



AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359

January 13, 2015

NOTICE OF RESPONSIBILITY

Site Name & Address: BEKINS 760 22ND ST OAKLAND, CA 94612
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Local ID:	RO0003153
Related ID:	NA
RWQCB ID:	
Global ID:	T10000006348

Responsible Party:

WEST GRAND & BRUSH LLC
1825 SAN PABLO AVENUE, SUITE 200
OAKLAND CA 94612-1517

Date First Reported:	10/1/1986
Substance:	8006619, 12034 Multiple Releases
Funding for Oversight:	LOPS - LOP State Fund
Multiple RPs?:	Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified WEST GRAND & BRUSH LLC as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker KAREL DETTERMAN at this office at (510) 567-6708 if you have questions regarding your site.

Date:

1/13/15

ARIU LEVI, Director
Contract Project Director

Action: Add
Reason: ADD

Attachment A: Responsible Parties Data Sheet

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

January 13, 2015

Site Name & Address:

BEKINS
760 22ND ST
OAKLAND, CA 94612

Local ID: RO0003153
Related ID: NA
RWQCB ID:
Global ID: T10000006348

All Responsible Parties

RP has been named a Primary RP -
WEST GRAND & BRUSH LLC
1825 SAN PABLO AVENUE, SUITE 200 | OAKLAND, CA 94612-1517 | No Phone Number Listed

RP has been named a Primary RP -
EAST BAY ASIAN LOCAL DEVELOPMENT
310 8TH ST #200 | OAKLAND, CA 94607-6527 | No Phone Number Listed

RP has been named a Primary RP -
EAST WEST BANK
9300 FLAIR DRIVE, FLOOR 5 | EL MONTE, CA 91731-2802 | No Phone Number Listed

RP has been named a Primary RP -
WEST GRAND DEVELOPMENT GROUP LLC
1375 SUTTER STREET #308 | SAN FRANCISCO, CA 94109-5466 | No Phone Number Listed

RP has been named a Primary RP -
GTG INVESTORS
45 MITCHELL BLVD., SUITE 14 | SAN RAFAEL, CA 94903-2011 | No Phone Number Listed

RP has been named a Primary RP -
GTG INVESTORS & PETER H. WILSON
PO BOX 846 | TIBURON, CA 94920-0846 | No Phone Number Listed

RP has been named a Primary RP -
GTG INVESTORS & PETER H. WILSON (C/O: KENTFIELED PROPERTIES)
PO BOX 846 | TIBURON, CA 94920-0846 | No Phone Number Listed

RP has been named a Primary RP -
GTG INVESTORS & GARY P. OSWALD
PO BOX 846 | TIBURON, CA 94920-0846 | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

January 13, 2015

RP has been named a Primary RP -
GTG INVESTORS & GARY P. OSWALD (C/O: L&W INVESTORS)
55 MAIN STREET | TIBURON, CA 94920-2507 | No Phone Number Listed

RP has been named a Primary RP -
BEKINS VAN & STORAGE COMPANY
2101 BRUSH STREET | OAKLAND, CA 94612 | No Phone Number Listed

RP has been named a Primary RP -
BEKINS COMPANY (C/O: CONTROLLERS OFFICE)
910 GRAND CENTRAL AVE. | GLENDALE, CA 91201-3009 | No Phone Number Listed

RP has been named a Primary RP -
BEKINS COMPANY
2116 BRUSH STREET | OAKLAND, CA 94920-0846 | No Phone Number Listed

RP has been named a Primary RP -
BEKINS MOVING & STORAGE COMPANY
910 GRAND CENTRAL AVENUE | GLENDALE, CA 91201-3009 | No Phone Number Listed

Responsible Party Identification Background

Alameda County Environmental Health (ACEH) names a "Responsible Party," as defined under 23 C.C.R Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

January 13, 2015

Responsible Party Identification

Existence of Unauthorized Release

Eleven Assessor's Parcel Numbers (APNs) comprise this case (hereafter referred to as "the Site") and are: 3-23-5-1; 3-23-6-1; 3-23-7-1; 3-23-8-2; 3-23-9-2; 3-23-10-2; 3-23-11-2; 3-25-10; 3-25-11; 3-35-5; and 3-35-6.

In October 1986, a 7,000 gallon diesel underground storage tank (UST) and a 2,000 gallon gasoline UST were removed from the Site. Additional investigations were conducted at the Site in 2005 and 2011 as part of real estate due diligence and planned residential redevelopment. During the 2005 Phase II investigation, conducted at 760 22nd Street concentrations of up to 190 milligrams per kilogram (mg/kg) Total Petroleum Hydrocarbons as Gasoline (TPHg), 250 mg/kg TPH as diesel (TPHd), and 47 mg/kg TPH as waste oil (TPHmo) were documented in soil samples. Concentrations of up to 3,200 micrograms per liter (ug/L) TPHd and 490 ug/L TPHmo were documented in grab groundwater samples. These data indicate that an unauthorized release from the USTs had occurred at the Site.

Responsible Party Identification

Bekins Company (and related entities known as Bekins Company (c/o: Controllers Office); Bekins Van & Storage Co.; and Bekins Moving & Storage Company) purchased or acquired each individual property at various dates: APNs 3-23-5-1 and 3-23-6-1 on September 10, 1970; APN 3-23-7-1 on March 1, 1974; APN 3-23-8-2 on March 5, 1970; APN 3-23-9-2 on March 1, 1969; APN 3-23-10-2 on December 15, 1969; APN 3-23-11-2 on July 22, 1974; APNs 3-25-10 and 3-35-5 on March 1, 1969; APN 3-25-11 on March 17, 1972; and APN 3-35-6 on December 1, 1967. The Bekins Company (and related entities) is a responsible party because they owned or operated an underground storage tank used for the storage of any hazardous substance (Definition 1); and they were the owners of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

GTG Investors (and related entities known as GTG Investors & Wilson Peter H; GTG Investors & Wilson Peter H (c/o: Kentfield Properties); GTG Investors & Oswald Gary P; GTG Investors & Oswald Gary P (c/o: L&W Investors); and GTG Investors (c/o: L&W Investors)) purchased, acquired, or reacquired the properties at various dates on May 7, 1987 (APNs 3-25-10, 3-25-11, 3-23-7-1, 3-23-8-2, 3-23-9-2, and 3-23-11-2); November 24, 1987 (APNs 3-25-11, 3-35-5, 3-23-5-1, 3-23-6-1, 3-23-7-1, 3-23-8-1, 3-23-9-2, 3-23-10-2); and September 26, 1989 (the Site). GTG Investors (and related entities) are a responsible party because they owned the properties where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

West Grand Development Group LLC purchased or acquired the properties (the Site) on June 28, 2007. West Grand Development Group LLC is a responsible party because they owned the properties where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

East West Bank purchased or acquired the properties (the Site) on July 9, 2010. East West Bank is a responsible party because they owned the properties where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

East Bay Asian Local Development purchased or acquired the properties (the Site) on January 3, 2011. East Bay Asian Local Development is a responsible party because they owned the properties where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

West Grand & Brush LLC purchased or acquired the properties (the Site) on June 19, 2014. West Grand & Brush LLC is a responsible party for the site because they are the current owner of the properties where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).