



EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION  
BUILDING HEALTHY AND VIBRANT NEIGHBORHOODS

TO: Alameda County Department of Environmental Health

Attn: Teena Le

1131 Harbor Bay Parkway,

Alameda, CA 94501

FROM: Jared Wright

RE: 760 22<sup>nd</sup> and 2201 Brush Street -- Request for Preliminary Site Review for Voluntary Remedial Action Agreement Program (VRAP)

DATE: April 5<sup>th</sup>, 2016

Dear Teena,

Please accept the attached payment and request form for Preliminary Site Review for Voluntary Remedial Action Agreement Program for 760 22<sup>nd</sup> Street and 2201 Brush Street ("W. Grand & Brush, Parcel A").

Per our phone conversation from February, 2016 you have confirmed that the environmental assessment reports, technical reports and other background documentation already submitted to the County are the same documents required under this application and will be reused for the purpose of this application.

Please let me know if you have any questions.

Sincerely,

Jared Wright  
Assistant Project Manager  
East Bay Asian Local Development Corporation

Direct: (510) 606-1843

[jwright@ebaldc.org](mailto:jwright@ebaldc.org)

1825 San Pablo Avenue, Suite 200

Oakland, CA 94612



**REQUEST FOR PRELIMINARY SITE REVIEW  
 FOR VOLUNTARY REMEDIAL ACTION AGREEMENT PROGRAM (VRAP)**

The Responsible Party identified below hereby requests that the Alameda County Department of Environmental Health (ACDEH) provide preliminary site review to make a determination as to whether a VRAP case will be required to be open for the site identified below.

Date of Request: March 14, 2016

SITE INFORMATION		
Site Address: 760 22 <sup>nd</sup> St. / 2201 Brush St.		Site APN:: 3-25-10 & 3-25-11
Approximate Size of Site: 17,685 SF (0.40 acres)	Current Land Use: Bus storage and maintenance	
City: Oakland	State: CA	ZIP Code: 94612
<p>Type and Extent of Contamination: <i>Identify history of site, substances found at site, and reason site is eligible for the Voluntary Remedial Action Program.</i></p> <p>The property was formerly owned/occupied by Bekins Van &amp; Storage Company and presumed to be used for vehicle storage, fueling, and maintenance. One 7,000-gallon diesel underground storage tank (UST) located at the northeastern corner of the property and a 2,000-gallon gasoline UST located under the adjacent public sidewalk were removed in 1986. Based on the results of the UST removal, the leaking underground storage tank (LUST) case was closed in 1997 by Alameda County Health Care Services.</p> <p>The present site owner has contemplated redeveloping the commercial property for residential use for a number of years and performed subsurface environmental investigations in 2005, 2011, and 2015 to assess the magnitude and extent of contaminants. These investigations have identified elevated concentrations of gasoline, diesel, and motor oil petroleum hydrocarbons in soil and ground water at the locations of the two former USTs, at a nearby on-site former fuel dispenser (east edge of site), and at the location of a third suspected UST (possibly waste oil) in the west-central area of the property. The petroleum-hydrocarbon impact appears to be substantially contained within the site boundary. Volatile petroleum constituents and a few non petroleum based compounds have been detected only occasionally and at very low concentrations in soil and ground-water samples. These volatile constituents have also been detected at relatively low levels in soil vapor. Additional field investigation was recently completed (February 2016) and the results are not yet available.</p> <p>The property is currently occupied by a commercial business that provides transportation services and, as indicated above, the current site owner has plans to re-develop the property with a multi-story residential building. This property is no longer a LUST site and some remedial action is required to allow the property to be developed for residential use. For these reasons, the site should qualify for the voluntary remedial action program.</p>		
<p>Planned Redevelopment: <i>Provide brief description of type of planned redevelopment.</i></p> <p>The property owner is proposing to construct a 59-unit, 91,000 square-foot mixed-use multifamily affordable housing complex on the site. The building will also house a landscaped outdoor courtyard, 2<sup>nd</sup> floor YMCA daycare center, ground floor offices, computer lab and parking garage.</p>		
RESPONSIBLE PARTY ENTERING AGREEMENT		
Name: East Bay Asian Local Development Corporation		Type of Entity: 501c3 not for profit organization
Contact Name: Everett Cleveland Jr.		Phone: 510-287-5353 x 339
Current address: 1825 San Pablo Avenue, Ste 200		Email: <a href="mailto:ecleveland@ebaldc.org">ecleveland@ebaldc.org</a>
City: Oakland	State: CA	ZIP Code: 94612

Relationship to Property/ Authority: Describe the basis of your authority to request assistance and enter into the agreement.

- West Grand & Brush LLC is the legal land owner. EBALDC is the sole and managing member of West Grand & Brush LLC.

#### CURRENT PROPERTY OWNER

Name: West Grand & Brush LLC	Type of Entity: Limited Liability Company	
Current Address: 1825 San Pablo Avenue, Ste 200	E-mail:	
City: Oakland	State: CA	ZIP Code: 94612

The Responsible Party shall submit to ACDEH all background information, environmental assessment reports (including Phase I Environmental Assessment Reports), analytical results, and if redevelopment is proposed, include any info available on development project (conceptual plans, planning documents, etc). All available information is to be provided to ACDEH by the Responsible Party within 5 working days of any request.

By signing below, Responsible Party represents that they have the authority to make this request.

Responsible Party Signature 

### ALAMEDA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH INSTRUCTIONS FOR VOLUNTARY REMEDIAL ACTION PRELIMINARY REVIEW

Responsible parties for a release of waste may request that the Alameda County Department of Environmental Health (ACDEH) provide regulatory oversight for investigation and cleanup of contaminated sites under California Health and Safety Code Section 101480. ACDEH may supervise the remedial action provided that adequate staff resources and the requisite technical expertise and capabilities are available. Supervision by ACDEH is provided pursuant to a Remedial Action Agreement.

In order to request that ACDEH conduct a preliminary review for your site, please follow the steps provided below.

1. Complete the request form with site, responsible party, and current property owner information.
2. Submit a non-refundable deposit of \$1,000.00 payable to Alameda County Department of Environmental Health with the site address and APN(s) written on the check. Checks are to be **mailed** to the attention of ACDEH Finance Department, Suite 111, 1131 Harbor Bay Parkway, Alameda, CA 94502.
  - a. This non-refundable deposit will be applied towards work performed for opening an account, preliminary site review time by ACDEH staff, and determination whether a VRAP case needs to be opened.
3. Submit all technical reports in pdf format describing the environmental conditions for the site onto ACDEH's FTP site.

## VOLUNTARY REMEDIAL ACTION AGREEMENT

- a. Detailed instructions for submission of electronic documents to the ACDEH FTP site is available on line at [http://www.acgov.org/aceh/lop/upload\\_instructions.pdf](http://www.acgov.org/aceh/lop/upload_instructions.pdf).

Submit the completed request form and send it to Teena Le, ACDEH, 1131 Harbor Bay Parkway, Alameda, CA 94501 (email preferred: [teena.le@acgov.org](mailto:teena.le@acgov.org)).

Once ACDEH has received payment and requisite documents have been uploaded to the FTP site, ACDEH will complete its review within 30 days. ACDEH will review the submitted information for completeness and may consult with other regulatory agencies to make a determination as to whether a VRAP case will be required to be opened. ACDEH may request additional information and an in person meeting during the preliminary review process.