



December 15, 2016

Ms. Jeanne Burns
Thornley & Pitt, Inc.
399 Adrian Road
Millbrae, CA 94030
(Sent via E-mail to: jeanne@thornleypitt.com)

Subject: Public Notification of Potential Case Closure for Site Cleanup Program Case (SCP) Case No. RO0003178, Hydraulic Lifts 750 A Street, 750 A Street, Hayward, CA 94541

Dear Ms. Burns:

Alameda County Department of Environmental Health (ACDEH) is reviewing the site cleanup program case file for the above referenced site for potential case closure. As you are aware recent site investigations indicated that there was minimal hydraulic oil impact from the eighteen underground hydraulic lifts removed from the property without confirmation sampling.

Public Participation

Public participation is a requirement for the case closure process. In order to notify potentially affected members of the public of the potential fuel leak case closure, ACDEH will distribute the *Invitation to Comment – Potential Case Closure* to landowners and residents, as well as any other interested persons. The *Invitation to Comment – Potential Case Closure* requests that landowners or residents submit any comments or questions to ACDEH regarding potential case closure. ACDEH will consider all comments from the public prior to potential case closure.

List of Landowners Form

Please complete the enclosed *List of Landowners Form*, and mail or e-mail it back to ACDEH by December 30, 2016.

SCHEDULE

Please upload technical reports to the ACDEH ftp site (Attention: Karel Detterman), and to the State Water Resources Control Board's GeoTracker website according to the following schedule:

- December 19, 2016 – Public Comment Period Begins
- January 18, 2017 – Public Comment Period Ends

30 Days After Completion of All Required Tasks – Uniform Closure Letter issued (provided no public comments of substance have been submitted).

Ms. Jeanne Burns
RO0003178
December 15, 2016

Case files can be reviewed online at the following website: <http://www.acgov.org/aceh/index.htm>

Should you have any questions, please contact me at (510) 567--6708 or send me an e-mail message at karel.detterman@acgov.org.

Sincerely,

Karel Detterman, P.G.
Hazardous Materials Specialist

Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements/Obligations and Electronic Report Upload (ftp) Instructions

Attachment 2 - *Invitation to Comment - Potential Case Closure* and Mailing Address List

Attachment 3 – *List of Landowners Form*

cc: Peter Cusack, Langan, 555 Montgomery St., #1300, San Francisco, CA 94111, (Sent via e-mail to: pcusack@Langan.com)
Noel Liner, Langan, 555 Montgomery St., #1300, San Francisco, CA 94111, (Sent via e-mail to: nliner@Langan.com)
Dilan Roe, ACDEH, (sent via electronic mail to: dilan.roe@acgov.org)
Karel Detterman, ACDEH, (sent via electronic mail to: karel.detterman@acgov.org)
Paresh Khatri, ACDEH, (sent via e-mail to: paresh.khatri@acgov.org)

Attachment 1

Responsible Party(ies) Legal Requirements / Obligations

REPORT REQUESTS

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

Alameda County Department of Environmental Health's (ACDEH) Environmental Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program File Transfer Protocol (FTP) site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) GeoTracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and [other](#) data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to SCP sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). Please visit the SWRCB website (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/) for more information on these requirements.

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACDEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, late reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: December 1, 2016
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010; May 15, 2014, November 29, 2016
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions


The Alameda County Environmental Cleanup Oversight Programs (LOP and SCP) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as **a single portable document format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:

RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Submission Instructions

- 1) Obtain User Name and Password
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to deh.loptoxic@acgov.org.
 - b) In the subject line of your request, be sure to include "**ftp PASSWORD REQUEST**" and in the body of your request, include the **Contact Information, Site Addresses**, and the **Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
 - a) Open File Explorer using the Windows  key + E keyboard shortcut.
 - i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
 - b) On the address bar, type in ftp://alcoftp1.acgov.org.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive)
 - d) Click Log On.
 - e) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - f) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to deh.loptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
 - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.

ATTACHMENT 2



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	690 A ST		HAYWARD CA	94541	
428 004603900	428-46-39	VARNI PROPERTIES INC	PO BOX 778		HAYWARD CA	94543	0778
428 004603900	428-46-39	OCCUPANT	670 A ST		HAYWARD CA	94541	
428 004604000	428-46-40	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 004605202	428-46-52-2	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 004605300	428-46-53	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 004605400	428-46-54	OCCUPANT	22527 MONTGOMERY ST		HAYWARD CA	94541	
428 005102900	428-51-29	GALLEGOS JOSE A & MARIA S	22408 MONTGOMERY ST		HAYWARD CA	94541	3946
428 005103000	428-51-30	RUIZ SERGIO	735 SMALLLEY AVE		HAYWARD CA	94541	3931
428 005103100	428-51-31	SCHROER MAX R ENTERPRISES INC	534 A ST		HAYWARD CA	94541	5083
428 005103100	428-51-31	OCCUPANT	737 SMALLLEY AVE		HAYWARD CA	94541	
428 005104602	428-51-46-2	BAKER RAYMOND N & PATRICIA A	1500 SPRUCE ST		BERKELEY CA	94709	1552
428 005104602	428-51-46-2	OCCUPANT	770 A ST		HAYWARD CA	94541	
428 005104902	428-51-49-2	VARNI PROPERTIES INC	PO BOX 778		HAYWARD CA	94543	0778
428 005104902	428-51-49-2	OCCUPANT	722 A ST		HAYWARD CA	94541	
428 005105003	428-51-50-3	YOO GEUN S & YOO K	502 HELEN DR		MILLBRAE CA	94030	1620
428 005105003	428-51-50-3	OCCUPANT	710 A ST		HAYWARD CA	94541	
428 005105200	428-51-52	DEJESUS ALYCE	3795 OAKES DR		HAYWARD CA	94542	1737
428 005105200	428-51-52	OCCUPANT	22424 MONTGOMERY ST		HAYWARD CA	94541	
428 005105300	428-51-53	FRANCOEUR DAVID P & PAULA K	22414 MONTGOMERY ST		HAYWARD CA	94541	3946
428 005106702	428-51-67-2	BRANNER WILLIAM S & MATRICIA L TRS & CHEY YOU ETAL	703 A ST		HAYWARD CA	94541	3935
428 005106800	428-51-68	TONNU QUYNH	713 A ST		HAYWARD CA	94541	3935
428 005106900	428-51-69	RODRIGUEZ OSCAR & HERMINIA	1862 SOUTHGATE ST		HAYWARD CA	94545	3521
428 005106900	428-51-69	OCCUPANT	723 A ST		HAYWARD CA	94541	
428 005107000	428-51-70	ALAMEDA MUSLIM LEAGUE	P.O. BOX 6291		HAYWARD CA	94540	6291
428 005107000	428-51-70	OCCUPANT	731 A ST		HAYWARD CA	94541	
428 005107100	428-51-71	ALAMEDA MUSLIM LEAGUE	P.O. BOX 6291		HAYWARD CA	94540	6291
428 005107100	428-51-71	OCCUPANT	743 A ST		HAYWARD CA	94541	
428 005107200	428-51-72	OLIVER MARK S & ZHOU YA TRS	36511 FROBISHER DR		FREMONT CA	94536	5507
428 005107200	428-51-72	OCCUPANT	747 A ST		HAYWARD CA	94541	
428 005108501	428-51-85-1	MCKILLOP JULIE R & JOHN T	2633 WARWICK PL		HAYWARD CA	94542	1245
428 005108501	428-51-85-1	OCCUPANT	742 B ST		HAYWARD CA	94541	
428 005108600	428-51-86	MCKILLOP JULIE & TIMOTHY ETAL	2633 WARWICK PL		HAYWARD CA	94542	1245
428 005108600	428-51-86	OCCUPANT	732 B ST		HAYWARD CA	94541	
428 005108700	428-51-87	DEMIGUEL FRANK A & GRACE E	198 JUANA AVE		SAN LEANDRO CA	94577	4808
428 005108700	428-51-87	OCCUPANT	722 B ST		HAYWARD CA	94541	
428 005108800	428-51-88	MCKILLOP J T & JULIE R	2633 WARWICK PL		HAYWARD CA	94542	1245
428 005108800	428-51-88	OCCUPANT	714 B ST		HAYWARD CA	94541	
428 005108900	428-51-89	HUANG WEIKANG & SU HUOQUN TRS	2623 ROYAL ANN DR		UNION CITY CA	94587	4927
428 005108900	428-51-89	OCCUPANT	704 B ST		HAYWARD CA	94541	
428 005109600	428-51-96	RMP PROPERTIES LLC	P.O. BOX 4278		MODESTO CA	95352	4278
428 005109600	428-51-96	OCCUPANT	22557 MISSION BLVD		HAYWARD CA	94541	

SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD	1515 CLAY STREET	SUITE 1400	OAKAND CA	94612	CHERIE MCCAULOU	CMCCAULOU@WATERBOARDS.CA.GOV
EAST BAY MUNICIPAL UTILITY DISTRICT INDUSTRIAL DISCHARGE SECTION	P.O. BOX 24055	MS 702	OAKLAND CA	94623 1055	CHANDRA JOHANNESON	cjohanne@ebmud.com
CITY OF HAYWARD PLANNING DEPARTMENT	777 B STREET		HAYWARD CA	94541	SUSAN HUGO	SUSAN.HUGO@ACGOV.ORG
ALAMEDA COUNTY DEPT OF ENVIRONMENTAL HEALTH CUPA	777 B STREET	4TH FLOOR	HAYWARD CA	94541	HUGH MURPHY	hugh.murphy@hayward-ca.gov

ATTACHMENT 3

LIST OF LANDOWNERS FORM

County of Alameda
Department of Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR:

Site Name: Hydraulic Lifts

Address: 750 A Street

City, State, Zip: Hayward, CA 94541

Record ID #: RO0003178

Please fill out item 1 if there are multiple site landowners (attach an extra sheet if necessary). If you are the sole site landowner, skip item 1 and fill out item 2.

1. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I, _____ (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

Name: _____

Address: _____

City, State, Zip: _____

E-mail Address: _____

Name: _____

Address: _____

City, State, Zip: _____

E-mail Address: _____

Name: _____

Address: _____

City, State, Zip: _____

E-mail Address: _____

2. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I _____, certify that I am the sole landowner for the above site.

Sincerely,

Signature of Primary Responsible Party

Printed Name

Date

E-mail Address