

## 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: San Leandro and 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 San Leandro, one in unincorporated Alameda County, and three in the City of Hayward, California. The improvements are designed to increase safety for all motorists and pedestrians. The crossings are relatively spread out, extending from the central to southern portion of San Leandro to the southern portion of Hayward. 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.

- Hesperian Blvd. in the City of San Leandro
- Lewelling Blvd. in Alameda County
- Paseo Grande trespassing area in Alameda County
- Tennyson Pedestrian crossing in Alameda County
- Marina Boulevard (Coast) in the City of San Leandro
- Washington Avenue in the City of San Leandro
- Tennyson Road in the City of Hayward
- Liedig Court in the City of Hayward
- Industrial Avenue in the City of Hayward

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 21, 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 three locations that required additional evaluation.

***Roman Catholic Bishop Oakland Property (Former National Guard Armory), 16500-16550 Ashland Avenue, San Lorenzo (approximately 1,475 feet east of the Lewelling Blvd. and railway intersection)***

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed December 21, 2020), the facility is listed as an open site assessment. The parcel was used as an orchard starting around 1939 and later developed into a nursery which operated from the 1950s through about 2013. According to the *Limited Subsurface Investigation Report* prepared for the facility by Bureau Veritas dated July 3, 2018, residual concentrations of Dieldrin and Chlorodane and other organochlorine pesticides (OCPs) in soil samples were found suggesting that OCP pesticides were used or stored on the parcel in multiple locations during the approximately 60 years the nursery was in operation. However, the site investigation and the human health risk assessment of the residual concentrations of OCPs in shallow soils were found to be acceptable for future residential use of the parcel. Given the parcel is suitable for residential use and the distance to the Site, this facility **is not** considered an environmental concern for the subject Site.

***Yokota Nursery –467 Marina Blvd., San Leandro (immediately adjacent to the southeast of the Marina Blvd. and railway intersection)***

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed December 9, 2020), the site is listed as case closed on November 3, 2010. The property was contaminated by orchard and nursery operations dating from the early 1900's until 2001. These operations resulted in the presence of organochlorine and organophosphorus pesticides in surface and near-surface soil. Pesticides have not been detected in groundwater samples collected from an on-site monitoring well. A risk assessment prepared for the property and approved by the RWQCB in a letter dated December 3, 2001 concluded that the identified impacts do not pose a significant threat to human health and the environment provided that the property is used for commercial/industrial purposes only. A land use covenant and environmental restriction was recorded for the property on April 23, 2002 which prohibits the use of residential, a hospital, school or day care. Given the closure status and the land use covenant for the property only, this facility **is not** considered an environmental concern.

***San Leandro (Groundwater Contamination), San Leandro (in the general vicinity of the Washington Ave., Halcyon Drive, Marina Blvd., Castro Street, Williams Street, Alvarado Street and Davis Street crossings )***

According to Envirostor website (<http://www.envirostor.dtsc.ca.gov/public/> accessed December 9, 2020), the site is listed as an active site assessment. According to Envirostor, the DWA groundwater plume (DWA was name for Doolittle, Washington, and Alvarado, which are street names in the area) is approximately 1 mile wide and 2 miles long. In the late 1980's DTSC began reviewing and investigating several properties in central San Leandro that were referred to DTSC as suspected hazardous waste sites. Contamination had been detected or was inferred to be present in soil or groundwater at these properties during various independent environment evaluations performed for property transfers around 1986. The DWA plume consists of 10 individual sites and four study areas. Past uses that caused contamination include dry cleaning, laundry services, manufacturing- electronic, manufacturing-lumberwood products, manufacturing-metal, manufacturing-paint, and warehousing. The contaminants of concern include 1,1,1-trichloroethane (TCA), 1,2-dichloroethylene (CIS), tetrachloroethylene (PCE), trichloroethylene (TCE) and vinyl chloride. Extensive sampling and remediation had occurred since the late 1980's. Given the past uses of these facilities, their proximity to the subject Site and the ongoing remediation, this facility **is** considered an environmental concern.

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.

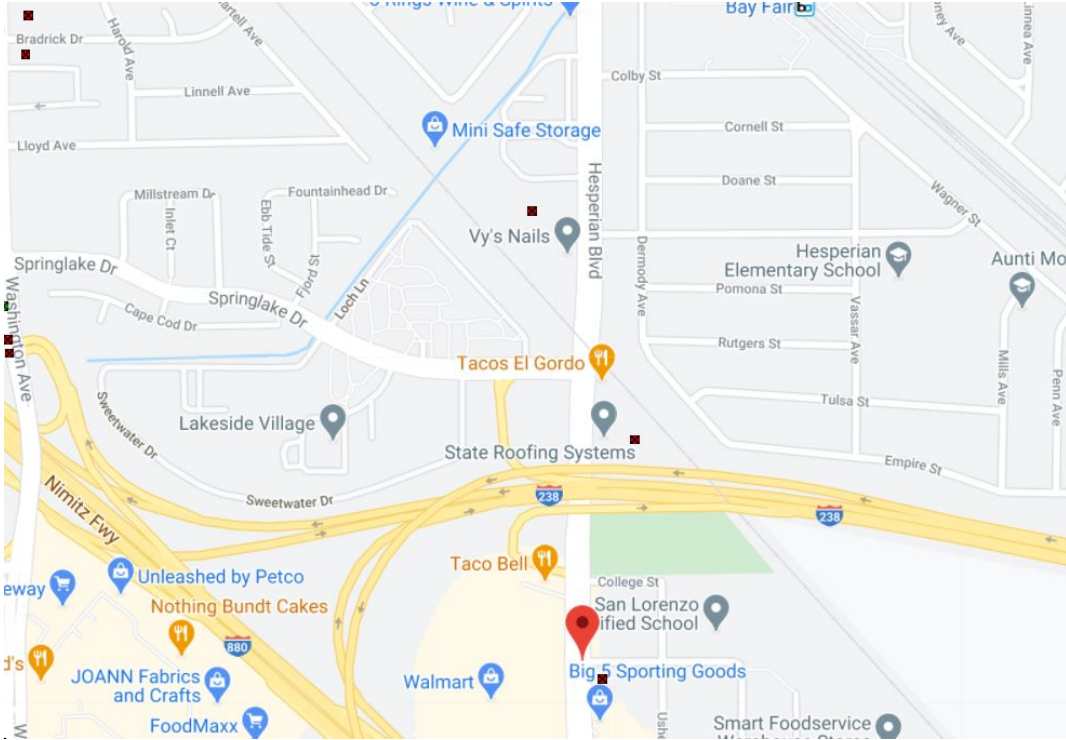
Kimley-Horn and Associates, Inc. appreciates the opportunity to provide you with these services. Should you have any questions or comments regarding this information please contact Karina Malouf at (619) 744-0138.

**ATTACHMENT A – DATABASE SEARCH RESULTS**

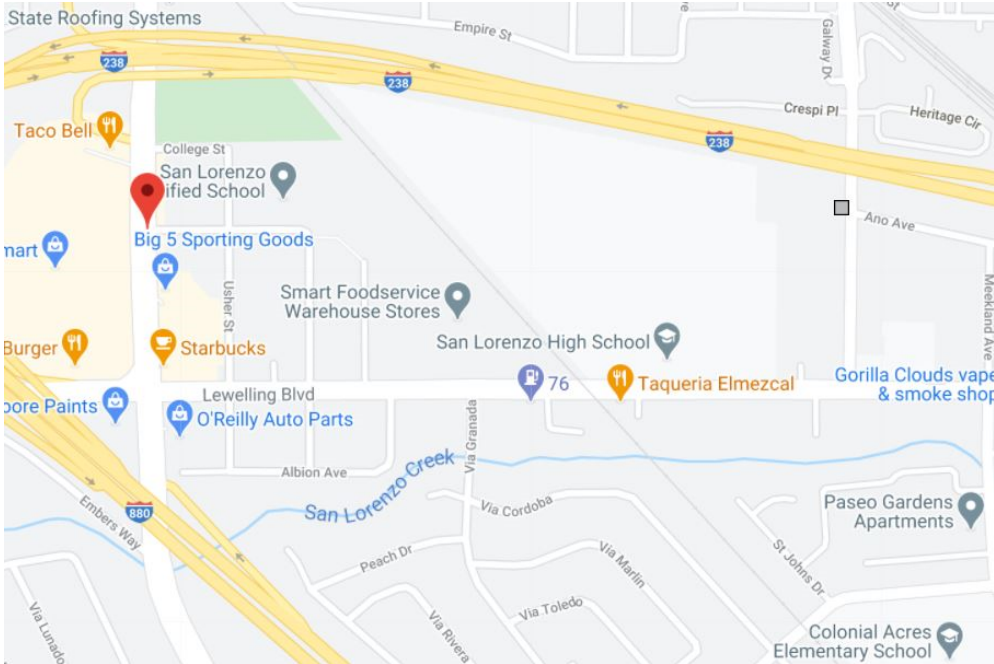
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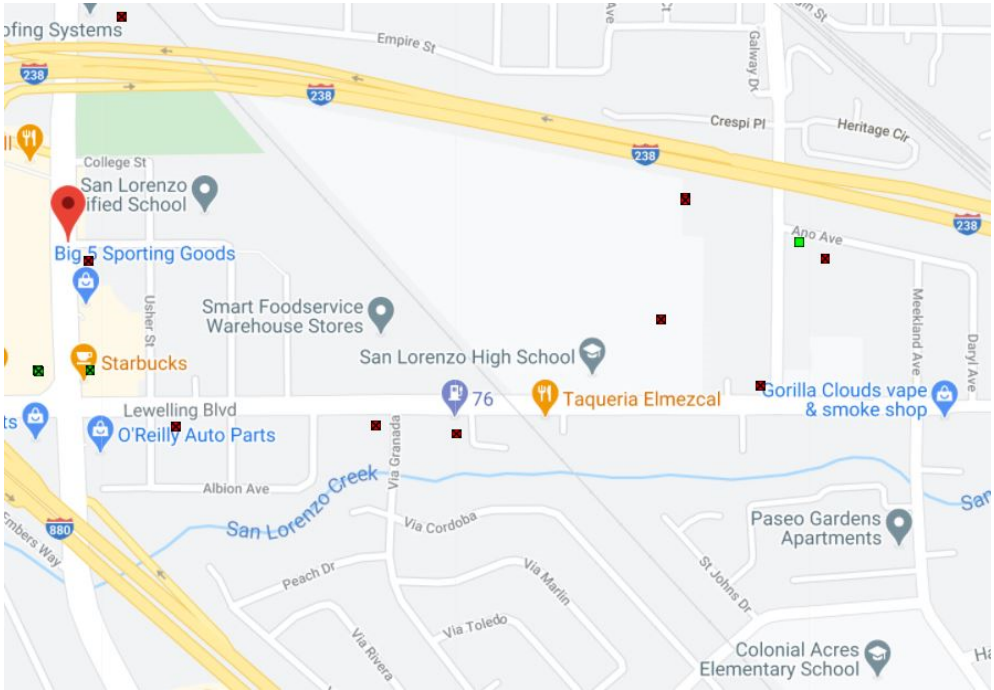
## GEOTRACKER



## ENVIROSTOR



## GEOTRACKER

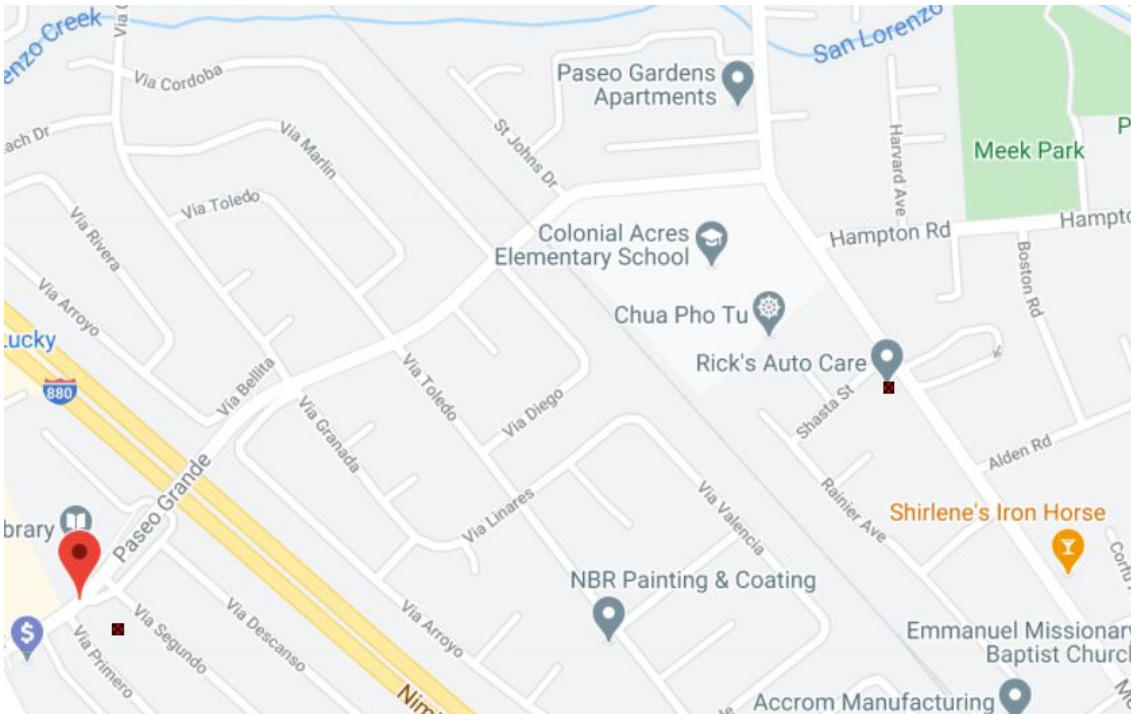




## ENVIROSTOR



## GEOTRACKER



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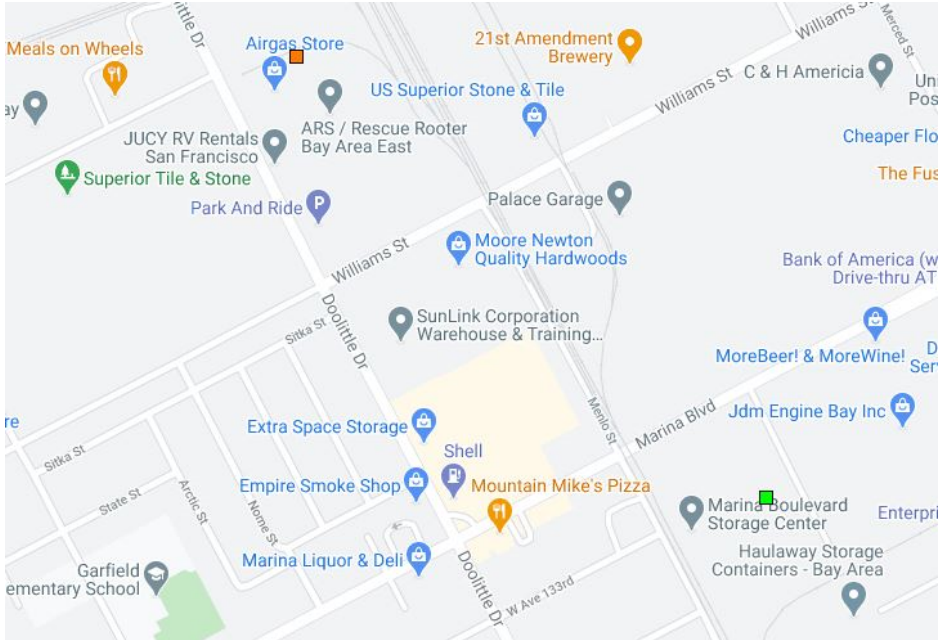


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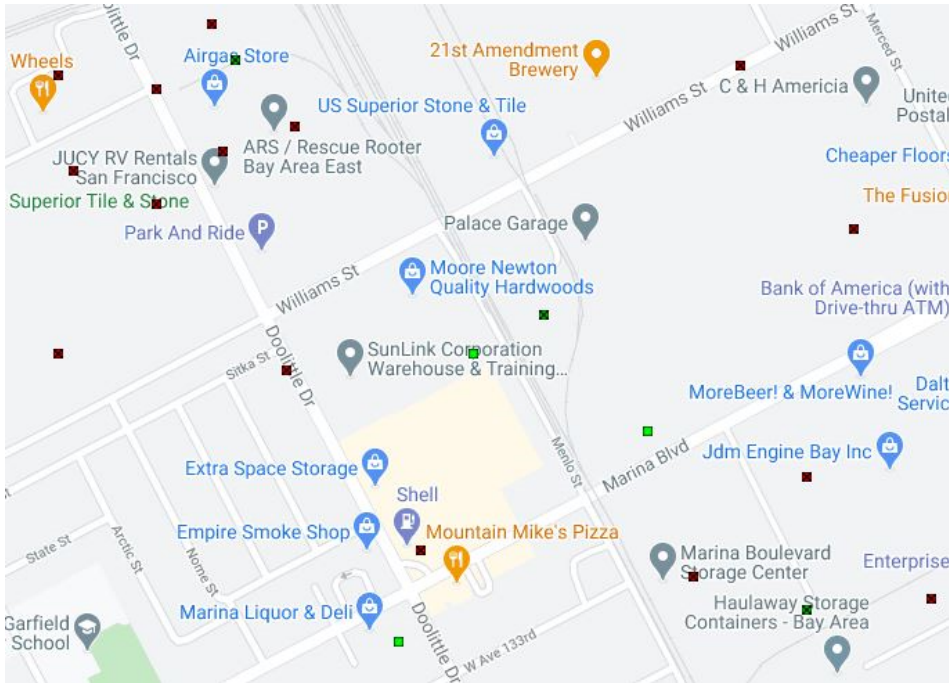




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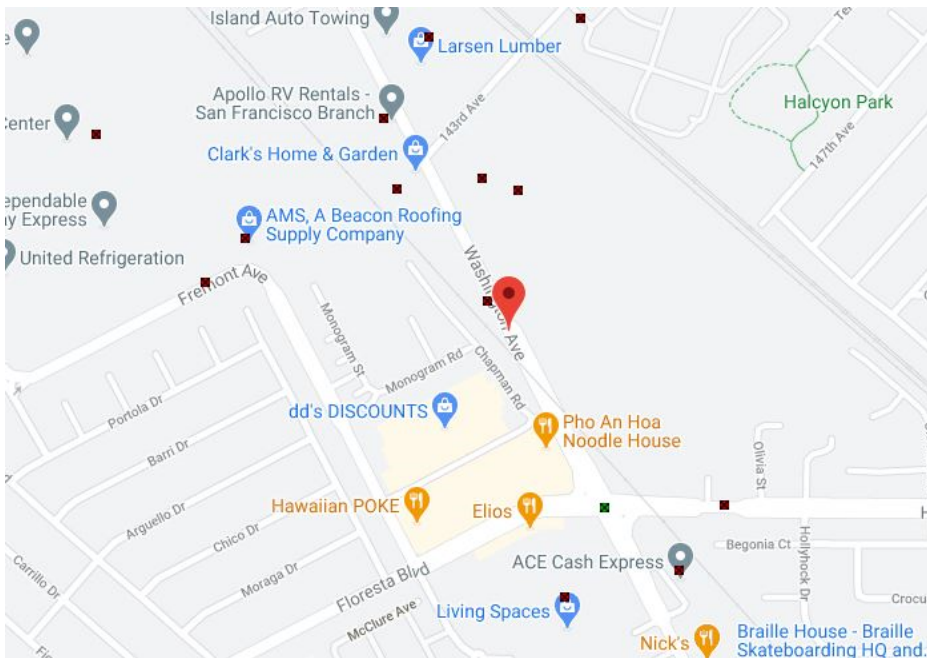
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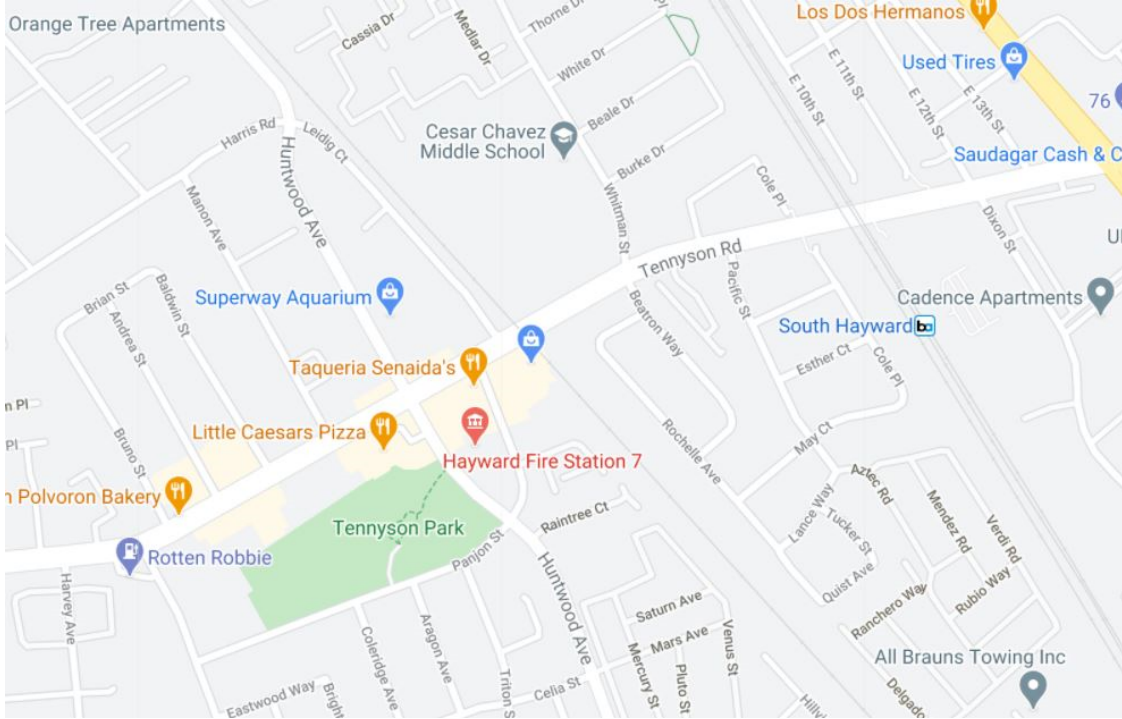
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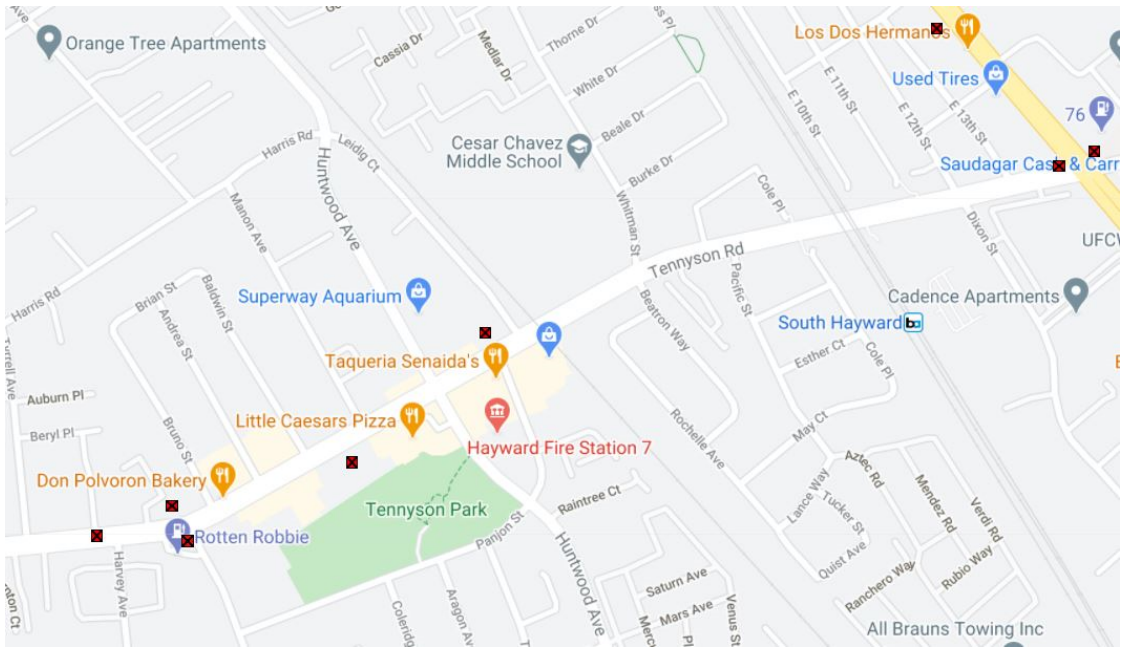
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