

**US EPA FY26 Brownfield Cleanup Grant Application – FON: EPA-I-OLEM-OBLR-25-07**

**Application Information Sheet**

**1. Applicant Identification:**

Central Assembly of Richmond, California  
570 Appian Way  
El Sobrante, CA 94803

**2. Website URL:** <https://www.centralelsobrante.com/community-updates>

**3. Funding Requested:**

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$3,207,230

**4. Location:**

- a) Town/City: Unincorporated El Sobrante
- b) County: Contra Costa County
- c) State: California

**5. Property Information:**

Former El Sobrante Christian High School  
5070-5098 Sobrante Avenue  
El Sobrante, CA 94803

**6. Contacts:**

Project Director

Wyatt Ptak  
Central Assembly of Richmond  
570 Appian Way  
El Sobrante, CA 94803  
(510) 640-3537  
[REDACTED]

President

Russell Sturm  
Central Assembly of Richmond  
570 Appian Way  
El Sobrante, CA 94803  
(510) 223-2240  
[REDACTED]

**7. Population:**

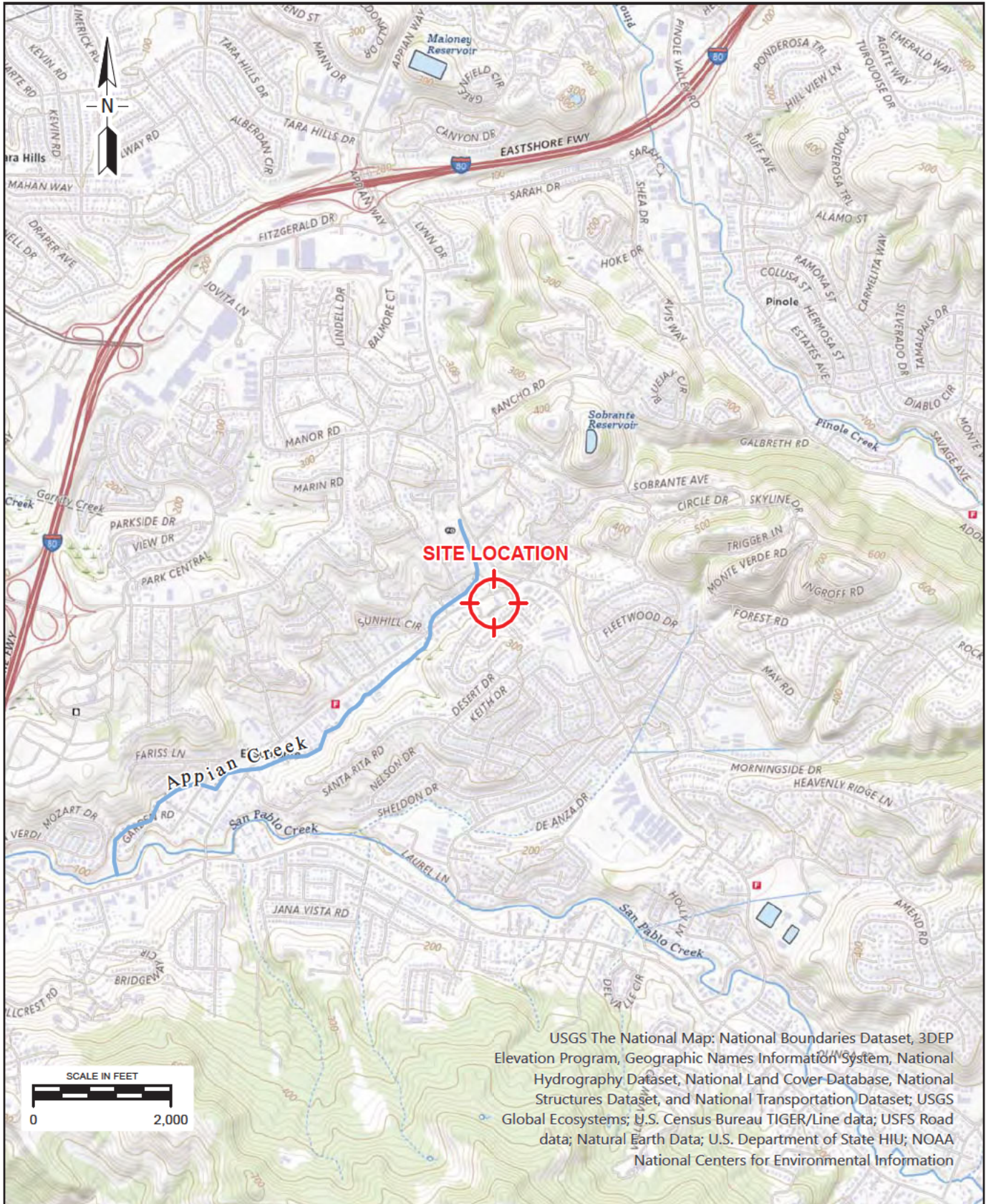
Unincorporated El Sobrante, CA – 15,823 according to the U.S. Census Bureau (2023)

**8. Other Factors Checklist:**

| <b>Factor</b>   | <b>Narrative Page #</b> |
|---|-------------------------|
| Community population is 15,000 or less.   | No                      |
| The applicant is, or will assist, a federally recognized Indian tribe or United States territory.   | No                      |
| The proposed site(s) is impacted by mine-scarred land.  | No                      |
| Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation. | 3-4                     |
| The proposed site(s) is adjacent to a body of water (i.e., the border of the  | No                      |

| <b>Factor</b>  | <b>Narrative Page #</b> |
|--|-------------------------|
| proposed site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). |                         |
| The proposed site(s) is in a federally designated flood plain.   | No                      |
| The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.   | No                      |
| The reuse of the proposed site(s) will incorporate energy efficiency measures.   | 3                       |
| The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.   | No                      |

**9. Releasing Copies of Applications: N/A**



**SITE LOCATION**

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HII; NOAA National Centers for Environmental Information

PREPARED BY  
**TRINITY**  
*source group, inc.*  
 Environmental Consultants  
 119 Encinal Street  
 Santa Cruz, California 95060  
 v: 831.426.5600  
 f: 831.426.5602

**SITE LOCATION MAP**

5070-5098 Sobrante Avenue  
 El Sobrante, California

PROJECT:  
 588.002.002

FIGURE:  
 1

## US EPA FY26 Brownfield Cleanup Grant Application – FON: EPA-I-OLEM-OBLR-25-07

### Grant Narrative

#### (1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

##### **Target Area and Brownfields**

###### a. Overview of Brownfield Challenges and Description of Target Area

The Central Assembly of Richmond, California (Central Assembly) is leading an exciting effort to bring new life into a vacant brownfield site at 5070-5098 Sobrante Avenue in El Sobrante. Central Assembly seeks a U.S. EPA Brownfield Cleanup Grant to transform this highly visible and underutilized property in the Triangle Mixed Use Area into a vibrant community asset envisioned as affordable housing with ground floor uses that could include space for local non-profits, community-centric retail such as a neighborhood grocery store, and/or a community resilience center that would provide year-round resilience programming and shelter and resources before, during and after climate-related emergencies.

The focused target area for this grant includes the Triangle Mixed Use Area identified in the *Envision Contra Costa 2040* General Plan, the census tract containing the site (Census Tract 6013360200), and the immediately adjacent ZIP Code 94803. The Triangle Mixed Use Area is in the northeastern most part of El Sobrante, an unincorporated community of nearly 16,000 residents. This area is at the intersection of Appian Way, Valley View Road and Sobrante Avenue – one of the community’s most prominent commercial crossroads – where approximately 4,000 vehicles pass daily. Although the site itself is located within El Sobrante, adjacent residents of ZIP Code 94803 travel through and utilize services in the Triangle Mixed Use Area and would directly benefit from improved housing opportunities, access to healthy food, and community-serving facilities made possible by site cleanup and redevelopment.

The presence of chlorinated volatile organic compounds (CVOCs) in soil, soil gas and groundwater has rendered the site unsuitable for productive use and created a long-term barrier to redevelopment and private investment in the immediate area. Additionally, environmental investigations have confirmed that groundwater contamination extends off-site to the north and northwest, and soil gas contamination may also extend beyond the property in the unsaturated zone in these directions, increasing potential exposure pathways and expanding the area affected by the site. The vacant and contaminated condition of this gateway property contributes to physical blight, limits economic activity and prevents development that could provide needed housing, services and local employment opportunities. As a result, the brownfield condition of this single site has a disproportionate effect on neighborhood vitality, safety perceptions, and the performance of nearby businesses and public infrastructure. In addition, the cost, complexity and extended timeline associated with cleaning up sites in California presents a significant barrier to redevelopment. Private developers typically require environmental cleanup work completed and a clear path to regulatory closure before considering brownfield sites for redevelopment. Even public agencies have difficulty transferring contaminated properties at no cost without remediation complete.

This grant will directly address these brownfield challenges by funding cleanup activities necessary to remove contamination and make the property suitable for redevelopment. Remediation will also help limit further migration of contaminants and reduce risks to nearby properties and sensitive populations. By eliminating environmental barriers to reuse at this site, the grant will help catalyze reinvestment, support community-identified priorities, and convert a vacant property into a productive asset that advances economic revitalization, housing stability, social cohesion and community resilience within El Sobrante’s central neighborhood corridor.

###### b. Description of the Brownfield Site

In 1996, Central Assembly purchased the abandoned 7 Oaks Shopping Center, operating it as the El Sobrante Christian High School until its closure due to declining enrollment. When attempts were made to sell the property in 2020, Phase I and II Environmental Site Assessments revealed historical dry-cleaning operations at the site had resulted in the contamination of soil, groundwater, and soil gas with CVOCs.

From 2024 to 2025, Central Assembly conducted additional site investigations under the oversight of the San Francisco Bay Regional Water Quality Control Board (Water Board) and with funding from the California Department of Toxic Substances Control (DTSC) Equitable Community Revitalization Round 2 Grant (ECRG). Key findings indicate:

- Most soil, groundwater, and soil gas contamination is located below the former dry cleaner.
- Groundwater contamination extends off-site to the north and the northwest.
- Soil gas contamination may extend off-site in the unsaturated zone to the north and northwest directions.

These findings informed an Analysis of Brownfield Cleanup Alternatives (ABCA), attached with this application and approved by the Water Board. The proposed remediation alternative includes demolishing two of the on-site buildings, excavating contaminated soil from the former dry-cleaner area and sewer line, treating the soil on-site by mixing the soil with zero valent iron (ZVI) using a pug mill, replacing the treated soil back into the excavation, and creating a permeable reactive barrier (PRB) by injecting ZVI into the subsurface to prevent contamination from migrating off-site.

Before these recent investigations, the site had become a hotspot for illegal dumping and vandalism. Rather than leaving it a neighborhood nuisance, Central Assembly partnered with local nonprofits to improve conditions and introduce interim community uses. This included working with Triangle Works to create a 300-ft mural along the perimeter of the site's frontage in both El Sobrante and Richmond (<https://triangleworks.org/>) and providing access for a weekly community farmers market in the parking lot hosted by the local non-profit Planting Justice. While these initiatives have begun to transform the property into a neighborhood asset, Central Assembly seeks funding to fully remediate the brownfield and unlock its potential as a vibrant, community-serving redevelopment.

## **Revitalization of the Target Area**

### **c. Reuse Strategy and Alignment with Revitalization Plans**

Central Assembly's affordable housing combined with ground floor space for local nonprofits, community-centric retail, such as a grocery store, and/or community resilience center aligns with Contra Costa County's vision for the Triangle Mixed Use Area as described in the [Envision Contra Costa 2040](#) General Plan. The Plan envisions the area as a distinct neighborhood retail district with mixed-use projects preferred to create a walkable activity node anchoring the north end of the El Sobrante community.

In 2023, the Bay Area began its new eight-year housing cycle with unincorporated Contra Costa County expected to accommodate 7,610 new housing units, including 4,477 below-market-rate units. Redevelopment of the site with affordable housing would help the County achieve these Regional Housing Needs Allocation goals while responding to consistent community input calling for inclusive, community-centered housing solutions.

First floor office space – set aside for local nonprofits such as Triangle Works – would provide gathering areas that strengthen social networks, deliver essential services to residents, and provide opportunities for cultural enrichment. Part of this space could be set aside for a community resilience center that would provide shelter and resources before, during and after climate-related and general emergencies. This space would also offer year-round programming that strengthens community connections and enhances El Sobrante's residents' ability to withstand natural disasters.

In addition, establishing community-centric retail would respond directly to community feedback gathered during the Contra Costa County General Plan adoption process, which began in 2019, ran for five years, and involved more than 170 public meetings – many of which were held in El Sobrante. During these public meetings and subsequent outreach conducted by Central Assembly over the past year, residents encouraged redeveloping the Triangle Mixed Use Area with, “diverse, locally-serving and locally-owned businesses or smaller chains with practical goods and services (e.g., a grocery store with fresh, high-quality food, or ‘makers spaces’ where local retail can be developed) so residents do not need to travel to other communities to shop.” Community-centric retail would create construction and permanent retail jobs, reduce vehicle miles traveled for shopping, and increase household spending that strengthens the local economy.

Both options directly support key principles and policies outlined in the General Plan. These include:

- Guiding Principle #12: Greater housing choices should be provided, including affordable housing, live-work spaces, and alternative dwelling types, such as tiny homes.
- Policy #3: Encourage development of small and locally owned businesses, especially markets offering healthier food choices.

Both options are also aligned with Contra Costa County's 2011 Downtown El Sobrante General Plan Amendment, which zones the area containing the site as mixed use or commercial. The goal of this rezoning, per the amendment, is “to transform the commercial core or downtown of El Sobrante over time into a pedestrian-friendly, appealing business district that would attract visitors and residents to shop, dine, and conduct business in El Sobrante's commercial core or downtown.” By pursuing these strategies, Central Assembly aims to create a redevelopment project that responds to community needs, aligns with County planning goals, and enhances the surrounding community's quality of life. The Site is not located in a federally designated flood plain.

### **d. Outcomes and Benefits of Reuse Strategy**

The Site has the potential to deliver meaningful community, economic and environmental benefits by transforming an underused and centrally located brownfield site into a vibrant asset for housing, community

support services, and/or community-serving retail. Redevelopment of the site will directly stimulate local economic activity through construction-phase employment, including skilled and unskilled labor that will incorporate local hires, and will generate ongoing jobs associated with future residential management, community services, and potential retail or grocery operations. Based on comparable mixed-use and community-serving developments, the project is anticipated to support approximately 10 to 15 permanent jobs, in addition to temporary construction employment. These employment opportunities will help retain economic activity within the community and contribute to revitalization of the surrounding commercial corridor. Central Assembly is currently partnering with the Center for Creative Land Recycling and Contra Costa County for technical assistance to further develop the proposed reuse strategies to maximize the number affordable housing units and ground floor square footage for a community resilience center, nonprofit office and/or retail space. As the site is designated for 100% affordable housing, all units will help the County meet its housing needs of providing 4,477 below-market-rate units. At current zoning regulation, there would be 54-113 units of housing added depending on the type of housing and mix of ground floor uses and supporting parking.

No matter the final ground floor reuse, Central Assembly will remain the long-term owner of the property and will ensure the site provides space for organizations that deliver essential services, programming, and community gathering opportunities, strengthening social cohesion and improving access to resources for residents. This will help lower household transportation costs, reduce vehicle miles traveled, and support both economic and environmental sustainability. In either reuse scenario, redevelopment will convert an underperforming property into a long-term community asset that supports local investment and neighborhood stability.

We will continue working with Triangle Works, the non-profit that has been vitalizing the Triangle Mixed Use Area since 2023, to work towards detailed reuse designs that will maximize retail and commercial space along the street edge as possible to encourage pedestrians and tie the new housing with the growing cultural and dining opportunities of the emergent Triangle District. Specific uses that are under consideration will align with the vision of a community “hub” and include opportunities of support for arts, education, events and retail.

According to the [Climate Mapping for Resilience and Adaptation \(CMRA\) assessment tool](#), the site is slightly vulnerable to extreme temperatures, wildfire and drought. These vulnerabilities will be considered and addressed in both the remediation design and in the ultimate reuse strategy design through a variety of methods. Future construction may incorporate non-flammable building materials could be used to reduce wildfire threats, low-flow fixtures could be used to reduce water use, solar panels and battery storage to reduce electricity-grid reliance, energy-efficient HVAC systems or passive cooling systems that could be designed to help improve the comfort of future residents during extreme temperatures and filter out air pollution, and drought tolerant landscaping to support sustainable water management.

Collectively, these outcomes include job creation, increased affordable housing supply, expanded access to essential services, reduced vehicle miles traveled, and improved climate resilience. Together, these benefits directly align with community priorities and will transform a blighted brownfield site into a safe, climate-resilient, and economically productive asset for El Sobrante and neighboring Richmond residents.

## **Strategy for Leveraging Resources**

### **e. Resources Needed for Site Characterization**

Site characterization has been completed with \$2.2 million in DTSC ECRG Round 2 funding (see Narrative Attachment for grant funding letter). With the grant period now extended through October 2027, the remaining \$897,000 of ECRG funding will be allocated to support the development and Water Board approval of the Remedial Action Implementation Plan, regulatory oversight funding, any additional post-remediation site characterization confirmation sampling and contingencies that may arise and supporting community engagement. Central Assembly is engaging with the Department of Conservation & Development Contra Costa County that was recently awarded an EPA Coalition Assessment Grant (CAG) that could be used for assessing or testing a structure for potential asbestos and lead contamination. Lead and asbestos testing will be funded directly by Central Assembly or the CAG, if awarded.

### **f. Resources Needed for Site Remediation**

Central Assembly of Richmond is seeking roughly \$3.2 million in EPA grant funding to support lead/asbestos abatement, building demolition and site remediation. These funds will be used to hire remediation subcontractors through a competitive bid process, develop detailed remedial designs and obtain associated permits, and to implement and complete building abatement, demolition and remedial activities. Funds will also support conducting community engagement throughout the cleanup process. Additional funding for cleanup is being sought concurrently with the EPA grant process from the California Department of Toxic Substances Control

ECRG Round 2 Amendment 2 process. Central Assembly cannot complete site remediation and post-remediation regulatory compliance requirements without the EPA and ECRG funding.

g. Resources Needed for Site Reuse

Central Assembly’s near-term goal is to complete building demolition, environmental cleanup and prepare the property for sale to a qualified developer capable of delivering a mixed-use redevelopment consistent with the reuse strategy described above. Following cleanup, additional public and private financing will be pursued to support construction and long-term operations. Central Assembly is exploring a variety of funding opportunities including the State of California Strategic Growth Council’s Transformative Climate Communities Grant Program and Community Resilience Centers Grant Program. While Central Assembly would not be the recipient of redevelopment funding, future developers and/or Contra Costa County, if involved in the project, may be eligible to pursue financing sources such as Low-Income Housing Tax Credits (LIHTC), Community Development Block Grant (CDBG) funds, and other financing programs that support affordable housing, neighborhood-serving retail and/or nonprofit service providers.

| Name of Resource  | (1.e) Assessment, (1.f.) Remediation, or (1.g.) Reuse Activities? | Secured or Unsecured and Additional Details or Information About the Resource  |
|---|---|--|
| DTSC ECRG Round 2 Funding   | Assessment  | <b>Secured.</b> \$897,000 remaining through October 2027 to support cleanup planning, regulatory oversight funding, public outreach, post-remediation monitoring and any remedial and monitoring contingencies that may arise. |
| Contra Costa County EPA Coalition Assessment Grant                  | Assessment  | <b>Unsecured.</b> County has \$1.4 million in funding, and a portion of this funding could be used to pay for lead and asbestos testing to support building demolition.  |
| DTSC ECRG Round 2 Amendment 2 Funding                               | Remediation   | <b>Unsecured.</b> Up to \$2 million to provide the remainder of funding needed to support site remediation and post-remediation monitoring.  |
| Strategic Growth Council Transformative Climate Communities Program | Reuse   | <b>Unsecured.</b> \$100 million available for planning, development and implementation of affordable housing projects that achieve major environmental, health and economic benefits while reducing greenhouse gas emissions   |
| Strategic Growth Council Community Resilience Center Program        | Reuse   | <b>Unsecured.</b> \$55 million available. Exploring possibility of adding a community resilience center coupled with the affordable housing reuse strategy.  |
| Low-Income Housing Tax Credits                                      | Reuse   | <b>Unsecured.</b> \$500 million available through the California Tax Credit Allocation Committee to support the financing of affordable housing rentals.   |
| Community Development Block Grants                                  | Reuse   | <b>Unsecured.</b> \$27 million available through the California Department of Housing and Community Development to support the creation of affordable housing.   |

h. Use of Existing Infrastructure

The Triangle Mixed Use Area is fully supported by existing infrastructure, including sewer, stormwater, drinking water, electrical, telecommunications, natural gas and transportation networks. There is sufficient capacity for all contemplated reuse options. Both proposed site reuse strategies are not expected to require improvements beyond the property boundaries. Redevelopment will also provide ample on-site parking and enhance the site’s curb appeal along two primary thoroughfares, helping to create a welcoming, attractive and functional community asset.

**(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need**

a. The Community’s Need for Funding<sup>1</sup>

Despite being located in the economically vibrant Bay Area, the target area for this project has limited financial capacity to support environmental cleanup and redevelopment without federal assistance. El Sobrante is an unincorporated community and therefore relies on Contra Costa County for infrastructure, housing, and

<sup>1</sup> [https://envisioncontracosta2040.org/wp-content/uploads/2023/11/El\\_Sobrante\\_Draft\\_10-16-2023.pdf](https://envisioncontracosta2040.org/wp-content/uploads/2023/11/El_Sobrante_Draft_10-16-2023.pdf)

economic development resources, without access to city redevelopment funds or dedicated local tax revenue streams that could otherwise support brownfield remediation.

The property owner, Central Assembly of Richmond, is a faith-based nonprofit organization whose operating budget is primarily dedicated to providing religious, educational, and community services. As a nonprofit entity, Central Assembly does not have access to capital reserves or revenue-generating mechanisms necessary to fund the significant costs associated with environmental remediation. As a result, neither the applicant nor the surrounding community have the financial capacity to independently address contamination at the site.

Household income constraints within the target area further limit the ability to draw on private or local funding sources for cleanup and reuse. Median household income in El Sobrante is approximately \$96,429, which is lower than the Contra Costa County average of \$103,997, and residents face high housing and cost-of-living pressures typical of the Bay Area. Seventy-two percent of extremely low-income households in Contra Costa County pay more than half of their income toward housing, compared to only 1 percent of moderate-income households. Renters in Contra Costa County must earn approximately \$43.63 per hour – more than 2.5 times the minimum wage in El Sobrante – to afford the average monthly asking rent of \$2,269.

Countywide fiscal pressures further constrain available resources for proactive brownfield remediation. Contra Costa County is currently prioritizing limited funding toward emergency housing and homelessness response rather than site cleanup and redevelopment. According to the Contra Costa County 2024 Affordable Housing Needs Report, more than 30,800 low-income renter households in the County lack access to an affordable home, while state and federal funding for housing production and preservation declined by approximately 75 percent from the prior year. These funding limitations significantly reduce the County's ability to support environmental cleanup efforts in unincorporated communities such as El Sobrante.

Given the applicant's limited budget, the income constraints of residents in the target area, and competing demands on County resources, local and regional funding sources are insufficient to address environmental contamination at the site. Without EPA Brownfields Cleanup Grant funding, the cost of remediation would remain a prohibitive barrier to redevelopment, preventing the site from contributing to affordable housing, community services, and economic activity. Federal cleanup assistance is essential to meeting the needs of this community and enabling reuse in an area with limited financial capacity to address contamination independently.

**b. Health or Welfare of Sensitive Populations**<sup>2</sup>

The census tract containing the site (tract 6013360200) includes a significant proportion of residents who are particularly sensitive to environmental pollutants, including children, older adults and individuals with pre-existing respiratory or cardiovascular conditions. Approximately 15.7 percent of residents are age 65 or older, and 10.3 percent are children under the age of 10. These age groups are more vulnerable to environmental pollutants due to developmental factors, age-related health conditions, and increased susceptibility to respiratory and cardiovascular stressors.

- **Asthma:** CalEnviroScreen data show approximately 66 asthma-related emergency department visits per 10,000 residents, ranking the census tract at the 75th percentile statewide. This elevated rate suggests that respiratory illness is already a concern in the community. EPA Brownfields Cleanup Grant funding will help mitigate this risk by remediating contaminated soil, soil gas, and groundwater, thereby reducing potential exposure pathways that could exacerbate respiratory conditions.
- **Cardiovascular Disease:** Heart attack–related emergency department visits occur at a rate of approximately 14.41 visits per 10,000 residents, ranking at the 63rd percentile statewide. Cleanup activities supported by this grant will reduce contaminant migration and potential long-term exposure, helping to protect vulnerable residents from environmental stressors that may compound existing cardiovascular health risks.
- **Low Birth Weight:** Approximately 4.39 percent of births in the census tract are classified as low birth weight (under 5.5 pounds), placing the area at the 36th percentile statewide. Low birth weight is often associated with maternal exposure to environmental pollutants and can indicate broader community health vulnerabilities. By removing contaminants from soil, soil gas, and groundwater and limiting off-site migration, this grant will help reduce potential exposure pathways that may affect pregnant individuals and early-life health outcomes.

Together, these indicators demonstrate that El Sobrante residents, particularly the most sensitive populations, face elevated health risks and may be more susceptible to adverse effects from environmental contamination. CVOCs identified in soil, soil gas, and groundwater at the site present potential exposure pathways that could

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<sup>2</sup> [https://experience.arcgis.com/experience/11d2f52282a54ceebcac7428e6184203/page/CalEnviroScreen-4\\_0](https://experience.arcgis.com/experience/11d2f52282a54ceebcac7428e6184203/page/CalEnviroScreen-4_0)

further exacerbate existing health conditions if not addressed. Environmental investigations have also confirmed that groundwater contamination extends off-site and that soil gas contamination may also migrate beyond the property, increasing the potential for impacts to nearby residences and businesses.

EPA Brownfields Cleanup Grant funding will directly address these threats by supporting remediation activities that reduce or eliminate contamination, limit further off-site migration, and protect surrounding land uses from potential exposure. Cleanup will also allow redevelopment of the site into residential and community-serving uses designed to meet current building and environmental standards, reducing long-term environmental risks while providing safer housing, access to essential services, and improved neighborhood conditions for sensitive populations living nearby.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Environmental investigations have confirmed that soil vapor and groundwater contamination associated with the site are migrating off-site, creating potential exposure pathways for nearby residents. This concern is heightened in the target area due to documented rates of disease that exceed statewide norms. According to CalEnviroScreen, the asthma-related emergency department visit rate in the census tract containing the site is higher than 75% of other California communities, indicating a higher-than-normal incidence of respiratory illness compared to most California communities. In addition, heart attack-related hospital visits rank at the 63rd percentile statewide, reflecting elevated cardiovascular health stress within the population.

These comparative health indicators suggest that residents in the target area — particularly children, older adults, and individuals with pre-existing respiratory or cardiovascular conditions — may be more vulnerable to adverse health effects from exposure to hazardous substances, including CVOCs present in soil, soil gas, and groundwater at the site. The presence of off-site contaminant migration further increases the potential for exposure and reinforces the need for timely cleanup.

EPA Brownfield Cleanup Grant funding is critical to reduce exposure risks and protect vulnerable populations. If awarded, funding will support the implementation of the cleanup plan, which will include excavating contaminated soil, treating the soil with ZVI and reusing it, and injecting ZVI into the ground to clean up groundwater. This process will eliminate or significantly reduce contaminant sources, limit further off-site migration, and reduce potential exposure pathways. By addressing environmental contamination that may contribute to respiratory and cardiovascular stressors, the proposed cleanup and subsequent reuse will help protect public health and reduce risks to populations in the target area with greater-than-normal incidence of disease. d. Economically Impoverished/Disproportionately Impacted Populations

The census tract containing the site (tract 6013360200) experiences multiple localized environmental and public health challenges that impact community well-being, particularly for residents who are more vulnerable due to age, income, or pre-existing health conditions. According to *Envision Contra Costa 2040*, the median household income in El Sobrante is approximately \$96,429. This is below the Contra Costa County average of \$103,997 and high regional housing costs limit household financial resilience and the community's ability to absorb additional environmental and economic stressors. CalEnviroScreen indicators show elevated exposure to air quality and pollution-related risks, including particulate matter (35th percentile), diesel emissions (41st percentile), and toxic releases (62nd percentile) higher than in many California communities, reflecting ongoing environmental pressures in the surrounding neighborhood. Additionally, the area faces legacy housing and infrastructure concerns, as roughly 75 percent of the community's housing stock was built between 1940 and 1979. This has resulted in lead exposure from older housing (57<sup>th</sup> percentile) and nearby groundwater contamination threats (47<sup>th</sup> percentile).

Redevelopment of the Triangle Mixed Use Area directly addresses these environmental and social stressors. Community-centric retail would reduce vehicle miles traveled and associated diesel and particulate emissions while allowing residents to shop locally. Similarly, the development of affordable housing would provide safer, more energy-efficient options, reducing exposure to hazards commonly associated with older housing, including lead-based materials and inefficient building systems.

By cleaning up and repurposing the site, the project will reduce localized environmental burdens, limit potential exposure pathways associated with contaminated soil, soil gas, and groundwater, and replace a source of blight with safe and productive land uses. These outcomes will support improved health conditions, reduced cumulative exposure risks, and greater neighborhood stability, particularly for residents who are most vulnerable to environmental and economic stressors, and are fully consistent with the goals of the EPA Brownfields Cleanup Grant program.

**Community Engagement**

e. Project Involvement and f. Project Roles

| Partner Name and Contact Information  | 2.b.i and 2.b.ii Project Role and Involvement  |
|---|--|
| Contra Costa County <ul style="list-style-type: none"> <li>Alyson Greenlee, Economic Development Manager, <a href="mailto:alyson.greenlee@dcd.cccounty.us">alyson.greenlee@dcd.cccounty.us</a></li> <li>Will Nelson, <i>Envision Contra Costa 2040</i> Principal Planner, <a href="mailto:will.nelson@dcd.cccounty.us">will.nelson@dcd.cccounty.us</a></li> </ul> | County reuse partner. Assisting in guiding reuse strategies for the site that fit within County planning and economic development priorities and assisting in positioning the project for additional reuse funding.  |
| El Sobrante Municipal Advisory Council (MAC) <ul style="list-style-type: none"> <li>Ronnie Mills, County MAC Advisor, <a href="mailto:Ronnie.Mills@bos.cccounty.us">Ronnie.Mills@bos.cccounty.us</a></li> </ul>   | Advisory Council and County community liaison to solicit input. Project updates are provided to the MAC and community at key milestones to solicit community input on the cleanup and reuse plans.   |
| El Sobrante Chamber of Commerce <ul style="list-style-type: none"> <li>Catherine Werner, President, [REDACTED]</li> </ul>   | Local Chamber of Commerce. Will continue to share information on the project and solicit input on cleanup and reuse plans.   |
| Triangle Works <ul style="list-style-type: none"> <li>Serge Glushkoff, Chair, <a href="mailto:triangworks@gmail.com">triangworks@gmail.com</a></li> </ul>   | Nonprofit Partner. Will continue to share information on the project quarterly and solicit input and possible collaboration on cleanup and reuse plans, as well as opportunities to beautify the site or incorporate future murals into the final reuse plans. Using their location as an additional site for community meetings to share information and solicit community input on the cleanup and reuse plans other than the El Sobrante MAC. |
| Colors for Kids <ul style="list-style-type: none"> <li>Haley Ferreira, Founder and Owner, <a href="mailto:bayareamuralist@gmail.com">bayareamuralist@gmail.com</a></li> </ul>   | Nonprofit Partner. Will continue to share project information and solicit their input on cleanup and reuse plans as well as opportunities to beautify the site or incorporate future murals into the final reuse plans.  |

g. Incorporating Community Input

Central Assembly will maintain ongoing communication with the community throughout the cleanup and redevelopment process, with updates at key project milestones, including upon receipt of the grant award, during cleanup planning efforts, prior to the start of cleanup work, throughout the cleanup construction, and after completion. Outreach activities scoped under the EPA grant will include fact sheets, social media and website updates, briefings to key organizations and updates at the El Sobrante MAC meetings. To maximize accessibility, briefings and project updates will be offered either in-person or on Zoom based on community needs and requests. The El Sobrante MAC meetings are also offered both in-person and virtually increasing accessibility for the community. All communications will be written in plain language and include a contact number for questions. Time will be allocated during meetings to answer questions and accept community input on both cleanup and reuse plans. Community input will be considered throughout the project, and adjustments to plans will be made as appropriate. Central Assembly and its consultants will close the loop with those who provide feedback letting them know how their input was considered. Summaries of community input, project team responses, and upcoming engagement opportunities will be included in quarterly progress reports provided to the US EPA.

Where possible and feasible, Central Assembly will work with local community organizations on collaborative planning for site design that will take into account community needs for development site and general Triangle Area aspects such as recruiting suitable non-profit tenants or partners and site amenities such as accessible retail, sufficiently green streetscapes and viewsheds, and opportunity for local retail on ground floors.

**(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

a. Proposed Cleanup Plan

Central Assembly’s environmental consultant has evaluated several cleanup options in the ABCA (Threshold Criteria Response Attachment A) and has selected Alternative #3.

**Alternative #3. Excavation and On-Site Treatment of PCE-Impacted Soil and Installation of Permeable Reactive Barrier (PRB)**

- Demolition of Buildings A and B following any necessary hazardous materials abatement.
- Excavation of PCE-impacted source area soils underneath Building B
  - Install dewatering system and granular activated carbon (GAC) treatment tanks and dispose of treated water to sanitary sewer.

- Excavate 40-foot by 50-foot area to 25 feet bgs and treat approximately 1,850 cubic yards of PCE-impacted soil on-site by using a pug mill to mix the excavated soil with zero valent iron amendment (ZVI) and temporarily stockpile the soil on-site.
- Apply ZVI to the base of excavation.
- Place the 1,850 cubic yards of treated soil back into the excavation and refill the excavation to grade.
- Excavation of PCE-impacted source area soils underneath Building A
  - Trench soil around the sanitary sewer pipe and remove the sewer pipe and any PCE-impacted soils. Treat approx. 50 cubic yards of soil on-site by using a pug mill to mix the excavated soil with ZVI.
  - Apply ZVI to the base of the trench.
  - Place the 50 cubic yards of treated soil back into the trench and refill the trench to grade.
- Install PRB along northern property boundary to treat PCE-impacted groundwater using injection techniques with fracturing and injection of ZVI at depths up to 25 feet bgs.

**Description of Tasks/Activities and Outputs**

3.b.i. Project implementation There will be no subaward under this grant.

|   |
|---|
| <b>Task/Activity 1: Administrative/Project Management</b>   |
| <i>Project Implementation: (1) Cooperative Agreement compliance oversight; (2) quarterly progress reporting and meetings with EPA staff; (3) annual federal financial report (FFR) reporting; (4) entries in the EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) database; (5) Grant Closeout Report summarizing accomplishments, expenditures, outcomes, outputs, lessons learned and resources leveraged; and (6) Central Assembly participation in brownfield conferences/workshops; (7) Coordination and liaison with regulatory agencies and QEP and contractors.</i>  |
| <i>Anticipated Project Schedule: Q1-Q16, 15 quarterly and 4 annual reports; 15 quarterly meetings; 15 quarterly ACRES entries; Q2-Q5- procure QEP and outreach consultant; Q16 - Closeout reporting at completion of cleanup; conferences/workshops will be attended during the grant term.</i>   |
| <i>Task/Activity Lead: Central Assembly of Richmond will oversee, with assistance from the QEP.</i>   |
| <i>Outputs: Select QEP; attend at least 1 conference and 1 workshop; quarterly progress reports with budget and schedule status; annual reports; ACRES reporting; Grant Closeout Report</i>   |
| <b>Task/Activity 2: Community Outreach</b>  |
| <i>Project Implementation: (1) Selection of a Community Outreach Consultant to assist Central Assembly in development and implementation of a Community Involvement Plan (CIP) outlining the engagement strategies, tactics and timing; (2) Hold at least one community meeting to discuss cleanup work and community protection measures prior to work starting; (3) outreach materials including fact sheets, website updates, social media posts, site signage, etc.; (4) biweekly construction updates emailed to interested stakeholders; and (5) remaining available throughout the project to address questions and respond to community input.</i>                        |
| <i>Anticipated Project Schedule: Q7-Q9 - CIP to be prepared and approved by EPA prior to any outreach occurring. Outreach materials will be distributed to announce the EPA grant award (Q9), the upcoming cleanup construction (2026/2027), and the completion of cleanup construction (2027/2028). Project updates will be made at the MAC at each of these milestones and at least one larger community meeting will be held prior to the start of cleanup to explain the work, community protections measures, and answer questions Site signage will be posted and biweekly email updates distributed throughout the cleanup. A point of contact will be available 24/7.</i> |
| <i>Task/Activity Lead: Central Assembly will select a Community Outreach Consultant who will assist the Church in development of communication materials. Central Assembly will conduct the engagement with the Community Outreach Consultant providing assistance and expertise as directed by Central Assembly. Tasks will include: develop CIP and outreach materials; disseminate material at key milestones; provide quarterly email updates; schedule and participate in briefings/community meetings; and be points-of-contacts to respond to community questions. The County Health Agency will be involved in health monitoring.</i>                                     |
| <i>Outputs: CIP. At least 1 community meeting/presentation/notes. 3-4 project fact sheets, website and social media updates. 4 briefings to the MAC. Site signage. Biweekly email updates during construction. 15 EPA quarterly updates.</i>  |
| <b>Task/Activity 3: Remediation Activities</b>  |

*Project Implementation: Retain a qualified environmental remedial professional (QEP) and remediation contractor. Conduct hazardous materials removal as necessary, demolition of buildings currently over proposed excavation areas, excavation and on-Site treatment of source area soil and contaminated soil adjacent to the sewer lateral, place treated soil back in excavation, install Permeable Reactive Barrier (PRB) to treat groundwater, confirming that post-remediation goals have been achieved, and work with the Water Board to complete post-remedial monitoring activities.*

*Anticipated Project Schedule: Procure a QEP and remediation contractor by 2026; conduct remedial implementation in 2027; confirm that post-remediation goals have been achieved by 2029, and work with the Water Board to assure post-remedial monitoring activities are acceptable throughout 2028 and 2029; request case closure 2030.*

*Task/Activity Lead: The applicant and lead entity overseeing each task is Central Assembly. Central Assembly will hire a QEP to oversee the remediation.*

*Outputs: Land remediated and ready for redevelopment.*

**f. Cost Estimates**

| Budget Categories         |              | Administrative/<br>Project Mgmt. | Community<br>Outreach | Remediation<br>Activities | Total (\$)         |
|---------------------------|--------------|----------------------------------|-----------------------|---------------------------|--------------------|
| Direct<br>Costs           | Personnel    | \$142,000                        | \$20,000              |                           | \$162,000          |
|                           | Contractual  |                                  | \$75,230              | \$650,000                 | \$725,230          |
|                           | Construction |                                  |                       | \$2,320,000               | \$2,320,000        |
| <b>Total Direct Costs</b> |              | <b>\$142,000</b>                 | <b>\$95,230</b>       | <b>\$2,970,000</b>        | <b>\$3,207,230</b> |
| <b>Indirect Costs</b>     |              | <b>0</b>                         | <b>0</b>              | <b>0</b>                  | <b>0</b>           |
| <b>Total Budget</b>       |              | <b>\$142,000</b>                 | <b>\$95,230</b>       | <b>\$2,970,000</b>        | <b>\$3,207,230</b> |

**Task 1 – Administrative/Project Mgmt.:** This task includes Central Assembly’s grant administrator’s time for project management for 4 years (710 hours in 4 years @ \$200/hour (fully burdened rate) = \$142,000).

**Task 2 – Community Outreach:** Costs under this task include Central Assembly personnel time (100 hours at \$200/hour = \$20,000) and community engagement consultant fees (estimated at \$75,230 total) to develop the CIP, prepare outreach and presentation materials, attend meetings, and respond to follow-up questions and comments solicited from the community throughout the grant period.

**Task 3 – Remediation Activities:** Costs are based on consultants’ estimates, and include:

- a) Remedial design: QEP will oversee bench-scale pilot testing to optimize proposed treatment of CVOC-contaminated soil and groundwater (QEP Contractual: **\$50,000**).
- b) Hazardous materials abatement: Hazardous materials abatement contractor will remove all asbestos, lead paint, and uniform hazardous waste prior to building demolition (Hazmat Construction: **\$70,000**).
- c) Building demolition, excavation activities, on-Site treatment of CVOC-contaminated soil, construct PRB, and reporting (QEP Contractual: **\$480,000**; Remediation Construction: **\$2,250,000**).
- d) Post-remediation performance testing including 2 years of quarterly monitoring and reporting, case closure request to Water Board (QEP Contractual: **\$120,000**).

**g. Plan to Measure and Evaluate Environmental Progress and Results**

Central Assembly will use a spreadsheet to set milestones and track all activities. Central Assembly will develop a plan with the QEP to perform post-remediation performance by collecting confirmation soil excavation soil samples and following 2 years of quarterly verification monitoring of groundwater and soil gas required by the Water Board. Milestones will be measured over the project duration using project management applications such as excel and Gantt charts to support the future development plan. The plan will include sample collection quality assurance/quality control procedures for accurate sample results. Quarterly monitoring will be performed for a minimum of two years following completion of remediation activities. The effectiveness of engagement activities will be evaluated through feedback received during community meetings, briefings and in response to questions raised by the community. Staff will remain available to respond to feedback 24/7. Engagement will be documented in a project contact log included in quarterly reports to the EPA. Central Assembly will monitor the project budget and track the milestone completion schedule monthly and submit results in a quarterly progress report to the Water Board and GeoTracker database.

In addition to tracking cleanup performance, Central Assembly will monitor progress toward key reuse-related outcomes enabled by remediation. These measures will include achievement of regulatory closure, site readiness

for redevelopment, progress toward securing a development partner, and documentation of anticipated community benefits such as job creation, affordable housing units enabled, and community-serving uses. While vertical development will occur after cleanup, these indicators will demonstrate how remediation directly supports long-term community benefits. Community engagement will be evaluated through feedback received during meetings, briefings, and virtual updates. Engagement activities and responses will be documented in a project contact log.

Together, these measures will allow Central Assembly to evaluate environmental progress, confirm reduction of exposure pathways, and document how EPA Brownfields Cleanup Grant funding supports redevelopment that advances housing, economic opportunity, essential services, and community resilience.

#### **(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **Programmatic Capability**

###### **a-b. Organizational Structure/Key Staff**

Central Assembly will administer the EPA grant using the same structure that successfully guided the DTSC Round 2 ECRG grant with **Wyatt Ptak, Central Assembly Grant Manager**, acting as the project manager with support from **Mike Bymaster, Central Assembly Board Member, Elder and Treasure** and **Tanya Sturm, Associate Pastor**. Wyatt reports to the Central Assembly Board for key approvals like final reuse plans.

Wyatt Ptak will oversee grant compliance and the scope of the cleanup project, reuse planning and community engagement. In his role as a Church representative, Wyatt will also implement community outreach activities. Wyatt has managed all requirements for the CA DTSC Round 2 ECRG grant in the amount of \$2.2 million for the project. He has secured local, regional and state support for this project and led brownfield grant advocacy efforts. Most recently, Wyatt earned first place at the Perfect Pitch competition at the 2025 California Land Recycling Conference, where Central Assembly received a pro bono consultation package that will assist with reuse technical and financial planning to attract development partners and funding. As a small NGO, Central Assembly can receive in-kind support and technical assistance from various entities

Mike Bymaster and Tanya Sturm will manage grant funds, drawdowns, expenditure tracking, an audit compliance using established systems already in place for the DTSC ECRG Grant.

###### **c. Acquiring Additional Resources**

Central Assembly of Richmond will comply with 2 CFR Part 200 and 2 CFR Part 1500. in competitively procuring all services and a remediation contractor to conduct the construction work necessary as part of cleanup implementation and a community engagement consultant to assist with outreach.

##### **Past Performance and Accomplishments**

###### **e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreement:**

Central Assembly of Richmond has received other federal or non-federal assistance agreements, including the California EPA DTSC Round ECRG Funding. Our outputs included: procuring and contracting Trinity Source Group, an environmental firm, and Craig Communications, a community engagement firm, to help complete the site investigation process; complete Water Board-approved Well Installation, Groundwater Sampling, and Source Area Investigation Report; and agency concurrence on the proposed cleanup measures in the ABCA. Our outcomes include, gaining community support, obtaining free technical assistance for site reuse and developing site reuse alternatives with the community, established positive relationships with Contra Costa County, the El Sobrante MAC, Triangle Works and other local organizations, and the community. We are in good standing with DTSC and continue to have funds to support any additional data gap investigation needs through 2027

###### **Compliance with Grant Requirements**

We are in full compliance with all existing grant requirements and have completed all on-site investigation activities scoped in the grant and complied with wage and MBE-WBE reporting requirements. As we have approximately \$897,000 in remaining ECRG funding along with a time extension to October 2027, we anticipate these remaining funds will be used to help finalize and secure Water Board approval of the Remedial Action Implementation Plan, pay regulatory oversight fees, and pay for fees associated with QEP environmental services, specifically community engagement and post-remedial confirmation soil, groundwater and soil gas sampling, and any contingencies that may arise. Additional sampling locations may be required by the Water Board and the remaining ECRG funding will be utilized for this contingency scope.

**US EPA FY26 Brownfield Cleanup Grant Application – FON: EPA-I-OLEM-OBLR-25-07**

**Threshold Criteria Response**

**(1) Applicant Eligibility**

- a. Applicant Type: Nonprofit organization described in section 501(c)(3) of title 26 (the Internal Revenue Code (IRC)) and exempt from taxation under 501(a) of that title. See attached tax-exempt status documentation.
- b. Organization is not exempt from Federal taxation under section 501(c)(4) of the IRC.

**(2) Previously Awarded Cleanup Grants:**

5070-5098 Sobrante Avenue, El Sobrante, CA 94803 (site) has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

**(3) Expenditure of Existing Multipurpose Grant Funds**

Organization does not have an open EPA Brownfields Multipurpose Grant.

**(4) Site Ownership**

The site owner is Central Assembly of Richmond, California.

**(5) Basic Site Information:**

- a) Site Name: The “5070-5098 Sobrante Avenue Site” or the “Former El Sobrante Christian High School”
- b) Site Address: 5070-5098 Sobrante Avenue, El Sobrante, CA 94803

**(6) State and History of Contamination at the Site:**

- a) A Phase I Environmental Site Assessment revealed that at least two dry cleaners occupied Suite 107 of Building B from approximately 1963 until 1996. Dry-cleaning solvents were released to the subsurface either through floor drains or via the sanitary sewer and resulted in the contamination of site soils, groundwater, and soil gas.
- b) Environmental site investigations performed in 2024 and 2025 have assessed the extent and magnitude of the subsurface soil, groundwater, and soil gas contamination from the released dry-cleaning solvents. Findings show that most contamination is located on-site near the former dry cleaner, though some groundwater and soil vapor impacts extend off-site as contamination has moved northwest with groundwater flow about 20 feet below ground surface and north-northwest at deeper levels around 45 feet.

**(7) Brownfield Site Definition:**

The site is not listed or proposed for listing on the National Priorities List, is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and not subject to the jurisdiction, custody, or control of the US government.

**(8) Environmental Assessment Required for Cleanup Grant Applications**

Several Phase I and Phase II Environmental Site Assessments have been prepared for the site, and a robust Conceptual Site Model (CSM) has been developed. The environmental assessment activities to create the CSM included:

- Passive and active sampling of soil gas for CVOCs;

- Assessment of groundwater in shallow and deep water bearing zones using conventional and high-resolution Membrane Interface Probe and Hydraulic Profiling Tool (MiHPT) sampling techniques and low-flow sampling of groundwater from monitoring wells;
- Assessment of soil in the former dry cleaner release source area; and
- Conducting an ultra-high resolution geophysics survey.

Below is a list of reports completed to date:

- RGA Environmental, Inc. (1996). *Phase I Environmental Site Assessment, 7 Oaks Plaza 5070 Appian Way, El Sobrante, California*. May 21.
- Lumina Technologies. (1996). *Phase I Environmental Site Assessment*. July 25.
- ODIC Environmental. (2020a). *Phase I Environmental Site Assessment*. September 1.
- ODIC Environmental. (2020b). *Phase II Environmental Site Assessment*. October 6.
- Trinity Source Group, Inc. (2025). *Passive and Active Soil Gas Investigation Report, 5070-5098 Sobrante Avenue, El Sobrante, California*. May 19.
- Aestus, LLC. (2025). *Final Report – Updated Conceptual Site Model GeoTrax CMM+ Ultra-High Resolution Remedial Design Characterization, 5098 Sobrante Avenue Site, El Sobrante, California, USA*. June 25.
- Trinity Source Group, Inc. (2025). *Well Installation, Groundwater Sampling, and Source Area Investigation Report, 5070-5098 Sobrante Avenue, El Sobrante, California*. October 16.

## **(9) Site Characterization**

(b) Organization other than a State or Tribal Environmental Authority is proposing the site that is eligible to be enrolled in a voluntary response program.

- i. Attached is a current letter from the San Francisco Bay Regional Water Quality Control Board (Water Board) affirming that the organization applying for the FY26 Cleanup Grant is enrolled in the voluntary California State Water Board Site Cleanup Cost Recovery Program, and that the organization has had a sufficient level of site characterization work to begin remediation.

## **(10) Enforcement or Other Actions**

There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

## **(11) Sites Requiring a Property-Specific Determination**

The site does not require a property-specific determination to be eligible for Brownfields Grant funding. As the Central Assembly is not a PRP and there are no current enforcement orders, the site should not require a property-specific determination (PSD).

## **(12) Threshold Criteria Related to CERCLA/Petroleum Liability**

### **a. Property Ownership Eligibility – Hazardous Substance Sites:**

Central Assembly of Richmond, California is not liable for the contamination under CERCLA § 107.

### **iii. LANDOWNER PROTECTIONS UNDER CERCLA LIABILITY**

#### **Non-Publicly Owned Sites Acquired Prior to January 11, 2002**

(a) Describe in detail the circumstances of the acquisition.

US EPA Brownfield Cleanup Grant Application  
5070-5098 Sobrante Avenue, El Sobrante, CA

Central Assembly of Richmond, California acquired the site from Chowcal Enterprises Corporation to establish a Junior High School/High School.

(b) Provide the date on which the property was acquired.

10/2/1996

(c) Discuss the environmental due diligence you performed prior to your acquisition of the site and/or affirm that it was customary at the time of acquisition.

In May 1996, a Phase I ESA was performed by RGA Environmental, Inc. The Phase I ESA report concluded, “At the time of the survey, there was no known pending regulatory action concerning the subject Property.” As such, Central Assembly performed all appropriate inquiries prior to purchase and did not know, or have reason to know, of contamination on the Subject Property.

(d) Identify whether all disposal of hazardous substances at the site occurred before you acquired the property.

According to the Phase I ESA, we believed that there were no hazardous substances on the sites before we acquired the property. The release of Chlorinated Volatile Organic Compounds (CVOCs) related to former dry-cleaning operations was not identified until a Phase II ESA was performed in 2020 for property refinancing environmental due diligence reasons. RGA Environmental, Inc.’s Phase I ESA identified Four Star Laundry on the Subject Property but stated (Page 5 of Phase I ESA), “Four Star Cleaners is a Laundromat that does not do dry cleaning onsite.” As such, Central Assembly performed all appropriate inquiries prior to purchase and did not know, or have reason to know, of contamination on the Subject Property 134 number of days (less than 180 days) before purchasing the property; and is eligible for the ILO under CERCLA.

(e) Affirm that you have not caused or contributed to any release of hazardous substances at the site.

Central Assembly of Richmond, California affirms that we have not caused or contributed to any release of hazardous substances at the site.

### **(13) Cleanup Authority and Oversight Structure:**

**a.** The site cleanup is overseen by the San Francisco Bay Regional Water Quality Control Board and is enrolled in the voluntary California State Water Board Site Cleanup Cost Recovery Program under GeoTracker Global ID T10000016963.

**b.** No off-site access is anticipated to be required at this time.

### **(14) Community Notification:**

Central Assembly provided the community with notice of its intent to apply for the EPA Brownfield Cleanup Grant and allowed the community an opportunity to comment on the draft grant narrative and the draft Analysis of Brownfield Cleanup Alternatives. Community notification details are provided below.

#### **a. Draft Analysis of Brownfield Cleanup Alternatives (ABCA):**

The Draft ABCA was included for public comment. The draft included information about the site and contamination issues, cleanup standards and applicable laws, the cleanup alternatives considered and the proposed cleanup.

#### **b. Community Notification Ad**

Central Assembly updated its website, distributed a fact sheet via email, and shared an update via social media on December 30, 2025. The fact sheet indicated the following:

- A draft copy of the EPA Brownfields Cleanup Grant application and draft ABCA were available for public review and comment
- How to comment on the draft proposal
- That the draft application and ABCA were accessible for review online; and
- The date and time of a meeting to review the grant application and ABCA, which was made available at the El Sobrante MAC meeting on January 14, 2026.

In addition to this meeting, Central Assembly representatives also met with local nonprofit Triangle Works on January 2, 2026 and Contra Costa District 1 Supervisor John Gioia and his staff on January 6, 2026. These meetings reviewed the draft grant application and draft ABCA and provided space for feedback.

### **c. Public Meeting**

Central Assembly of Richmond provided a presentation on the draft application and considered comments during the El Sobrante MAC meeting on January 14, 2026. The MAC acts similar to a City Council for the unincorporated community of El Sobrante.

The draft ABCA; copy of the fact sheet, website, social media post and meeting presentation; list of meeting attendees; summary of the public meeting and summary of comments received and responses are attached.

### **d. Submission of Community Notification Documents**

The draft ABCA; copy of the fact sheet, website, social media post and meeting presentation; list of meeting attendees; summary of the public meeting and summary of comments received and responses are attached.

## **15. Contractors and Named Subrecipients**

Central Assembly of Richmond has not procured contractors (including consultants) currently.



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## San Francisco Bay Regional Water Quality Control Board

December 23, 2025

Geotracker ID: [T10000016963](#)

Lisa Hanusiak  
Regional Brownfields Coordinator  
United States Environmental Protection Agency, Region 9  
600 Wilshire Blvd. Ste. 940  
Los Angeles, California 90017  
[hanusiak.lisa@epa.gov](mailto:hanusiak.lisa@epa.gov)

Dear Lisa Hanusiak:

The San Francisco Bay Regional Water Quality Control Board (Regional Water Board) acknowledges that Central Assembly of Richmond, California (Central Assembly), the property owner and responsible party, plans to conduct the cleanup at 5070-5098 Sobrante Avenue, El Sobrante, Contra Costa County (Site), a brownfields site, and is applying for a fiscal year 2026 United States Environmental Protection Agency Brownfields Cleanup Grant.

Central Assembly has developed an application requesting site-specific federal Brownfields Cleanup funding for the Site.

The Regional Water Board affirms that Central Assembly:

- a) Is enrolled in the voluntary California State Water Board Site Cleanup Cost Recovery Program, and
- b) Has completed a sufficient level of site characterization through the environmental site assessments performed to date for remediation work to begin.

For any questions regarding this letter, please contact the Regional Water Board case manager, Jacob T. Henry, P.G. at (510) 622-2408 or by email at [jacob.henry@waterboards.ca.gov](mailto:jacob.henry@waterboards.ca.gov).

Sincerely,

Jacob T. Henry, P.G.  
Engineering Geologist  
Groundwater Protection Division  
San Francisco Regional Water Quality Control Board

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ALEXIS STRAUSS HACKER, CHAIR | EILEEN M. WHITE, EXECUTIVE OFFICER