

MEMORANDUM

To: Brianna Bohonok, Associate Principal, CirclePoint

From: Karina Malouf, AICP
Juliana Richards, P.E.
Kimley-Horn and Associates, Inc.

Date: August 17, 2022

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

Kimley-Horn has prepared the following memo associated with the construction of rail safety improvements to four existing at-grade rail crossings in the City of Oakland, in Alameda County, California. The improvements are designed to increase safety for all motorists and pedestrians. 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.

- 29th Street
- Fruitvale
- 37th Street
- 50th Street

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 1527-21 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 August 15, 2022, 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 ten locations that required additional evaluation.

Safe Storage USA, 2783 East 12th Street, Oakland (immediately adjacent to the north of the 29th Avenue and railway intersection)

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed August 15, 2022), the site is listed as an open site assessment, which is in long term management as of 10/13/2022. The contaminants of concern are arsenic, lead, tetrachloroethylene (PCE), total petroleum hydrocarbons (TPH), waste oil, motor oil, hydraulic oil, and lubricating oil. The potential medias of concern are soil, soil vapor and groundwater (uses other than drinking water). According to Geotracker, the facility contained a painting spray booth as recently as 1991. TPH motor oil has been detected in groundwater and the suspected source is railroad tracks on the property. PCE has also been found in groundwater; however, a source of the PCE has not been confirmed. Off-site industrial operations are potential sources of on-site pollution. The site is planned for re-development and currently has a long-term management plan in place for arsenic and lead contamination in soil. Long term monitoring conducted by others is needed to reduce or eliminate future impacts to human health or water quality from site contamination . Given the known contamination and its proximity to the subject Site, this facility **is** considered an environmental concern.

Former Caltrans Maintenance Station, 1112 29th Avenue, Oakland (immediately adjacent to the northeast of the 29th Avenue and railway intersection)

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed August 15, 2022), the site is listed as an inactive open site assessment. The contaminants of concern are benzene, naphthalene, other chlorinated hydrocarbons and PCE. The potential medias of concern are indoor air, soil, soil vapor and groundwater (uses other than drinking water). The site is a historic California Department of Transportation service yard. The site was historically evaluated under the Leaking Underground Storage Tank (LUST) program, however, evaluation of the case under the LUST program is limited to fuel related petroleum hydrocarbons and associated compounds only. Furthermore, the LUST evaluation was limited to evaluation of risks to receptors under the existing land use, which was at the time industrial. The LUST case was closed in 2011 with a condition that the closure was for petroleum related constituents only and that the closure was valid under the land use at the time of closure only (industrial use). Subsequently, the site was redeveloped into the Epic Middle School. This redevelopment was conducted without environmental regulatory oversight. A Site Cleanup Program case has been opened to provide environmental regulatory oversight of the site as it is developed for use as a school. According to the most recent correspondence in Geotracker dated October 18, 2018, the Alameda County Department of Environmental Health (ACDEH) have cleared all on-site buildings for school or commercial occupancy subject to performance monitoring conditions. Given that this facility has been cleared for school occupancy, it does not appear to be an environmental concern for the Site.

Former Gas Station, 2901 E 12th Street, Oakland (approximately 329 feet to the northeast of the 29th Avenue and railway intersection)

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed August 15, 2022), the site is listed as an open site assessment. The potential media of concern is groundwater (uses other than drinking water). The site is currently vacant. A Phase II Environmental Site Assessment (ESA) dated August 23, 2002, for this facility indicated that underground storage tanks (USTs) were present on the property in the 1940's to 1950's and were likely associated with a former automotive dealership that occupied the site from at least 1946 until approximately 1959. According to the Phase II ESA, elevated levels of gasoline compounds: toluene, ethylbenzene and xylene were present in the soil. However, the only recent correspondence regarding the facility in Geotracker is a notice to comply letter issued by the Alameda County Health Care Services Agency. Given the known contamination and its proximity to the subject Site, this facility **is** considered an environmental concern.

Education for Change Latitude High, 1045 Derby Avenue, Oakland (approximately 459 feet to the northeast of the 29th Avenue and railway intersection)

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed August 15, 2022), the site is listed as an open site assessment. Based on information obtained in a Phase I Environmental Site Assessment (ESA) prepared by ERAS Environmental, Inc. dated August 2019, the site was first developed as early as 1897 with two railroad lines. The railroad lines were removed sometime between 1987 and 1993. Site investigations and remediation are on-going. Given the known contamination and its proximity to the subject Site, this facility **is** considered an environmental concern.

Chevron #9-4612, 3616 San Leandro Street, Oakland (approximately 459 feet to the northeast of the 37th Avenue and railway intersection)

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed August 15, 2022), the site is listed as an open site assessment. The contaminants of concern are gasoline, waste oil, motor oil, hydraulic oil, and lubricating oil. The potential media of concern is groundwater (uses other than drinking water). The facility was a service station from 1967 to 1976 when the station was demolished and all above and underground structures were reported to have been removed. Gasoline odors were encountered during the construction of the current warehouse on the site in March 1988. Site investigations and remediation are on-going. Given the known contamination and its proximity to the subject Site, this facility **is** considered an environmental concern.

919 39th Avenue Redevelopment, 919 39th Avenue, Oakland (approximately 589 feet to the southeast of the 37th Avenue and railway intersection)

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed August 15, 2022), the site is listed as an open site assessment. The contaminants of concern are lead and other metal. The potential media of concern is soil and soil vapor. ACDEH has been providing regulatory environmental oversight for the investigation and cleanup activities associated with this site since February 2019. Subsurface investigations have been conducted to evaluate historical operations at the site. Results of these subsurface investigations have identified chemicals of concern in environmental media (soil, soil vapor, and groundwater). To address this contamination prior to redevelopment, proposed corrective actions include a hazardous material survey

and abatement of the existing onsite buildings and hardscape; demolition of existing residence; remedial soil excavation and off-site disposal of impacted soil; and installation of vapor mitigation engineering controls to prevent migration along new utility corridors. Proposed redevelopment of the site includes 6 to 8 two story residential units. It appears from the latest correspondence in Geotracker from April 2022 that the remediation activities are complete. However, a case closure and no further action have not been issued for the site. Given the known contamination and its proximity to the subject Site, this facility **is** considered an environmental concern.

AAA Equipment Company, 745 50th Avenue, Oakland (immediately adjacent to the west of the 50th Avenue and railway intersection)

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed August 15, 2022), the site is listed as an open site assessment. The contaminants of concern are acetone, gasoline and lead. The potential media of concern is groundwater (uses other than drinking water). A former batch asphalt plant which included the use of two underground storage tanks (USTs) operated at the site in the 1950s and 1960s. Oil was shipped by rail cars and transferred by underground pipelines to the USTs. AAA Equipment occupied the site from at least 1967 until 2002. The use of the site by AAA Equipment is not well documented but apparently included storage of vehicles, drums, racks, etc. During the removal of the two USTs in 2003, petroleum hydrocarbons were encountered in the former batch plant. Residual contamination at the facility includes petroleum hydrocarbons, volatile organic compounds, and metals. The property is currently covered by asphalt, buildings, and concrete that is part of a building materials supply yard. According to Geotracker, the case is under consideration for case closure pending completion of a site management plan and an environmental covenant for the site. However, the latest correspondence regarding the facility in Geotracker is dated 2016 so the status of the facility is unknown. Given the known contamination and its proximity to the subject Site, this facility **is** considered an environmental concern.

Volvo GM Heavy Truck, 750 50th Avenue, Oakland (immediately adjacent to the south of the 50th Avenue and railway intersection)

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed August 15, 2022), the site is listed as an open site assessment. The contaminants of concern are arsenic, chromium, copper, lead, mercury, nickel and other metal. The potential media of concern is groundwater (uses other than drinking water). According to Geotracker, industrial uses began in about 1876, continuing through 1963 for ore smelting and lead extraction, and manufacturing of acids and paint products. A lithopone manufacturing facility, owned and operated by Glidden and others, occupied the properties at 750 50th Avenue and 5050 Coliseum Way from 1926 to 1963. Lithopone consists of a chemically co-precipitated pigment of barium sulfate and zinc sulfate used in the production of paint pigment. Various metals such as cadmium, selenium, and titanium were added to the lithopone to give it pigment. Wastes generated in this process were disposed on-site and on the adjacent 5051 and 5200 Coliseum Way properties. A localized soluble metals plume has been identified in acidic groundwater beneath the central and western portion of the 5050 Coliseum Way property. This degradation is primarily attributed to the former on-site disposal of sulfide rich ores and slag from the historical smelting of ore, the manufacture of sulfuric acid and other possible industrial wastes. Remediation and groundwater monitoring are on-going. Given the known contamination and its proximity to the subject Site, this facility **is** considered an environmental concern.

Foreman Property, 5105 8th Avenue, Oakland (approximately 285 feet to the southeast of the 37th Avenue and railway intersection)

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed August 15, 2022), the site is listed as an inactive open site assessment. The contaminant of concern is lead. There is limited information on Geotracker regarding this facility. However, given the known contamination and its proximity to the subject Site, this facility **is** considered an environmental concern.

Fruitvale Bart, 0 Fruitvale Avenue & 37th Avenue (approximately 455 feet to the west of the 37th Avenue and railway intersection)

According to the Geotracker database (<http://geotracker.waterboards.ca.gov/> accessed August 15, 2022), the site is listed as an inactive open site assessment. The contaminants of concern are arsenic and lead. The potential media of concern is groundwater (uses other than drinking water). Metals were detected in the area of a former railway corridor beneath the Fruitvale BART station parking structure. The impacted soil was to be excavated or managed in place beneath paved areas and the parking structure. The case remains open pending confirmation of disposal and management of impacted soil. The latest correspondence regarding the facility in Geotracker is a notice to comply dated 2009. Given the known contamination and its proximity to the subject Site, this facility **is** considered an environmental concern.

Dutch Boy #3, 4825 San Leandro Street, Oakland (approximately 683 feet to the northwest of the 50th Avenue and railway intersection)

According to Envirostor website (<http://www.envirostor.dtsc.ca.gov/public/> accessed August 15, 2022), a paint manufacturer, NL Industries, Inc., operated at the site from 1918 to 1970, and marketed its Dutch Process lead under the Dutch Boy Brand. Items stored at the site included titanium dioxide pigment and 55-gallon drums of castor oil-based anti-settling compounds used in paint, plastic, and the paper and ink industries. A land use covenant and environmental restriction was recorded for the property on December 18, 2008, which prohibits the use of residential, a hospital, school or day care. Given the land use covenant for the property only, this facility is not 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 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

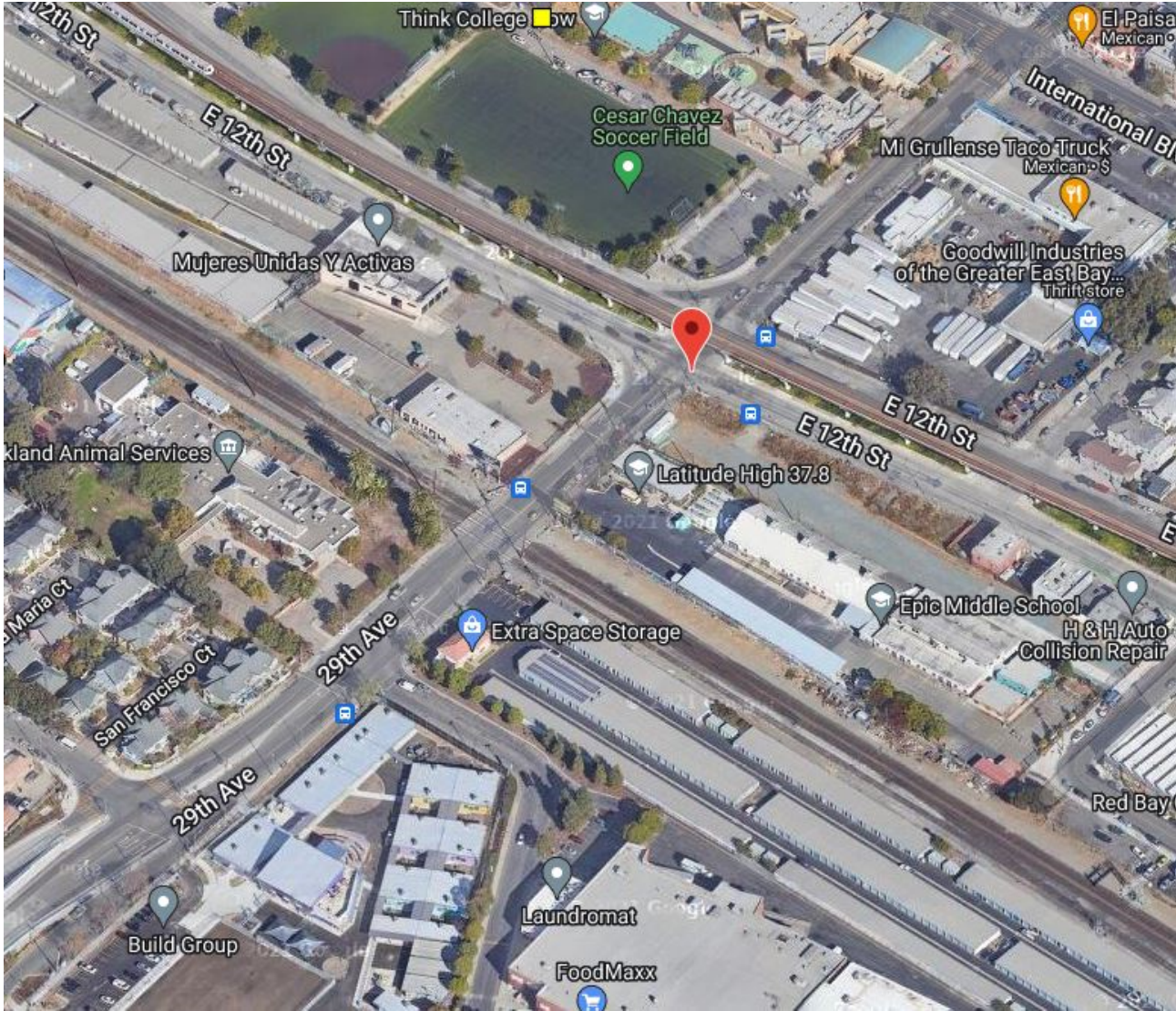
- General Industry Safety Orders 8 CCR 5214. Inorganic Arsenic.
- Environmental Health Standards for Management of Hazardous Waste 22 CCR Division 4.5

This report is based on our knowledge as of August 17, 2022. New issues may arise during development because of changes in governmental rules and policy, changed circumstances, or unforeseen conditions.

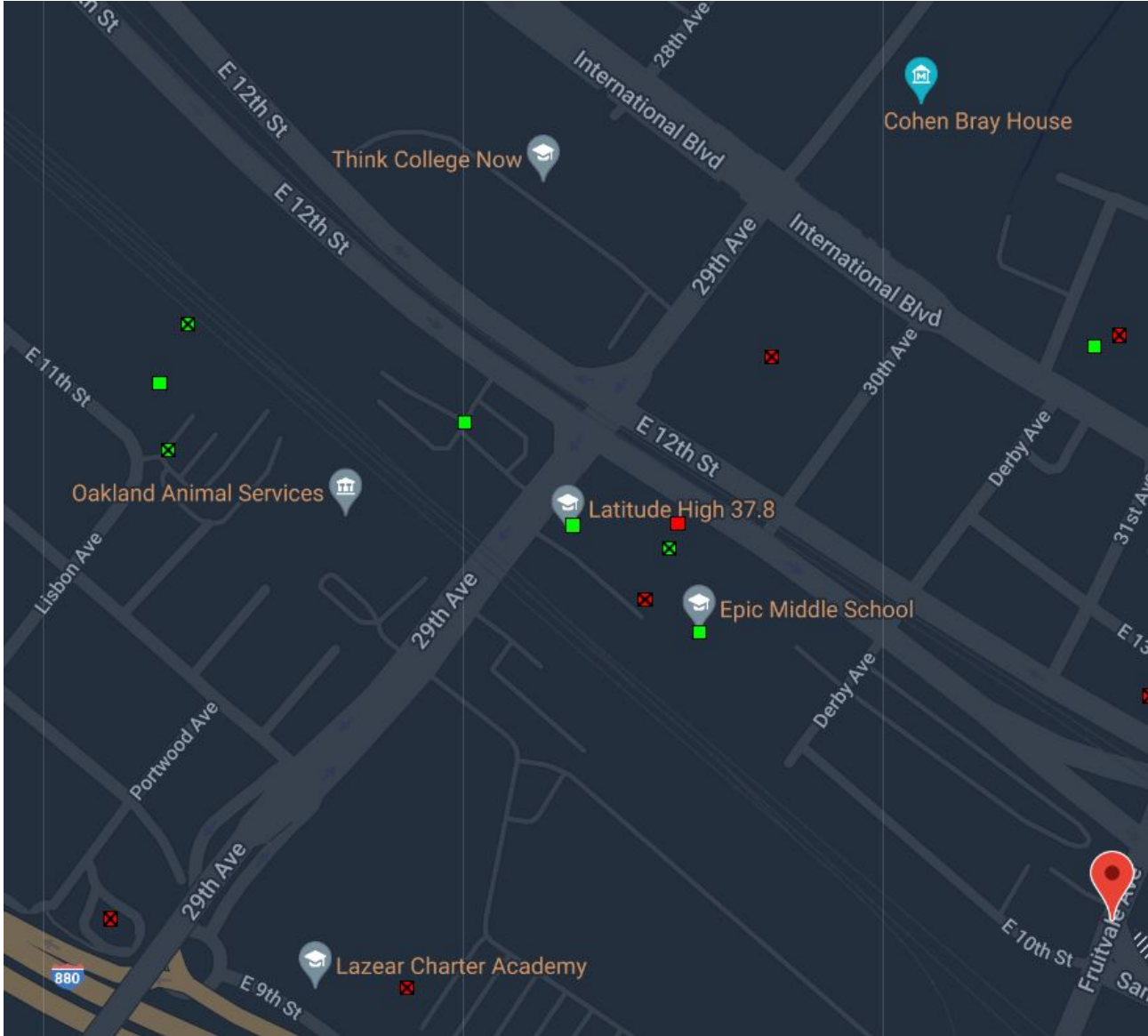
Kimley-Horn and Associates, Inc. appreciates the opportunity to provide you with these services. Should you have any questions or comments regarding this information please contact Karina Malouf at (619) 744-0138.

ATTACHMENT A – DATABASE SEARCH RESULTS

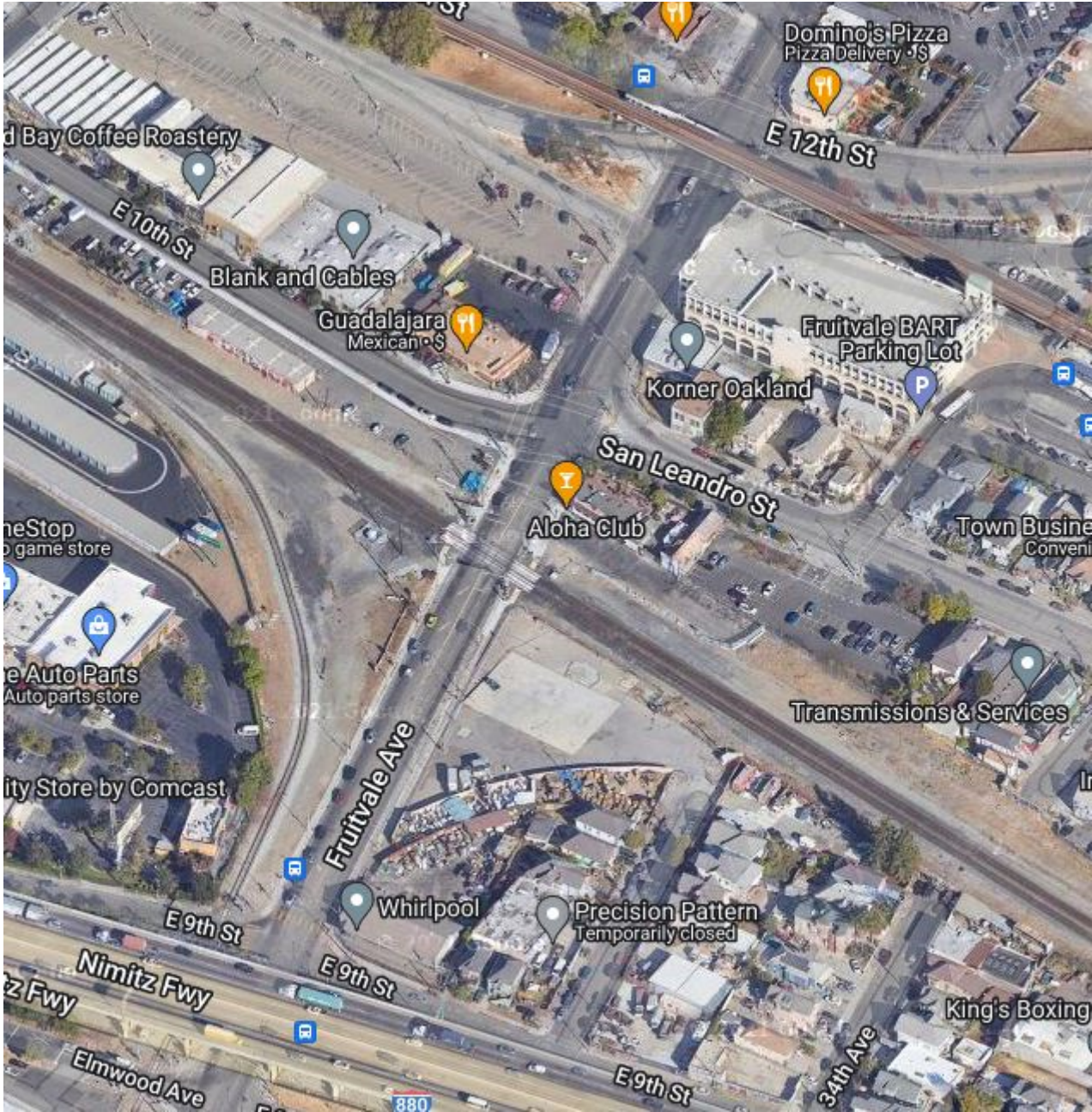
29th Street – Envirostor



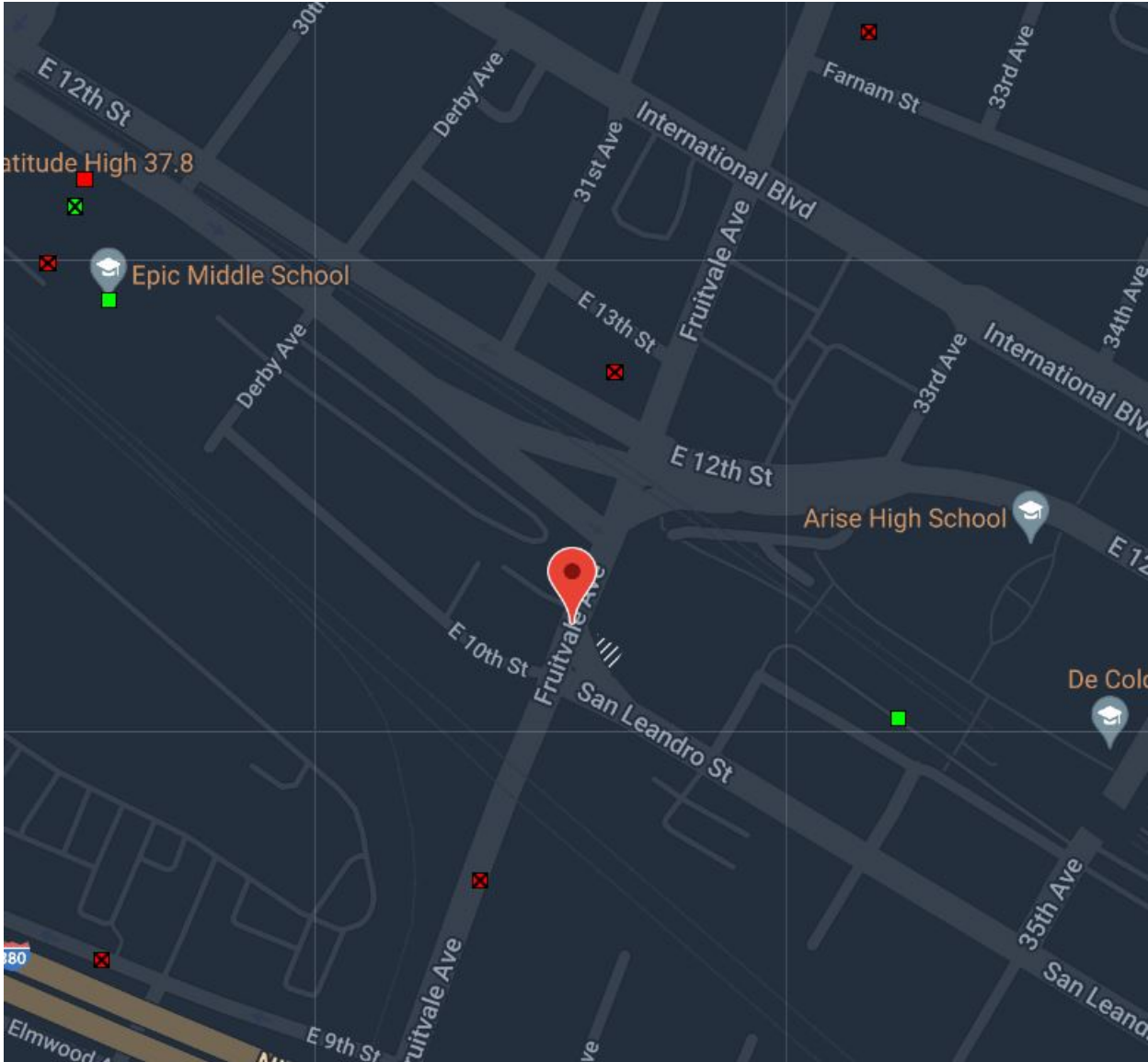
29th Street – Geotracker



Fruitvale – Envirostor



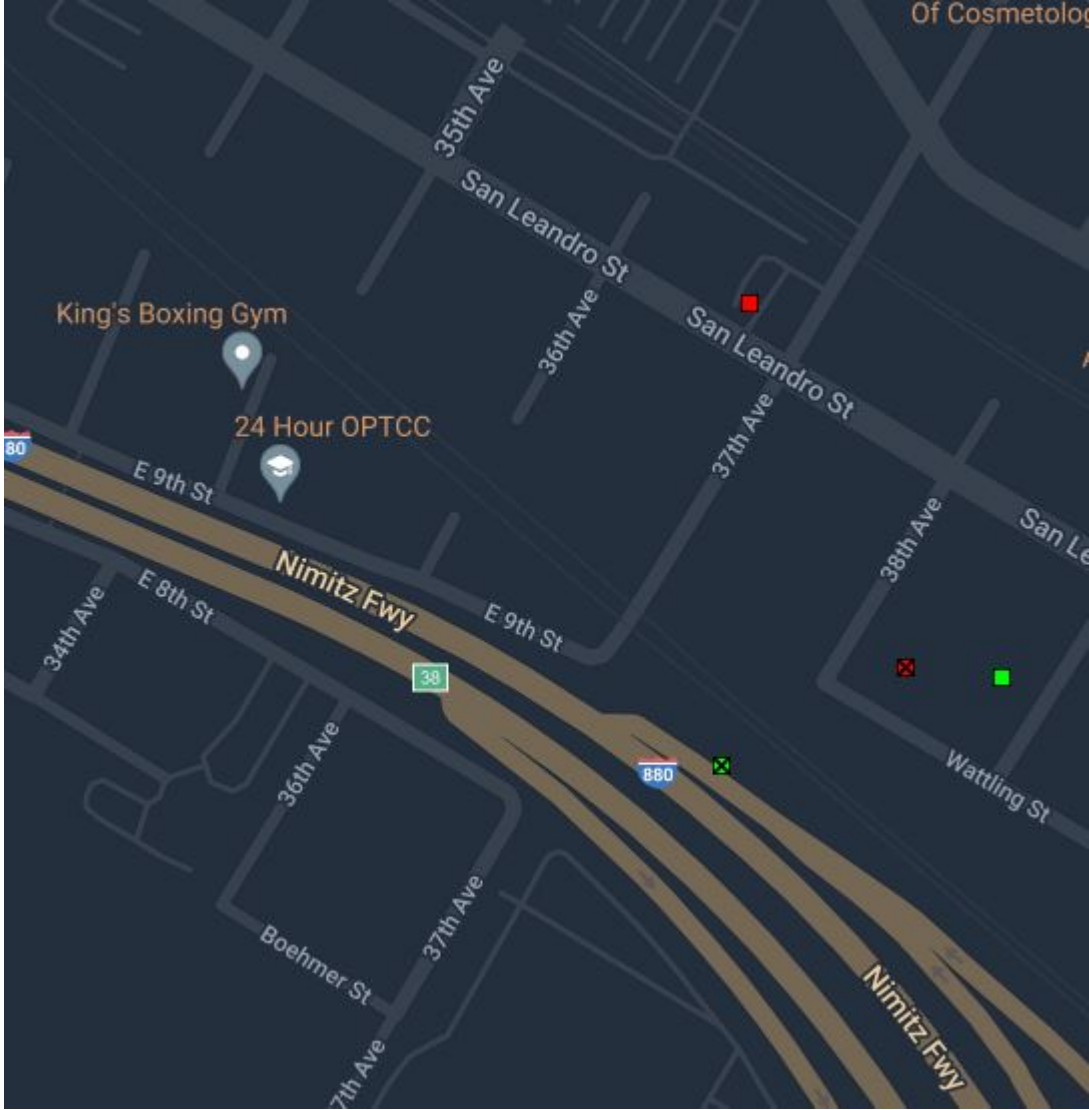
Fruitvale – Geotracker



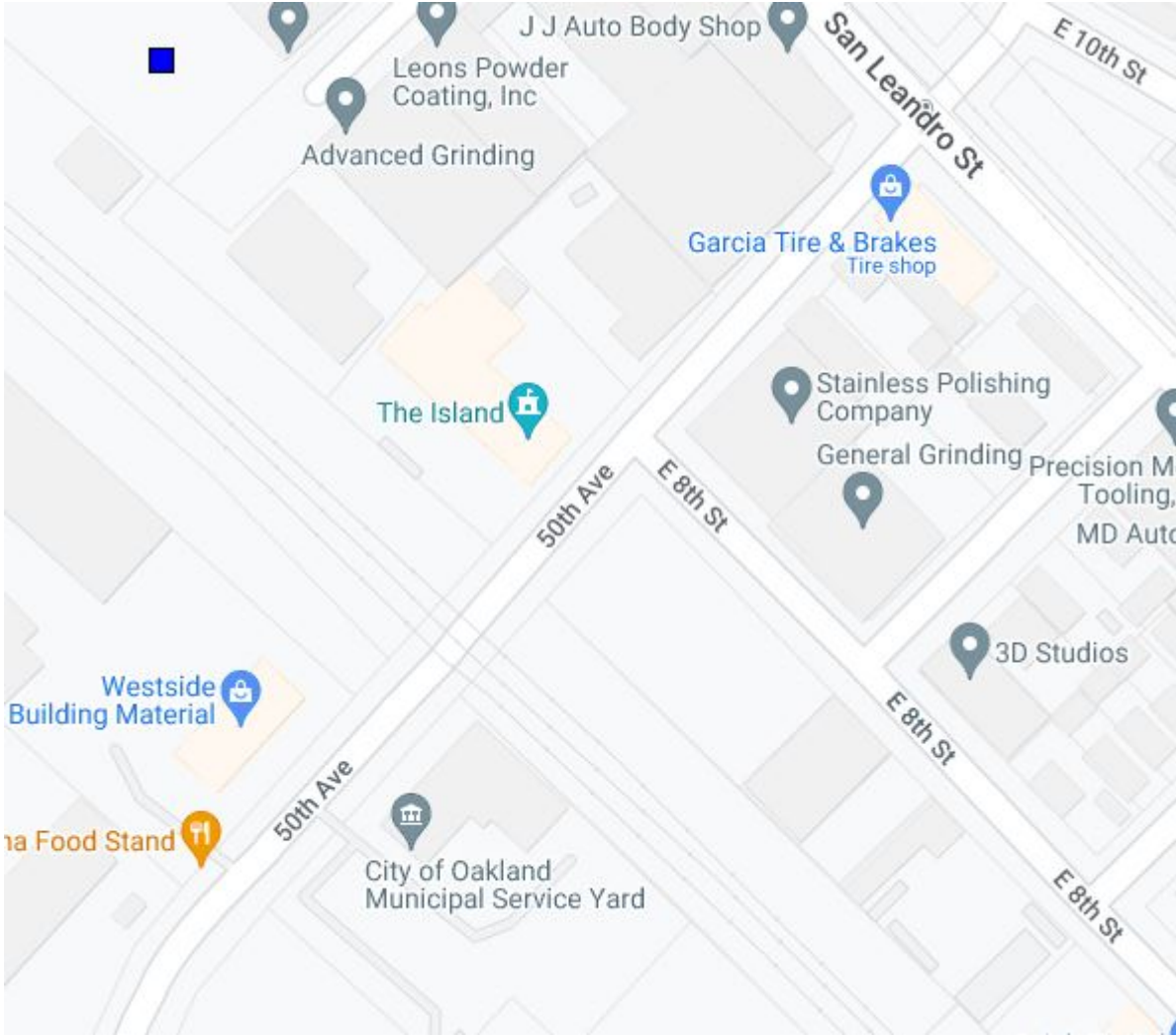
37th Street – Envirostor



37th Street – Geotracker



50th Street – Envirostor



50th Street – Geotracker

