERMAN](#) ON 6/12/2017 3:11:52 PM - [HISTORY](#)

CSM REPORT - [VIEW PUBLIC NOTICING VERSION OF THIS REPORT](#)

UST CLEANUP FUND CLAIM INFORMATION (DATA PULLED FROM SCUFIS)							FIVE YEAR REVIEW INFORMATION				
CLAIM NO	PRIORITY	CLAIMANT	SITE ADDRESS	AMT REIMB TO DATE	AGE OF LOC	IMPACTED WELLS?	REVIEW NUM	REVIEWER	FUND RECOMMENDATION	TO OVERSIGHT DATE	TO CLAIMANT DATE

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
HYDRAULIC LIFTS 750 A STREET (Global ID: T10000007199) 750 A STREET HAYWARD, CA 94541	Completed - Case Closed	5/26/2017	7/1/2015	2	ALAMEDA COUNTY LOP (LEAD) - CASE #: R00003178 CASEWORKER: KAREL DETTERMAN - SUPERVISOR: DILAN ROE SAN FRANCISCO BAY RWQCB (REGION 2) CASEWORKER: Regional Water Board - SUPERVISOR: NONE SPECIFIED

STAFF NOTES (INTERNAL)

SITE HISTORY
 Not all historic documents for the fuel leak case may be available on Geotracker. A more complete historic case file for this site is located on the Alameda County Department of Environmental Health website at: <http://www.acgov.org/ACDEH/lop/ust.htm>

This hydraulic oil release case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants. The subject site is currently developed as a commercial property with retail shops and is comprised of one parcel, APN 428-51-548-3. The site was first developed in the 1960's as an auto dealership. A waste oil underground storage tank (UST) was removed in 1993. The Hayward Fire Department, acting on behalf of the Regional Water Quality Control Board, concurred that the waste oil UST did not require further investigation and a case was not opened. In 2000, the removal of two 2-stage waste oil sumps was documented with confirmation sampling. A 2015 Phase I Environmental Assessment Report, performed for a property transaction, recommended additional subsurface investigation to evaluate the area of the site where underground hydraulic lifts were removed (date unknown) without permitting or environmental sampling. A limited subsurface investigation was conducted in May 2015 without regulatory oversight and included advancement of 18 soil borings to a depth of 12 feet and collection of soil samples in the vicinity of the former hydraulic lifts. Two samples collected at 9.5 to 10 and 11.5 to 12 feet below ground surface (bgs) contained Total Petroleum Hydrocarbon as hydraulic oil (TPH-ho) at concentrations of 10,000 milligrams per kilogram (mg/kg) and 2,500 mg/kg respectively. A Site Cleanup Case (SCP) R00003178 was subsequently opened in July 2015 to investigate potential releases from the hydraulic lifts.

An additional investigation was conducted in 2016 to evaluate soil and groundwater impacts in the vicinity of the former hydraulic hoist locations where TPH-ho was previously detected. One soil boring was advanced to a depth where groundwater was first encountered (i.e., 71 feet bgs). With the exception of minor TPH-ho detections at five bgs (7.2 mg/kg), the soil samples collected at intervals of 10, 20, 30, 40, 50, 57 and 71 feet bgs did not contain detectable concentrations of TPH (as gas, diesel, motor oil, hydraulic oil), volatile organic compounds (VOCs) or polyaromatic hydrocarbons. A grab groundwater sample collected at 71 feet bgs had concentrations of TPH-ho and TPH-mo of 1,100 micrograms per liter (µg/L), trichloroethene (TCE) of 0.96 µg/L, acetone of 31 µg/L and tert-butyl alcohol (TBA) of 2.1 µg/L.

Due to the relative insolubility of TPH-ho and TPH-mo the detections of these constituents in the grab groundwater sample are likely the result of drag down of TPH impacted soil during advancement the boring. The concentrations of TPH-mo and VOC detected in the grab groundwater sample are below the February 2016 San Francisco Bay Regional Water Quality Control Board Tier 1 environmental screening levels.

This case has been evaluated for closure consistent with the State Water Board's Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants. The LTCP states that it is appropriate to apply the policy to other petroleum releases. Closure of the case under the LTCP for petroleum compounds appears appropriate with a commercial land use restriction to manage limited residual petroleum contamination at the site.

RESPONSIBLE PARTIES

NAME	ORGANIZATION	ADDRESS	CITY	EMAIL
JEANNE BURNS	Thornely & Pitt	399 ADRIAN ROAD	MILLBRAE	jeanne@thornelypitt.com
JEANNE M BURNS TR	Property Owner	150 INVERNESS DR	SAN FRANCISCO	

CLEANUP ACTION INFO
 NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION [VIEW CASE REVIEWS](#)

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Waste Oil / Motor / Hydraulic / Lubricating	Commercial	GW - Municipal and Domestic Supply		7/1/2015		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			3/6/2017	3/7/2017	3/7/2017		

CDPH WELLS WITHIN 1500 FEET OF THIS SITE
 NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
428 005104803	Castro Valley (2-8)	South Bay - East Bay Cities (204.20)

COUNTY: Alameda
 PUBLIC WATER SYSTEM(S):
 CITY OF HAYWARD - 777 B STREET, HAYWARD, CA 94545

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER - [HIDE](#) [VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	TPHs OTHER	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
LB-01-GW	2/25/2016		ND	ND	ND	ND	ND	2.1 UG/L

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL - [HIDE](#) [VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	TPHs	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
LB-01-10	2/25/2016		ND	ND	ND	ND	ND	ND
LB-01-20	2/25/2016		ND	ND	ND	ND	ND	ND
LB-01-30	2/25/2016		ND	ND	ND	ND	ND	ND
LB-01-40	2/25/2016		ND	ND	ND	ND	ND	ND
LB-01-5	2/25/2016		ND	ND	ND	ND	ND	ND
LB-01-50	2/25/2016		ND	ND	ND	ND	ND	ND
LB-01-57	2/25/2016		ND	ND	ND	ND	ND	ND
LB-01-71	2/25/2016		ND	ND	ND	ND	ND	ND

MOST RECENT GEO_WELL DATA - [HIDE](#) [VIEW ESI SUBMITTALS](#)
 NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

ATTACHMENT 2

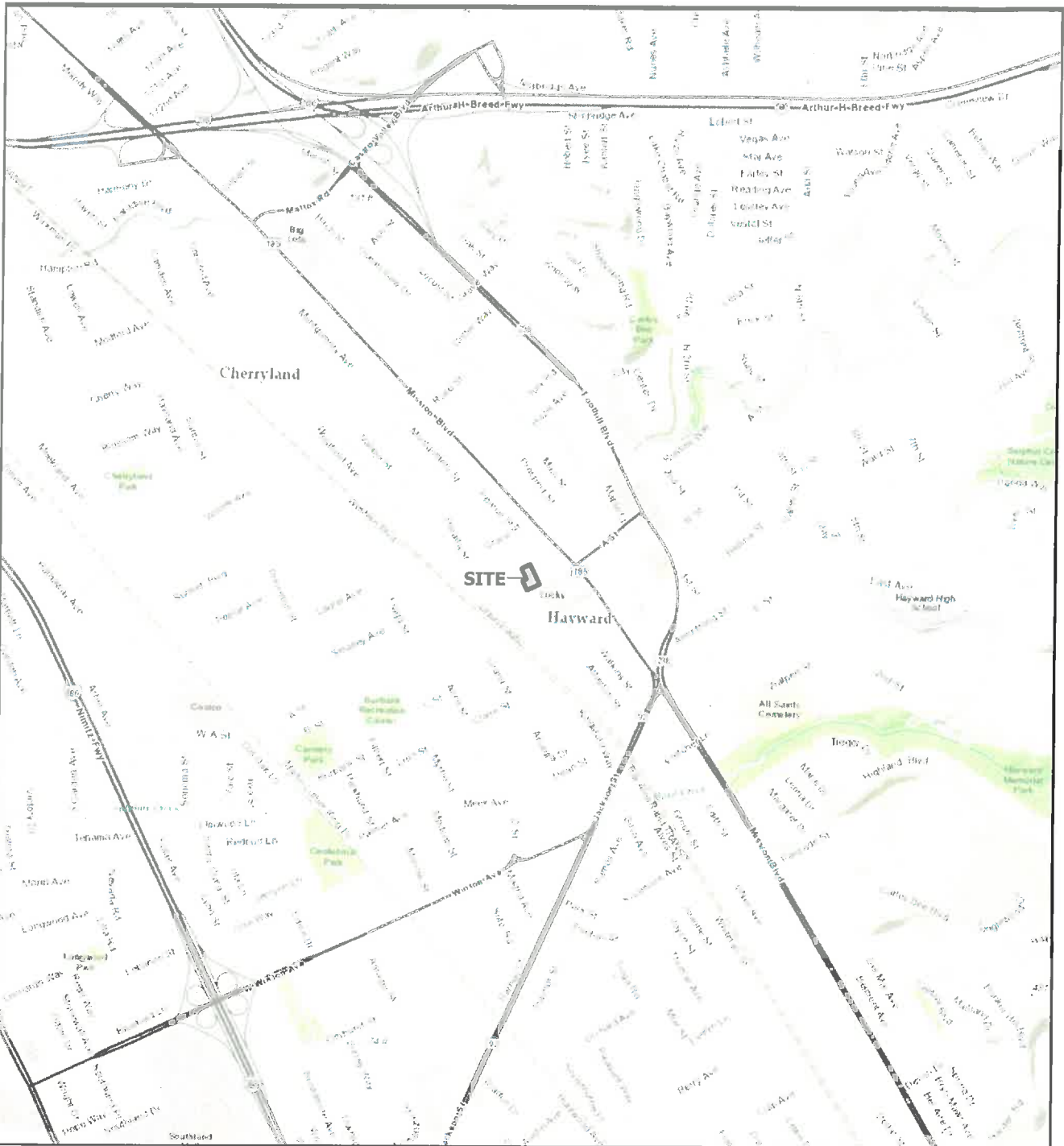
Attachment 2 – Groundwater Evaluation and Data

LTCP GROUNDWATER SPECIFIC CRITERIA - PETROLEUM						
Closure Scenario						
<input checked="" type="checkbox"/> Site has not affected groundwater; <input type="checkbox"/> Scenario 1; <input type="checkbox"/> Scenario 2; <input type="checkbox"/> Scenario 3; <input type="checkbox"/> Scenario 4; <input type="checkbox"/> Scenario 5; <input type="checkbox"/> This case should be closed in spite of not meeting the groundwater specific media criteria						
Evaluation Criteria: Shading indicates criteria met						
Site Specific Data		Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Plume Length	Not Evaluated	<100 feet	<250 feet	<1,000 feet	<1,000 feet	The site does not meet scenarios 1 through 4; however, a determination been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame.
Free Product	Not Evaluated	No free product	No free product	Removed to maximum extent practicable	No free product	
Plume Stable or Decreasing	Not Evaluated	Stable or decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 years	Stable or decreasing	
Distance to Nearest Water Supply Well (from plume boundary)	386 feet south and cross gradient (ACPWA) >2,000 (GAMA)	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet	
Distance to Nearest Surface Water Body (from plume boundary)	San Lorenzo Creek 1,584 feet northeast and upgradient; Ward Creek 3,696 feet southeast and cross gradient	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet	
Benzene Concentrations (µg/l)	Historic Max: <0.5 Current Max: <0.5	No criteria	<3,000	<1,000	<1,000	
MTBE Concentrations (µg/l)	Historic Max: <0.5 Current Max: <0.5	No criteria	<1,000	<1,000	<1,000	
Property Owner Willing to Accept a Land Use Restriction	Not applicable	Not applicable	Not applicable	Yes	Not applicable	

Notes: DWR = Department of Water Resources
 ACPWA = Alameda County Public Works Agency
 GAMA = Groundwater Ambient Monitoring Assessment (GeoTracker)

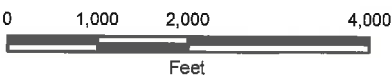
Attachment 2 – Groundwater Evaluation and Data

Analysis	
Plume Length	Not evaluated – soils only case
Free Product	Not evaluated – soils only case
Plume Stability	Not evaluated – soils only case
Water Supply Wells	An Alameda County Public Works Agency (ACPWA) and the Department of Water Resources (DWR) well survey indicate the closest downgradient public water supply well is located approximately 2.4 miles southwest of the site. The closest public water supply well, an irrigation well, is located approximately 386 feet south and cross gradient of the site. The well survey results from the GeoTracker Groundwater Ambient Monitoring Assessment (GAMA) website indicates there are no public water supply wells, irrigation wells, California Department of Public Health wells, Department of Pesticide Regulation wells located within a 2,000 foot radius of the site.
Surface Water Bodies	San Lorenzo Creek is upgradient to the northeast at a distance of approximately 1,584 feet. Ward Creek is located cross gradient to the southeast at a distance of approximately 3,696 feet. The San Francisco Bay is located 4 miles west of the site.



Legend
 Site Boundary

Notes:
 1. Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online Copyright: © 2011 National Geographic Society, I-cubed.



730-750 A STREET
 Hayward, California

SITE LOCATION MAP

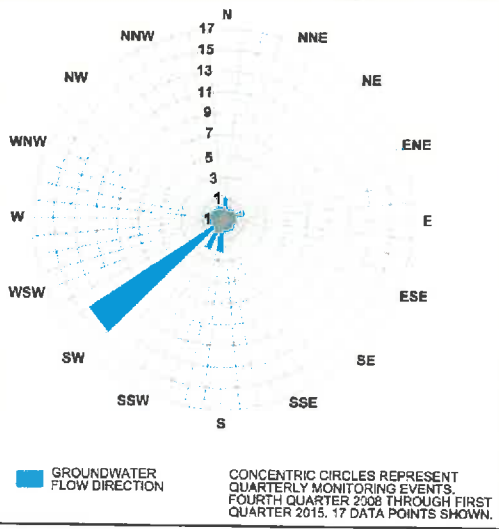
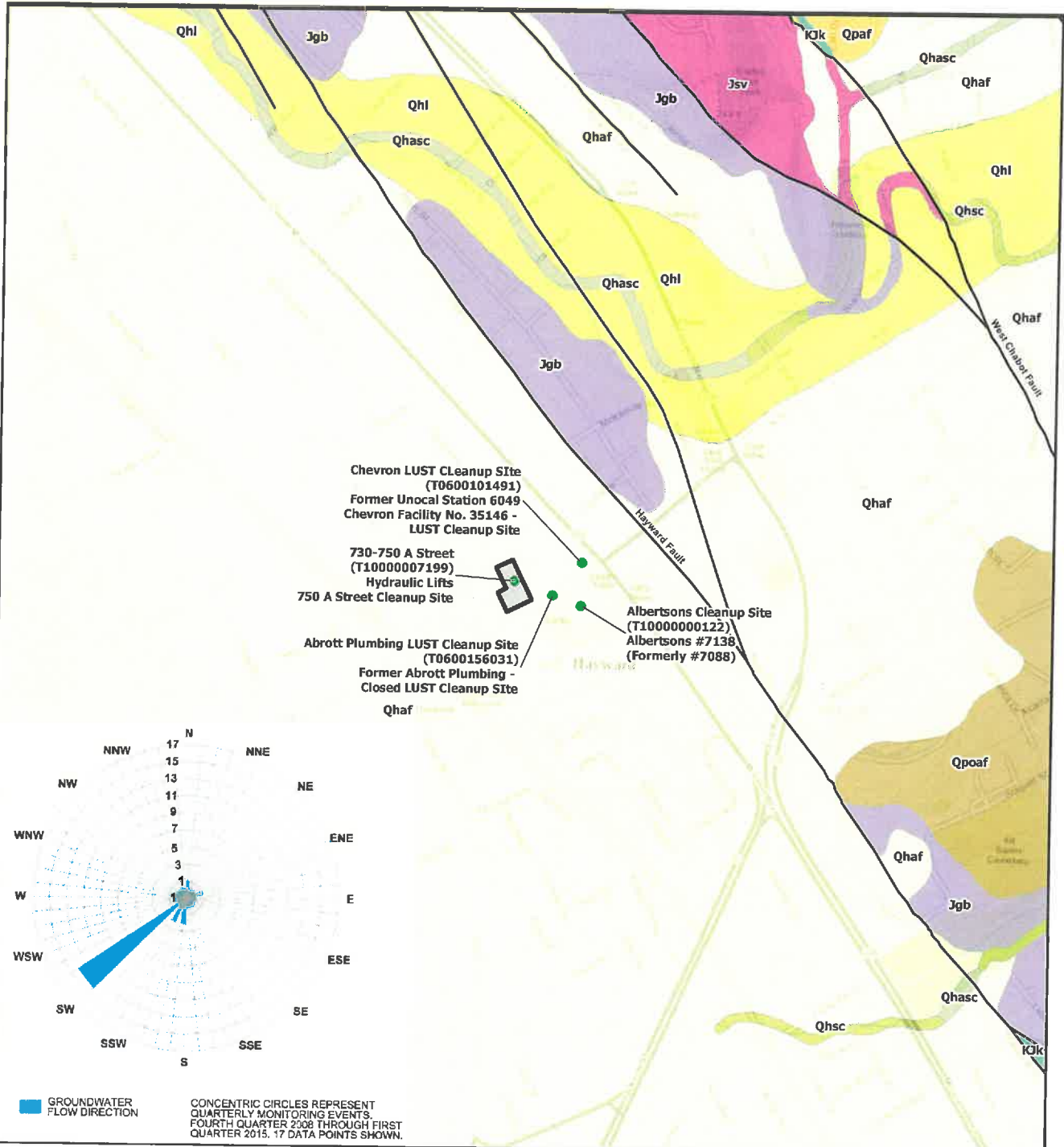
LANGAN TREADWELL ROLLO

Date 8/17/2016

Project 731674401

Figure 1

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- Legend**
- Site Boundary
 - Geotracker Site Location
 - Fault Location
 - Stream Channel

Notes:

1. Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online Copyright: © 2011 National Geographic Society, i-cubed.
2. Geologic map provided by the USGS. "Geologic Map and Map Database of the Oakland Metropolitan Area, Alameda, Contra Costa, and San Francisco Counties, California" by R.W. Graymer 2000.
3. Stream flow lines and lakes provided by the National Hydrologic dataset for California.

0 500 1,000 2,000
Feet

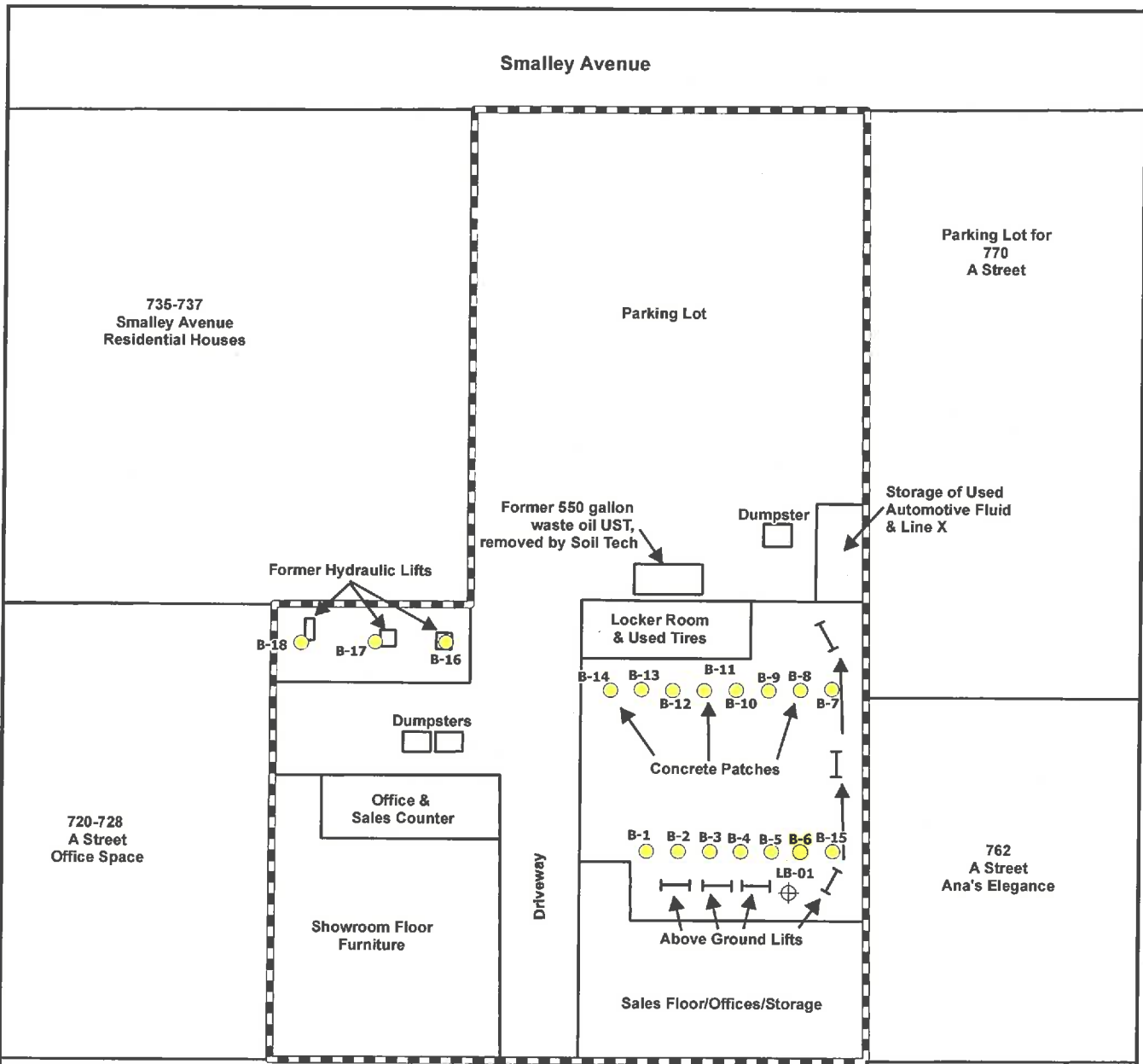
730-750 A STREET
Hayward, California

**ADJACENT GEOTRACKER
SITE LOCATIONS**




LANGAN TREADWELL ROLLO

Date 8/24/2016	Project 731674401	Figure 6
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Legend

-  Approximate location of soil boring by Eras Environmental, 2015
-  Approximate location of environmental boring by Langan Treadwell Rollo, February 2016
-  Site Boundary

Notes:

1. Base map from a drawing titled "Property Site Plan," by Eras Environmental, dated 2015.
2. All locations are approximate.



730-750 A STREET
Hayward, California

LANGAN TREADWELL ROLLO

2015 AND 2016 ENVIRONMENTAL SAMPLING FOR FORMER HYDRAULIC LIFTS

Date 8/24/2016	Project 731674401	Figure 3
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Table 2
Groundwater Analytical Results for Non-Metals
730-750 A Street
Hayward, California

Sample ID	Date Sampled	TPHg	TPHd	TPHmo	TPHho	Acetone	TBA	TCE	All other VOCs	PAHs/PNAs
LB-01-GW	02/25/16	< 50	< 50	1,100	1100	31	2.1	0.96	ND	ND
Environmental Screening Levels										
		(µg/L)								
ESLs		100	100	5,000	NE	1,500	12	5	-	-

Notes:

µg/L - micrograms per Liter

TPHg - Total Petroleum Hydrocarbons as Gasoline, EPA Method 8015B

TPHd - Total Petroleum Hydrocarbons as Diesel Range, EPA Method 8015B

TPHmo - Total Petroleum Hydrocarbons as Motor Oil, EPA Method 8015B

TPHho - Total Petroleum Hydrocarbons as Hydraulic Oil, EPA Method 8015B

VOCs - Volatile Organic Compounds, EPA 8260B

PAHs/PNAs - Polynuclear Aromatic Hydrocarbons, EPA Method 8270C-SIM

TBA - t-Butyl alcohol

TCE - Trichloroethene

< - Analyte was not detected at or above the laboratory reporting limit

ND - Not detected at or above the laboratory reporting limit

ESLs - Environmental Screening Levels, San Francisco Bay Regional Water Quality Control Board, Tier 1 ESLs, February 2016

Bold - sample concentration exceeds ESL

¹ - According to the February 2016 ESLs, TPH motor oil is not soluble. Chromatogram patterns provided by the analytical laboratory indicate that the detection of motor oil is **does** not overlap with the diesel standard, therefore the tier 1 ESL of 5,000 µg/L was selected.

NE - Criteria not established

-- - ESLs varies by compound

ATTACHMENT 3

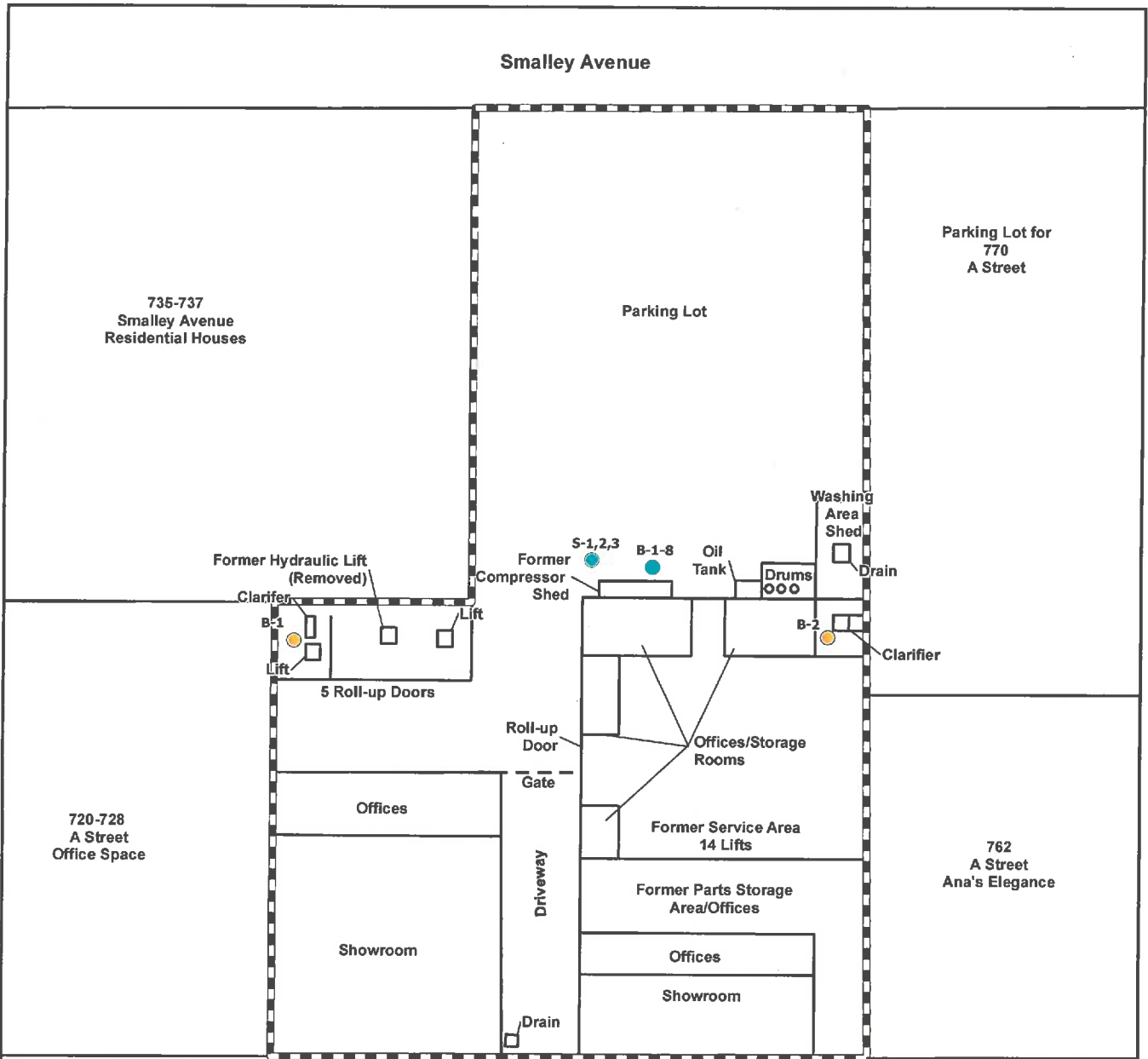
Attachment 3 – Vapor Intrusion Evaluation

LTCP VAPOR SPECIFIC CRITERIA - PETROLEUM	
Closure Scenario	
Exemption: <input type="checkbox"/> Active fueling station exempt from vapor specific criteria; Active as of date: _____	
<input type="checkbox"/> Scenario 1; <input type="checkbox"/> Scenario 2; <input type="checkbox"/> Scenario 3a; <input type="checkbox"/> Scenario 3b; <input type="checkbox"/> Scenario 4a without bioattenuation zone; <input type="checkbox"/> Scenario 4b with bioattenuation zone; <input type="checkbox"/> Site specific risk assessment demonstrates human health is protected; <input type="checkbox"/> Exposure controlled through use of mitigation measures or institutional controls; <input checked="" type="checkbox"/> Case closed in spite of not meeting the vapor specific media criteria	
Vapor Intrusion to Indoor Air Analysis	
Onsite	No volatiles organic compounds (VOCs) were detected in soil. VOCs detected in groundwater at a depth of 71 feet below ground surface were below environmental screening levels and thus do not pose a vapor intrusion risk to site occupants.
Offsite	Not evaluated




ATTACHMENT 4

Attachment 4 –Direct Contact Evaluation and Data

LTCP DIRECT CONTACT AND OUTDOOR AIR EXPOSURE CRITERIA						
Closure Scenario						
<p><input type="checkbox"/> Exemption (no petroleum hydrocarbons in upper 10 feet), <input checked="" type="checkbox"/> Maximum concentrations of petroleum hydrocarbons are less than or equal to those in Table 1 below, <input type="checkbox"/> Site-specific risk assessment, <input type="checkbox"/> A determination has been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health, <input type="checkbox"/> A determination has been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls, <input type="checkbox"/> This case should be closed in spite of not meeting the direct contact and outdoor air specific media criteria.</p>						
Shading indicates Site Specific Data that meets the Evaluation Criteria and Bold Text indicates Evaluation Criteria						
Are maximum concentrations less than those in Table 1 below?				Yes		
Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	5 to 10 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 10 feet bgs (mg/kg)
Site Maximum	Benzene	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
LTCP Criteria	Ethylbenzene	≤21	≤32	≤89	≤134	≤314
Site Maximum	Naphthalene	< 0.005	<0.10	< 0.005	<0.10	<0.10
LTCP Criteria	Naphthalene	≤9.7	≤9.7	≤45	≤45	≤219
Site Maximum	PAHs	<0.010	<0.010	<0.010	<0.010	<0.010
LTCP Criteria	PAHs	≤0.063	NA	≤0.68	NA	≤4.5
Direct Contact and Outdoor Air Analysis						
Onsite		<p>Under the current land use, most of the site is paved with minor landscaped areas near the site boundaries resulting in a low potential for direct contact exposure under the current land use. Excavation or construction activities in areas of potential residual contamination will be managed with a land use restriction, and require planning and implementation of appropriate health and safety procedures by the responsible party, or current property owner, prior to and during excavation and construction activities.</p>				

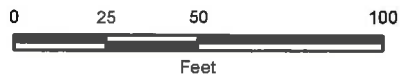


Legend

-  Approximate Location of Soil Boring at Former Sump by Eras Environmental, 1998
-  Approximate Location of Soil Boring and Composite Sample at Former UST by Soil Tech Engineering, 1993
-  Site Boundary

Notes:

1. Base map from a drawing titled "Property Site Plan," by Eras Environmental, dated 2015.
2. Base map from a drawing titled "Property Site Plan" by Eras Environmental, dated 1998.
3. All locations are approximate.



730-750 A STREET
Hayward, California

HISTORICAL BORING LOCATIONS

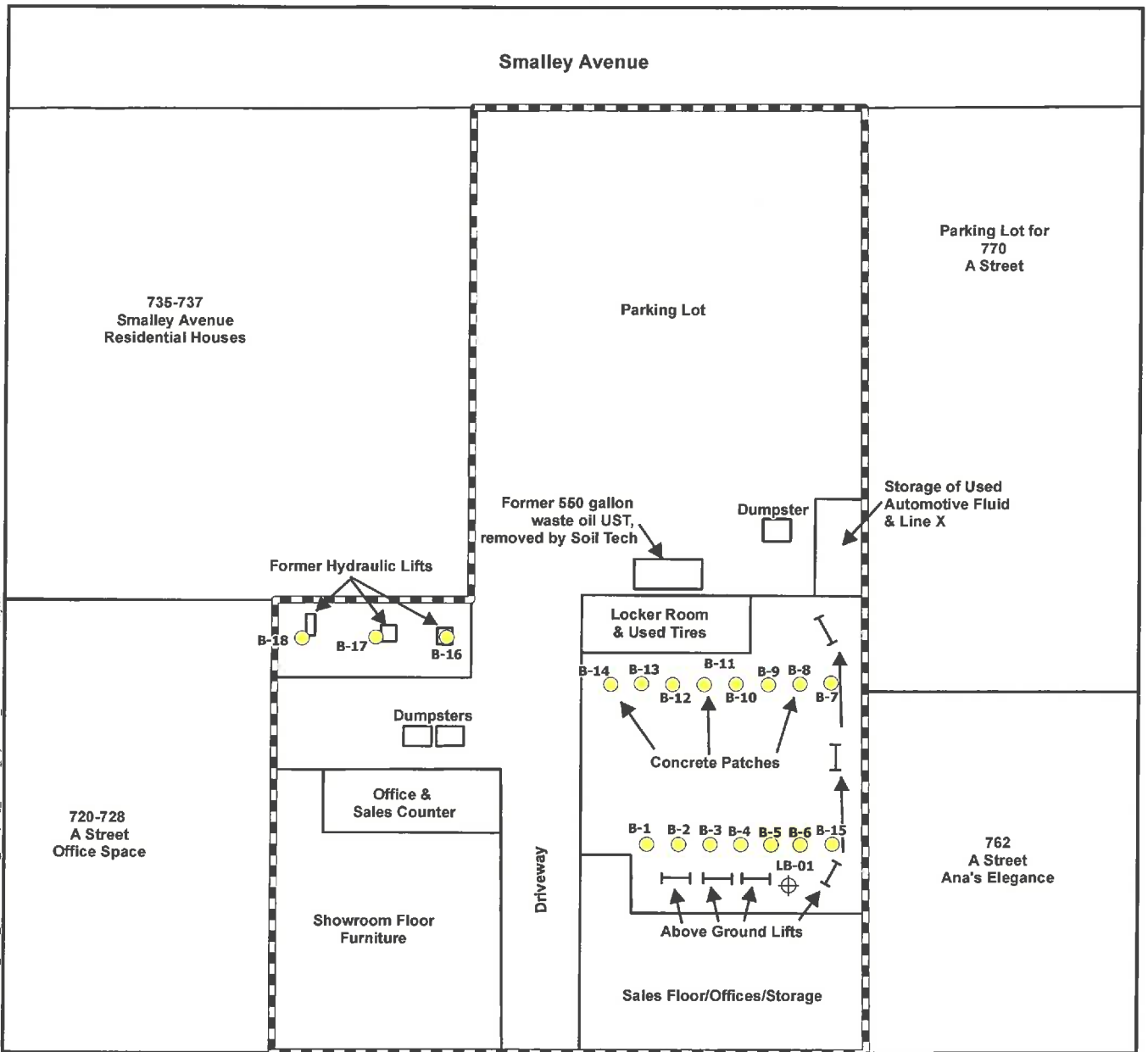
LANGAN TREADWELL ROLLO

Date 8/24/2016




Project 731674401

Figure 2

W:\angan.com\data\SF\O\data\731674401\Map\GIS\A\cMap_Documents\Environmental_Figures\Final_Figures_20150224\Historical_Boring_Locations.mxd User: bsaylor

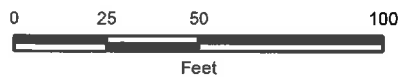


Legend

-  Approximate location of soil boring by Eras Environmental, 2015
-  Approximate location of environmental boring by Langan Treadwell Rollo, February 2016
-  Site Boundary

Notes:

1. Base map from a drawing titled "Property Site Plan," by Eras Environmental, dated 2015.
2. All locations are approximate.



730-750 A STREET
Hayward, California

**2015 AND 2016 ENVIRONMENTAL SAMPLING
FOR FORMER HYDRAULIC LIFTS**

LANGAN TREADWELL ROLLO

Date 8/24/2016

Project 731674401

Figure 3

\\langan.com\daral\SF\Chute4\731674401\ArcGIS\Map_Documents\Environmental\Figures\Final\Figures_20160824\0015_2015_Environmental_Sampling_Former_Hydraulic_Lifts.mxd User: bsaylor

Table 3
Historical Analytical Data
730-750 A Street
Hayward, CA

Consultant	Report/Date	Sample ID	Depth (feet)	Date Sampled	TPHg	TPHd	TPHh	TOG	Benzene	Toluene	Ethylbenzene	Xylenes	VOCs	PCBs	Cadmium	Chromium	Lead	Nickel	Zinc		
Soil Tech Engineering, INC. Eras Environmental, INC.	Soil Sampling at the Former Underground Storage Tank Area - April 2, 1993 Final Environmental Summary Report - April 12, 2000	B-1-8	8	03/16/93	<1.0	<1.0	—	<50	<0.005	<0.005	<0.005	<0.005	<0.005	—	0.7	36	9.9	38	50		
		ST-1,2,3 composite	—	03/16/93	<1.0	<1.0	—	2,900	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	—	0.7	35	53	30	48	
		B-1-3.0	3	12/20/98	<1.0	6.1 YH	—	72	—	—	—	—	—	ND	—	—	—	—	—	—	
	Eras Environmental, INC. Limited Soil Investigation - June 30, 2015	12, 2000	B-2-5.0	5	12/20/98	<1.0	3.1 YH	—	<50	—	—	—	—	ND	—	—	—	—	—	—	
			B-1	11-11.5	06/16/15	—	—	<5.0	—	—	—	—	—	—	—	<0.050	—	—	—	—	—
			B-2	9.5-10	06/16/15	—	—	<5.0	—	—	—	—	—	—	—	<0.050	—	—	—	—	—
			B-3	9.5-10	06/16/15	—	—	<5.0	—	—	—	—	—	—	—	<0.050	—	—	—	—	—
			B-4	10.5-11	06/16/15	—	—	<5.0	—	—	—	—	—	—	—	<0.050	—	—	—	—	—
			B-5	9.5-10	06/16/15	—	—	<5.0	—	—	—	—	—	—	—	<0.050	—	—	—	—	—
			B-6	9.5-10	06/16/15	—	—	<5.0	—	—	—	—	—	—	—	<0.050	—	—	—	—	—
			B-7	9.5-10	06/16/15	—	—	20	—	—	—	—	—	—	—	<0.050	—	—	—	—	—
			B-8	9.5-10	06/16/15	—	—	<5.0	—	—	—	—	—	—	—	<0.050	—	—	—	—	—
			B-9	9.5-10	06/16/15	—	—	<5.0	—	—	—	—	—	—	—	<0.050	—	—	—	—	—
			B-10	11.5-12	06/16/15	—	—	<5.0	—	—	—	—	—	—	—	<0.050	—	—	—	—	—
			B-11	10.5-11	06/16/15	—	—	<5.0	—	—	—	—	—	—	—	<0.050	—	—	—	—	—
			B-12	10.5-11	06/16/15	—	—	34	—	—	—	—	—	—	—	<0.050	—	—	—	—	—
			B-13	9.5-10	06/16/15	—	—	<5.0	—	—	—	—	—	—	—	<0.050	—	—	—	—	—
			B-14	9.5-10	06/16/15	—	—	<5.0	—	—	—	—	—	—	—	<0.050	—	—	—	—	—
B-15	11.5-12	06/16/15	—	—	2,500	—	—	—	—	—	—	—	<0.050	—	—	—	—	—			
B-16	6.5-10	06/16/15	—	—	<5.0	—	—	—	—	—	—	—	<0.050	—	—	—	—	—			
B-17	9.5-10	06/16/15	—	—	5.6	—	—	—	—	—	—	—	<0.050	—	—	—	—	—			
B-18	9.5-10	06/16/15	—	—	<5.0	—	—	—	—	—	—	—	<0.050	—	—	—	—	—			
Environmental Screening Levels (ESLs)																					
Tier 1 ESLs																					
Residential ESLs																					
					100	230	NE	NE	0.044	2.9	1.4	2.3	Various	0.25	39	120,000	80	86	23,000		
					740	230	NE	NE	0.23	970	5.1	560	Various	0.25	39	120,000	80	820	23,000		

Notes:
 < 0.50 - Analyte was not detected above the laboratory reporting limit (0.50 mg/kg)
 ND - Not detected above laboratory reporting limit
 NE - Not Established
 — Not analyzed
 mg/kg - Milligrams per kilogram
 Various - Analysis of multiple compounds with various ESLs
 Y - Sample exhibits fuel pattern which does not resemble standard
 H - Heavier hydrocarbons than indicated standard

Table 1
Soil Analytical Results for Non-Metals
730-750 A Street
Hayward, California

Langan Project: 731674401
 August 2016

Sample ID	Depth (feet)	Date Sampled	TPHg	TPHd	TPHmo	TPHho	VOCs	PAHs/PNAs
			(mg/kg)					
LB-01-05	5.0	02/25/16	< 1.0	< 1.0	7.2	7.2	ND	ND
LB-01-10	10.0	02/25/16	< 1.0	< 1.0	< 5.0	< 5.0	ND	ND
LB-01-20	20.0	02/25/16	< 1.0	< 1.0	< 5.0	< 5.0	ND	ND
LB-01-30	30.0	02/25/16	< 1.0	< 1.0	< 5.0	< 5.0	ND	ND
LB-01-40	40.0	02/25/16	< 1.0	< 1.0	< 5.0	< 5.0	ND	ND
LB-01-50	50.0	02/25/16	< 1.0	< 1.0	< 5.0	< 5.0	ND	ND
LB-01-57	57.0	02/25/16	< 1.0	< 1.0	< 5.0	< 5.0	ND	ND
LB-01-71	71.0	02/25/16	< 1.0	< 1.0	< 5.0	< 5.0	ND	ND
Environmental Screening Levels			(mg/kg)					
ESLs			100	240	100	-	-	-

Notes:

mg/kg - milligrams per kilograms

TPHg - Total Petroleum Hydrocarbons as Gasoline, EPA Method 8015B

TPHd - Total Petroleum Hydrocarbons as Diesel Range, EPA Method 8015B

TPHmo - Total Petroleum Hydrocarbons as Motor Oil, EPA Method 8015B

TPHho - Total Petroleum Hydrocarbons as Hydraulic Oil, EPA Method 8015B

VOCs - Volatile Organic Compounds, EPA 8260B

PAHs/PNAs - Polynuclear Aromatic Hydrocarbons, EPA Method 8270C-SIM

< - Analyte was not detected at or above the laboratory reporting limit

ND - Not detected at or above the laboratory reporting limit

NE - Criteria not established

-- ESLs varies by compound

ESLs - Environmental Screening Levels, San Francisco Bay Regional Water Quality Control Board, Tier 1 ESLs, February 2016

ATTACHMENT 5



COUNTY OF ALAMEDA
Assessor's Office
Property Value System

History Value Transfer Map Glossary

Parcel Number: 428-51-48-3 Inactive: N Lien Date: 01/01/2016 Owner: BURNS JEANNE M TR
 Property Address: 750 A ST, HAYWARD, CA 94541-3936

[Help](#)
[New Query](#)

Mailing Name	Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
BURNS JEANNE M TR	150 INVERNESS DR, SAN FRANCISCO, CA 94132-1449	08/25/2015	2015-236009	\$3,140,000	1	3300
BOEHM ERIC B TR	27860 SHARON CT, TRACY, CA 95304-8647	08/28/2014	2014-212041		1	3300
BOEHM DONALD G TR c/o ERIC B BOEHM	27860 SHARON CT, TRACY, CA 95304	07/22/2014	TRAN-276236		1	3300
BOEHM DONALD G TR	PO BOX 643, TRACY, CA 95378-0643	09/30/1999	1999-372305	\$755,000	1	3300
SIERRAWEST BANK	455 CAPITOL MALL, SACRAMENTO, CA 95814-4404	10/14/1998	1998-356064		1	3300
LANDCO	730 A ST, HAYWARD, CA 94541-3936	07/15/1993	1993-252239	\$1,069,300	1	3300
CLOSE JAMES R HEIRS OF EST c/o CLAUDIA L CLOSE	3 EATON CT, RANCHO MIRAGE, CA 92270-2561	10/12/1992	TRAN-238870		1	3300
CLOSE JAMES R HEIRS OF EST c/o CLAUDIA L CLOSE	3 EATON CT, RANCHO MIRAGE, CA 92270-2561	10/12/1992	TRAN-238871		1	3300
CLOSE JAMES R HEIRS OF EST c/o CLAUDIA L CLOSE	3 EATON CT, RANCHO MIRAGE, CA 92270-2561	03/12/1992	TRAN-164130		1	3300
CLOSE JAMES R	2 EATON CT, RANCHO MIRAGE, CA 92270-2561	12/30/1988	1988-334063		1	3300
HUMPHREY MOTORS INC	750 A ST, HAYWARD, CA 94541-3936	01/29/1962	AT-12684		1	3300

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later.
 Click [here](#) for more information regarding supported browsers.

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ASSESSOR'S MAP 428

Code Area Nos. 25-001
25-051
25-222



RANCHO SAN LORENZO-G. CASTRO (Bk A Pt Pg 142) P.M. 6839 22:150
MEEK ESTATE ORCHARDS NO. 1 - SUB. BLKS. 1-8 (Bk 26 Pg 60)
MAP NO. 1 POR. MEEK TRACT (Bk 12 Pg 45) P.M. 7696 262/58-59
TOWN OF HAYWOOD (Bk 6 Pg 17)

- Dr. 7.63 M/V
Corrected. 3-10-2004-2
- 8-04-44 LL
 - 9-04-44 LL
 - 10-04-44 LL
 - 11-04-44 LL
 - 12-04-44 LL
 - 1-04-45 LL
 - 2-04-45 LL
 - 3-04-45 LL
 - 4-04-45 LL
 - 5-04-45 LL
 - 6-04-45 LL
 - 7-04-45 LL
 - 8-04-45 LL
 - 9-04-45 LL
 - 10-04-45 LL
 - 11-04-45 LL
 - 12-04-45 LL

Fmly BK 789 - Blks. 104, 105, 106, 120B 121



AC.M.15

Ref. P. AR. NO. 104 (7. 2003 7. 95)

11/14 92

ATTACHMENT 6



INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**HYDRAULIC LIFTS
730-750 A STREET, HAYWARD, CA 94541
SITE CLEANUP PROGRAM CASE RO0003178
GEOTRACKER GLOBAL ID 10000007199**

December 19, 2016

The above referenced site is a Site Cleanup Program (SCP) case that is under the regulatory oversight of the Alameda County Department of Environmental Health (ACDEH) for the investigation and cleanup of a petroleum hydrocarbon release from eighteen hydraulic lifts that were removed from the site without confirmation sampling. Site investigation and cleanup activities have been completed and it does not appear that residual contamination presents a risk to human health and the environment. Therefore, ACDEH is considering closure of the case. Due to the residual contamination on site, the site would be closed with site management requirements that require further evaluation if the site is to be redeveloped in the future.

This notice is being sent to the current occupants and landowners of adjacent properties and known interested parties for this site. The public is invited to review and comment on the potential closure of the case. The entire case file can be viewed over the Internet on the ACDEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Please send written comments to Karel Detterman at ACDEH, 1131 Harbor Bay Parkway, Alameda, CA 94502; all comments will be forwarded to the responsible parties. Comments **received by January 18, 2017** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACDEH caseworker, Karel Detterman at 510-567-6708 or by email at karel.detterman@acgov.org. Please refer to ACDEH case RO0003178 in any correspondence.

Sort_APN	Parcel_APN	Name	StreetAddress	Unit	City	Zip	Zip_4
428 004603700	428-46-37	CHRISTIAN RETIREMENT CENTER NORTHERN CALIFORNIA	22427 MONTGOMERY ST		HAYWARD CA	94541	3945
428 004603700	428-46-37	OCCUPANT	660 A ST		HAYWARD CA	94541	
428 004603900	428-46-38	VARNI PROPERTIES INC	PO BOX 778		HAYWARD CA	94543	0778
428 004603900	428-46-38	OCCUPANT	670 A ST		HAYWARD CA	94541	
428 004604000	428-46-39	VARNI PROPERTIES INC	PO BOX 778		HAYWARD CA	94543	0778
428 004604000	428-46-40	OCCUPANT	650 A ST		HAYWARD CA	94541	
428 004604202	428-46-42-2	CHRISTIAN RETIREMENT CENTER OF NORTHERN CALIFORNIA	22427 MONTGOMERY ST		HAYWARD CA	94541	3945
428 004605202	428-46-52-2	SAN FRANCISCO BAY AREA RAPIT TRANSIT DISTRICT	300 LAKESIDE DR	22	OAKLAND CA	94612	3534
428 004605300	428-46-53	OCCUPANT	685 A ST		HAYWARD CA	94541	
428 004605300	428-46-53	SAN FRANCISCO BAY AREA RAPIT TRANSIT DISTRICT	300 LAKESIDE DR	22	OAKLAND CA	94612	3534
428 004605400	428-46-54	OCCUPANT	22523 MONTGOMERY ST		HAYWARD CA	94541	
428 004605400	428-46-54	SAN FRANCISCO BAY AREA RAPIT TRANSIT DISTRICT	300 LAKESIDE DR	22	OAKLAND CA	94612	3534
428 005102900	428-51-29	GALLEGOS JOSE A & MARIA S	22527 MONTGOMERY ST		HAYWARD CA	94541	3946
428 005103100	428-51-30	RUIZ SERGIO	22408 MONTGOMERY ST		HAYWARD CA	94541	3931
428 005103100	428-51-31	SCHROEDER MAX R ENTERPRISES INC	735 SMALLLEY AVE		HAYWARD CA	94541	5083
428 005104602	428-51-46-2	OCCUPANT	534 A ST		HAYWARD CA	94541	
428 005104602	428-51-46-2	BAKER RAYMOND N & PATRICIA A	1507 SPRUCE ST		HAYWARD CA	94541	1552
428 005104902	428-51-49-2	OCCUPANT	770 A ST		HAYWARD CA	94541	
428 005105003	428-51-50-3	VARNI PROPERTIES INC	PO BOX 778		HAYWARD CA	94541	0778
428 005105200	428-51-52	OCCUPANT	722 A ST		HAYWARD CA	94543	
428 005105200	428-51-52	YOO GEUN S & YOO K	502 HELEN DR		HAYWARD CA	94541	1620
428 005105300	428-51-53	OCCUPANT	710 A ST		HAYWARD CA	94030	
428 005106702	428-51-67-2	FRANCOEUR DAVID P & PAULA K	3786 OAKES DR		HAYWARD CA	94542	1737
428 005106800	428-51-68	BRANNER WILLIAM S & MATRICIA L TRS & CHEY YOU ETAL	22424 MONTGOMERY ST		HAYWARD CA	94541	3946
428 005106900	428-51-69	RODRIGUEZ OSCAR & HERMINIA	22414 MONTGOMERY ST		HAYWARD CA	94541	3935
428 005107000	428-51-70	OCCUPANT	703 A ST		HAYWARD CA	94541	3935
428 005107000	428-51-70	ALAMEDA MUSLIM LEAGUE	713 A ST		HAYWARD CA	94541	3521
428 005107100	428-51-71	OCCUPANT	1862 SOUTHGATE ST		HAYWARD CA	94540	6291
428 005107200	428-51-72	OLIVER MARK S & ZHOU YA TRS	P.O. BOX 6291		HAYWARD CA	94540	6291
428 005108501	428-51-85-1	MCKILLOP JULIE R & JOHN T	743 A ST		HAYWARD CA	94541	5507
428 005108501	428-51-85-1	OCCUPANT	38511 FROBISHER DR		FREMONT CA	94541	
428 005108600	428-51-86	OCCUPANT	747 A ST		HAYWARD CA	94541	1245
428 005108600	428-51-86	MCKILLOP JULIE & TIMOTHY ETAL	2633 WARWICK PL		HAYWARD CA	94542	1245
428 005108700	428-51-87	OCCUPANT	742 B ST		HAYWARD CA	94541	4808
428 005108700	428-51-87	DEMGUEL FRANK A & GRACE E	2633 WARWICK PL		HAYWARD CA	94542	1245
428 005108800	428-51-88	OCCUPANT	732 B ST		HAYWARD CA	94541	
428 005108800	428-51-88	MCKILLOP J T & JULIE R	168 JUANA AVE		SAN LEANDRO CA	94577	4808
428 005108900	428-51-89	OCCUPANT	722 B ST		HAYWARD CA	94541	1245
428 005108900	428-51-89	HUANG WEIKANG & SU HUOQUN TRS	2633 WARWICK PL		HAYWARD CA	94542	1245
428 005108900	428-51-89	OCCUPANT	714 B ST		HAYWARD CA	94541	4927
428 005108900	428-51-89	RMP PROPERTIES LLC	2623 ROYAL ANN DR		UNION CITY CA	94587	4927
428 005108900	428-51-89	OCCUPANT	704 B ST		HAYWARD CA	94541	4278
428 005108900	428-51-89	OCCUPANT	P.O. BOX 4278		MODESTO CA	95352	
428 005108900	428-51-89	OCCUPANT	22557 MISSION BLVD		HAYWARD CA	94541	

SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD
EAST BAY MUNICIPAL UTILITY DISTRICT INDUSTRIAL DISCHARGE SECTION
CITY OF HAYWARD PLANNING DEPARTMENT
ALAMEDA COUNTY DEPT OF ENVIRONMENTAL HEALTH CUPA
[HAYWARD FIRE DEPARTMENT](http://www.haywardfire.org)

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[HAYWARD FIRE DEPARTMENT](http://www.haywardfire.org)

CHERIE MCCALLOU
CHANDRA JOHANNESON
SUSAN HUGO
HUGH MURPHY

1515 CLAY STREET SUITE 1400
P.O. BOX 24055 MS 702
777 B STREET
777 B STREET 4TH FLOOR

94612
94623 1055
94541
94541

CMCCALLOU@WATERBOARDS.CA.GOV
dlohanna@ebmud.com
SUSAN.HUGO@ACGOV.ORG
hugh.murphy@hayward-ca.gov