

## MEMORANDUM

To: Brianna Bohonok, Associate Principal, CirclePoint

From: Karina Malouf, Environmental Planner  
Kimley-Horn and Associates, Inc.

Date: July 7, 2021

Subject: Alameda County Rail Safety Enhancement Program – Hazardous Materials Technical  
Memo: Berkeley IS/MND

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Kimley-Horn has prepared the following memo associated with the construction of rail safety improvements to three existing at-grade rail crossings in the City of Berkeley, in Alameda County, California. The improvements are designed to increase safety for all motorists and pedestrians. Crossings are in the western portion of Berkeley in predominantly business, commercial, and light industrial areas. The crossings are along Union Pacific Railroad (UPRR) tracks where UPRR tracks intersect with local streets. These crossing locations collectively make up the subject Site.

- Addison Street in the City of Berkeley
- Bancroft Way in the City of Berkeley
- Cedar Street in the City of Berkeley

The purpose of this letter is to provide an initial assessment of the likelihood of the presence of hazardous substances or petroleum products on the Site under conditions indicative of an existing release, past release, or a material threat of a release that could affect the Site, based on a review of regulatory agency databases. This assessment is **not consistent** with the American Society for Testing and Materials (ASTM) Standard Method E 1527-13 and should be used for planning purposes only.

Kimley-Horn performed a regulatory database search of the Department of Toxic Substances Control (DTSC) Envirostor website (<http://www.envirostor.dtsc.ca.gov/public/>) and the State Water Resources Control Board's (SWRCB) Geotracker website (<http://geotracker.waterboards.ca.gov/>) on December 17, to identify hazardous material regulated facilities within or proximate to the Site. Results of the database search used in the preparation of this memo are included in Attachment A.

Kimley-Horn's review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the regulatory database search present an environmental risk to the subject property, Kimley-Horn considered the following criteria:

- The topographic position of the property relative to the subject property;
- The direction and distance of the identified facility from the subject property;
- Local soil conditions in the subject property area;
- The known and/or inferred groundwater flow direction and depth in the subject property area.

- The status of the respective regulatory agency-required investigations and/or cleanup associated with the identified facility; and
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified site and the subject property.

Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. Using the referenced criteria, and based upon a review of readily available information contained within the regulatory database search, Kimley-Horn identified nine locations that required additional evaluation.

***O.H. Olsen & Peerless Lighting, 2220 Fourth Street, Berkeley (approximately 831 feet south of the Addison Street and railway intersection and approximately 394 feet north of the Bancroft Way and railway intersection)***

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed December 17, 2020) and Envirostor (<http://www.envirostor.dtsc.ca.gov/public/> accessed December 17, 2020), the facility is listed as an open site assessment. The contaminants of concern are chlordane, DDD/DDE/DDT, diesel, pentachlorophenol (PCP), total petroleum hydrocarbons (TPH), trichloroethylene (TCE) and vinyl chloride. The potential media of concern is soil. According to Geotracker, the facility is a commercially-zoned parcel located in an area of commercial and industrial uses. A large industrial warehouse is located on the parcel. Various industrial metals businesses have used the parcel including metal fabricators, machine shops, foundries, laboratories and paint manufacturing. Other former uses include pesticide companies who used thinners (solvents) with their pesticide mixes. These solvents included PCP mixed with kerosene and diesel fuel. Use of heavy metals, hydrocarbon fuels, oils, lubricant, degreasers, cutting fluids, solvents, acids, bases and dyes/paint intermediates were found at the previous on-site businesses. Known documented releases of these and other hydrocarbon compounds have been documented on the parcel. Groundwater monitoring has been on-going for several years. However, recent correspondence between the RWQCB and the property owner suggests that this parcel is being evaluated for low threat closure; although delays due to COVID-19 have prevented the assessment from being completed. Given the case is being evaluated for closure, this facility **is not** considered an environmental concern for the subject Site.

***Triangle Coatings, 2222 Third Street, Berkeley (approximately 702 feet south of the Addison Street and railway intersection and approximately 525 feet north of the Bancroft Way and railway intersection)***

According to Envirostor website (<http://www.envirostor.dtsc.ca.gov/public/> accessed December 17, 2020), the site is listed as voluntary cleanup site under the City of Berkeley's oversight. A Preliminary Endangerment Assessment (PEA) was prepared in June 2008 for this parcel due the historical use of various tenants including paint, forensic product testing and biotechnology companies. Based on the findings of the PEA, DTSC issued a no further action letter for Areas 1, 2 and 3. However, Triangle Coatings located in Area 3 is where TPH contamination was found during the PEA investigation. Triangle Coatings occupied Area 3 until 1984 and manufactured paints using solvents, pigments, and resin. The PEA report recommends removal of TPH contaminated soil at two locations in Area 3. There is no information provided for this facility in recent years. Given the past uses on this parcel and its proximity to the subject Site, this facility **is** considered an environmental concern.

***Peerless Electric Company, 747 Bancroft Way, Berkeley (approximately 230 feet east of the Bancroft Way and railway intersection)***

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed December 17, 2020), the facility is listed as an inactive open site assessment. The contaminants of concern are chlordane, and PCP. The potential media of concern is other groundwater (uses other than drinking water) and soil. There is very little information on Geotracker and Envirostor regarding this facility. However, given its proximity to the Peerless Lighting facility located at 2220 Fourth Street, it could be associated with that facility. Like the facility located at 2220 Fourth Street, this facility **is not** considered an environmental concern for the subject Site.

***Engineering Science Inc., 600 Bancroft Way, Berkeley (immediately adjacent to the southwest of the Bancroft Way and railway intersection)***

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed December 17, 2020), the facility is listed as an inactive open site assessment. The most recent information regarding the facility provided on Geotracker is a letter to Parsons Engineering Science, Inc. from the City of Berkeley Emergency and Toxics Management Program dated January 27, 1995. In the letter, the City acknowledged that volatile organic compounds (VOCs) detected in groundwater at the former Engineering Sciences Laboratory resulted from an upgradient, offsite source and not from historical operations at the facility, and therefore relieved the property owner of any responsibility and liability. Given that the City acknowledged the contamination was not associated with this facility, this facility **is not** considered an environmental concern for the subject Site.

***Veriflo, 800 Bancroft Way, Berkeley (approximately 905 feet east of the Bancroft Way and railway intersection)***

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed December 17, 2020), the facility is listed as an open site assessment. The contaminants of concern are PCE, TCE, and vinyl chloride. The potential media of concern is other groundwater (uses other than drinking water). The former Veriflo facility operated as a metals finishing plant from 1968 to 1994. After Veriflo discontinued operations in 1994, soil and groundwater investigations revealed chemical impacts to soil and groundwater beneath the parcel. Elevated levels of zinc, nickel and chrome were documented in shallow soils. Elevated levels of VOCs, mostly TCE were detected in soil and groundwater samples. Excavation of impacted soil occurred in 1996 followed by groundwater remediation in between 2000 and 2006. Additional sampling and groundwater monitoring have occurred since 2015. According to *Additional Soil Vapor Investigation Report* prepared for the facility by TRC dated January 29, 2018, soil vapor results indicate vapor concentrations of constituents of concern (COC) are below respective Environmental Screening Levels (ESLs) with the exception of vinyl chloride. However, vinyl chloride levels appear to be related to an off-site source since the levels do not correlate with the concentrations of vinyl chloride detected previously on the parcel. As a result, the TRC indicated the facility meets the criteria for closure and therefore recommends closure. As of July 2020, the RWQCB is still reviewing the case. Given the case is being evaluated for closure, this facility **is not** considered an environmental concern for the subject Site.

***Imo Delaval Berkeley Machine Shop, 827 Bancroft Way, Berkeley (approximately 1014 feet east of the Bancroft Way and railway intersection)***

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed December 17, 2020), the facility is listed as an inactive open site assessment. The contaminant of concern is kerosene. The potential media of concern is other groundwater (uses other than drinking water). There is no site or regulatory history available on this facility. Given the distance from the Site (greater than 1,000 feet away), this facility **is not** considered an environmental concern for the subject Site.

***Dupont Chemical, 1501 Eastshore Avenue, Berkeley (approximately 602 feet northwest of the Cedar Street and railway intersection)***

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed December 17, 2020), the facility is listed as an inactive open site assessment. The contaminants of concern are chlorinated solvents: PCE and pesticides/herbicides. The potential media of concern is other groundwater (uses other than drinking water). There is no site or regulatory history available on this facility. Given the distance from the Site (less than 1,000 feet away) and the limited information regarding regulatory history of this facility, this facility **is** considered an environmental concern for the subject Site.

***Mussen Property, 1450 4<sup>th</sup> Street, Berkeley (approximately 732 feet north of the Cedar Street and railway intersection)***

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed December 17, 2020), the facility is listed as an inactive open site assessment. The contaminant of concern is petroleum. The potential media of concern is soil. There is no site or recent regulatory information available on this facility. The most recent information regarding the facility provided on Geotracker is a letter to the property owner from the RWQCB dated February 7, 1992. In the letter, the RWQCB requested additional information and clarification be provided in order to close the case. Given the distance from the Site (less than 1,000 feet away) and the limited information regarding regulatory history of this facility, this facility **is** considered an environmental concern for the subject Site.

***Inter Mountain Trading Corp, 1451 5<sup>th</sup> Street, Berkeley (approximately 1010 feet northeast of the Cedar Street and railway intersection)***

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed December 17, 2020), the facility is listed as an inactive open site assessment. The contaminants of concern are TPH and TCE. The potential media of concern is other groundwater (uses other than drinking water). There is no site or recent regulatory information available on this facility. The most recent information regarding the facility provided on Geotracker is a letter to the RWQCB from Certified Environmental Consulting, Inc. (likely a consultant representing the property owner) dated August 5, 1994. In the letter, the consultant recommends closure of the case. Given the distance from the Site (greater than 1,000 feet away), this facility **is not** considered an environmental concern for the subject Site.

Kimley-Horn was retained to perform a hazardous materials assessment and performed only those tasks described in this letter. This assessment identified potential environmental concerns for the subject Site. Construction documents for all crossings will require the preparation of a Health and Safety Plan (HASP) for construction activities to ensure worker safety and compliance with existing State and federal laws regarding exposure to hazardous materials. Therefore, potential impacts from hazardous materials are considered to be less than significant.

The construction contract specifications shall provide that a licensed hazardous materials professional shall prepare a site-specific Health and Safety Plan (HASP) for construction activities. The HASP will establish protocols for preventing uncontrolled worker exposure to contaminated media during construction. The HASP will implement the following state and federal regulations govern the protection of worker safety at potential hazardous material sites:

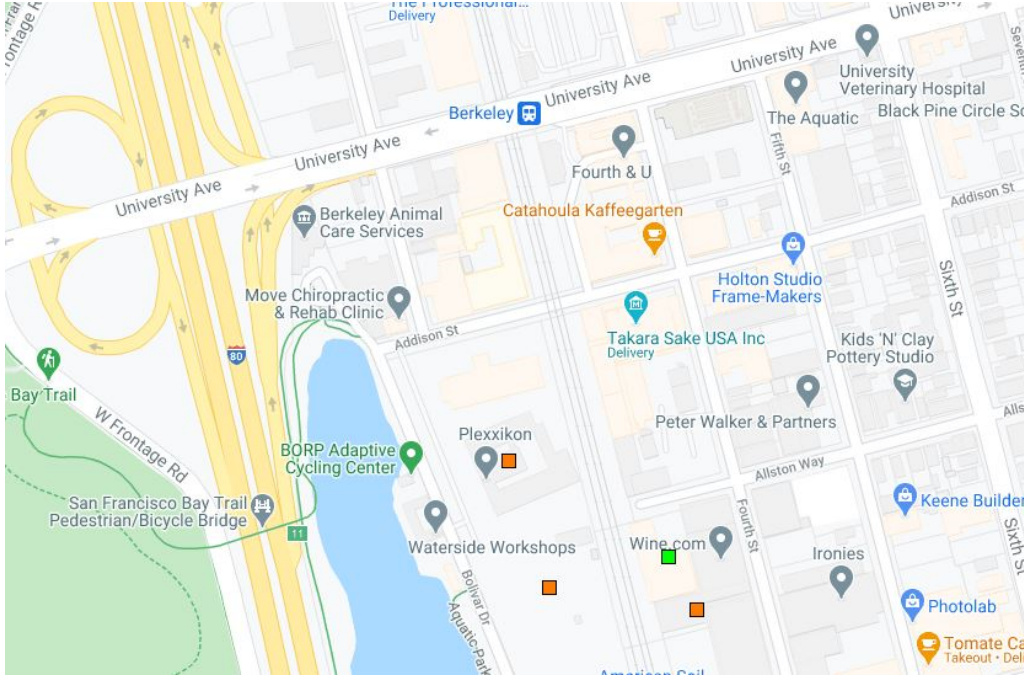
- Worker education and training (Hazard Communication Standard) 29 CFR 1910.1200, 1915.1200, 1917.28, 1918.90, and 1926.59, 1910.1018 (inorganic arsenic)
- Construction Safety Orders 8 CCR Division 1, Chapter 4
- Lead in Construction 8 CCR 1532.1
- General Industry Safety Orders 8 CCR 5214. Inorganic Arsenic.
- Environmental Health Standards for Management of Hazardous Waste 22 CCR Division 4.5

This report is based on our knowledge as of July 1, 2021. New issues may arise during development because of changes in governmental rules and policy, changed circumstances, or unforeseen conditions.

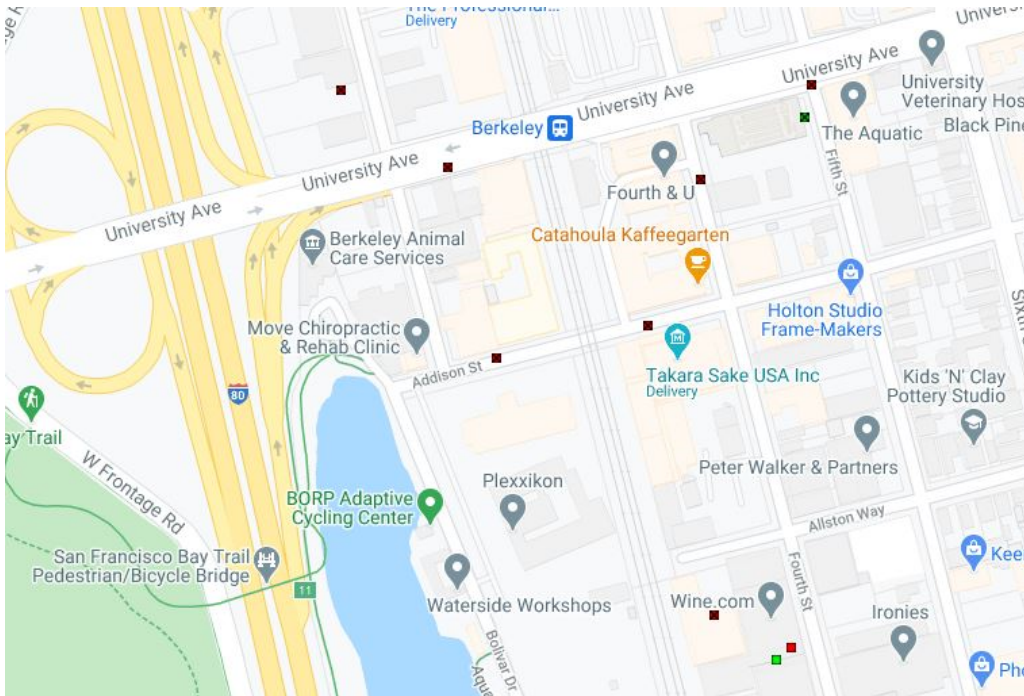
Kimley-Horn and Associates, Inc. appreciates the opportunity to provide you with these services. Should you have any questions or comments regarding this information please contact Karina Malouf at (619) 744-0138.

**ATTACHMENT A – DATABASE SEARCH RESULTS**

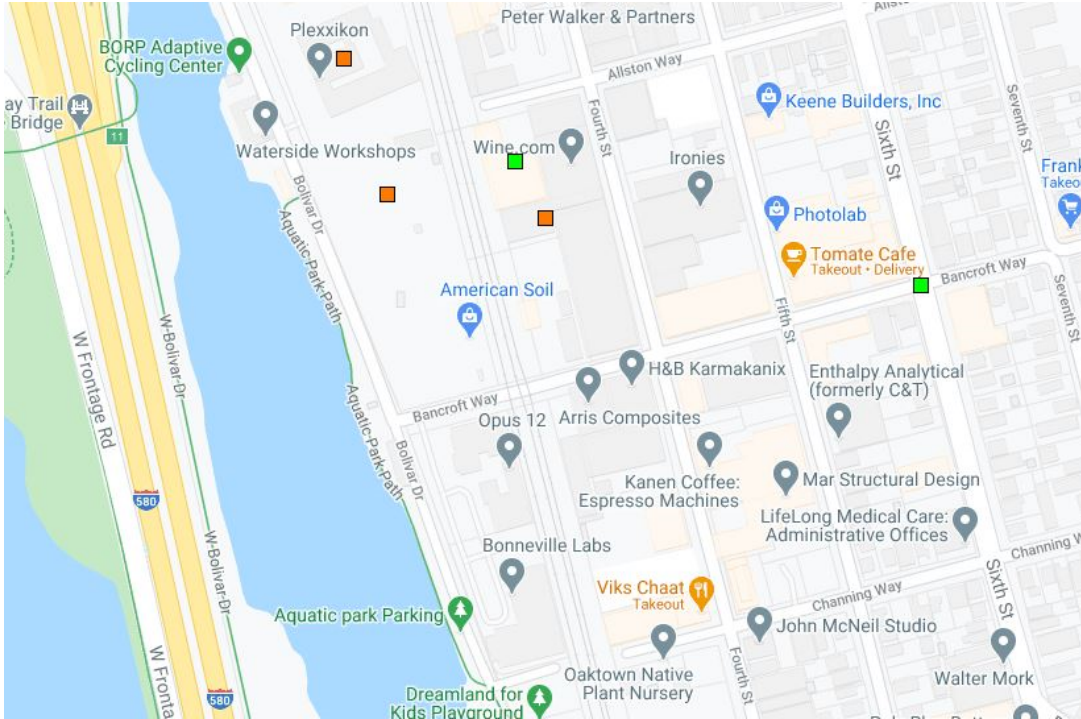
## ENVIROSTOR



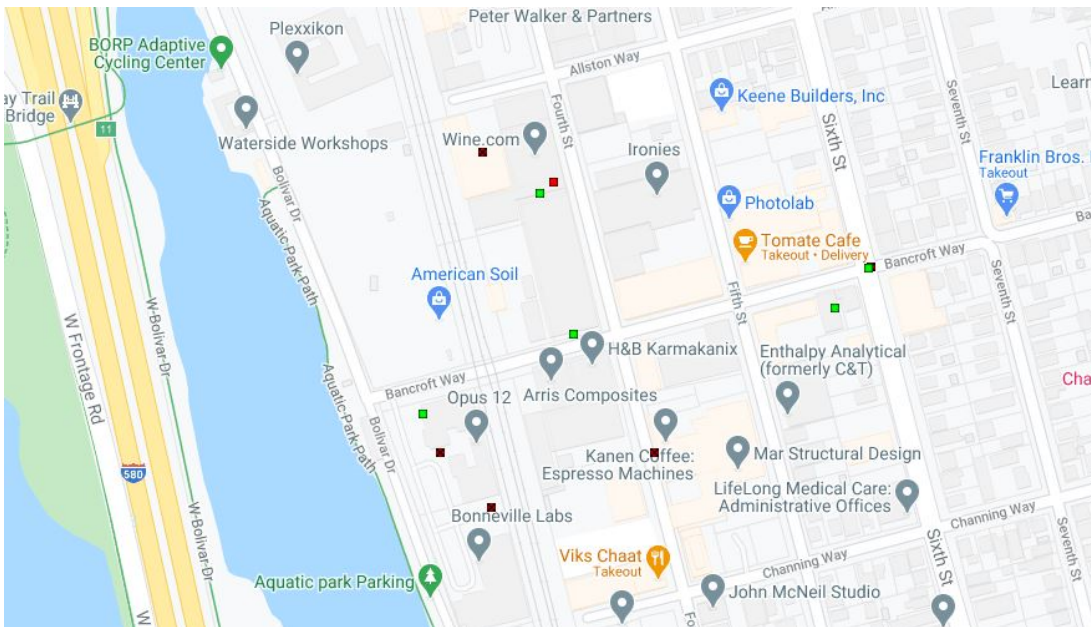
## GEOTRACKER



## ENVIROSTOR

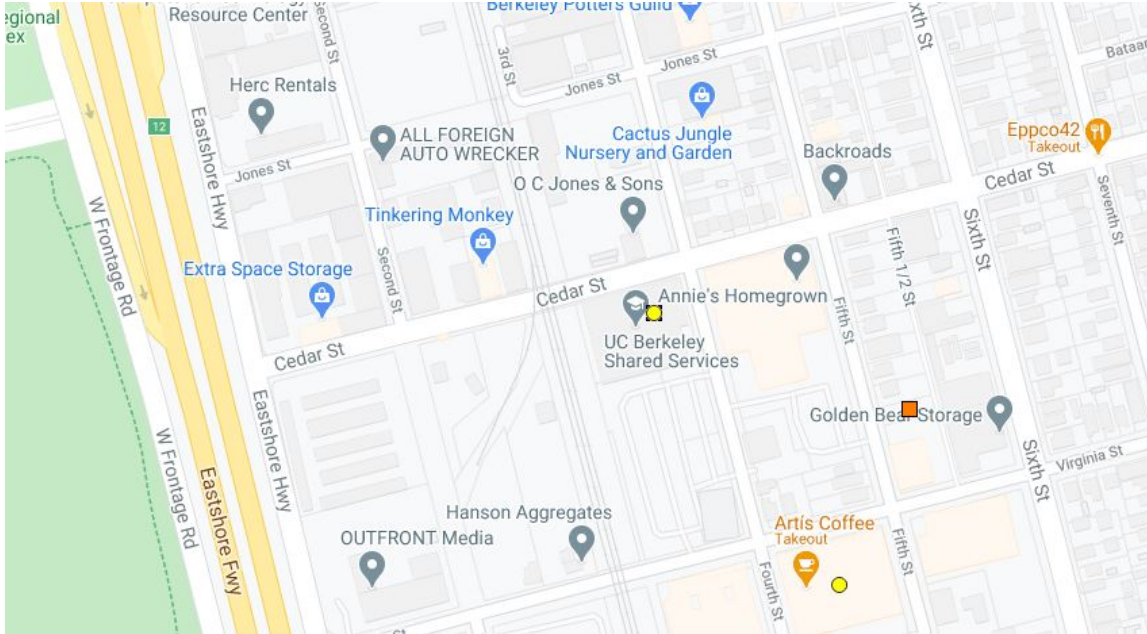


## GEOTRACKER





## ENVIROSTOR



## GEOTRACKER

