



February 11, 2020

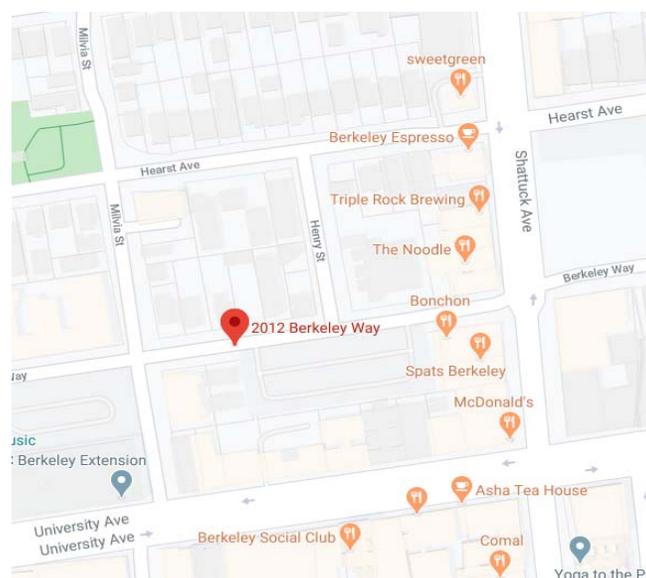
FACT SHEET ON ENVIRONMENTAL ASSESSMENT
Hope Center Development Project
BRIDGE Housing Corporation

2012 Berkeley Way
Berkeley, California
Site Cleanup Program Case No. RO0003411
GeoTracker Global ID No. T10000013971

Summary – This Fact Sheet has been prepared to inform community members and other interested stakeholders of the status of environmental assessment work associated with the Hope Center Development Project located at 2012 Berkeley Way, Berkeley, California (the Site). This Fact Sheet contains information regarding Site background, planned Site redevelopment activities, results of recent investigation activities, additional proposed subsurface investigation and corrective action plans, and Site information contacts.

Site Background – The 0.82-acre Site is currently operating as a City of Berkeley owned public parking lot located at 2012 Berkeley Way in Berkeley, Alameda County, California. The Site is located in the North Berkeley neighborhood, in a mixed commercial and residential area, and is east of the intersection between Berkeley Way and Milvia Street. Properties in the Site vicinity include single-family homes, multi-family apartments, commercial buildings, and the University of California, Berkeley campus. Historically, the Site was used for residential dwellings prior to 1958.

Historical uses of adjacent or adjoining properties included dry cleaners, automotive repair, tire shop, and fire station with underground storage tanks (USTs).



Redevelopment of the Site is scheduled to commence in April 2020 and includes a six-floor, slab-on-grade, multi-residence building with two elevators, a sump pump, and an outdoor courtyard comprised of landscaping and hardscaping.

Site Investigation – Multiple site investigations have been conducted in October 2018, and June, August, and October 2019, which included the assessment of soil and soil gas in the subsurface beneath the Site. Results of these subsurface investigations have identified residual impact from lead in soil at several select locations at the Site exceeding applicable San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Tier 1 Environmental Screening Levels (ESLs). The presence of lead in soil is likely associated with the demolition of the former on-Site structures (that based on their age may likely have a history of lead-based paints), and/or from aerielly-deposited lead (ADL) associated with the former use of leaded gasoline in vehicles and nearby roadways.

Based on the findings from these environmental investigations, the developer, BRIDGE Housing Corporation, has been enrolled into a Voluntary Remedial Action Agreement with Alameda County Department of Environmental Health (“ACDEH”) to provide oversight of environmental assessment and corrective actions at the Site.

Data Gap Assessment (DGA) – Although soils at the Site are considered adequately characterized for the presence of volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH), and metals (the likely contaminants of potential concern that would be encountered during Site development; based on site history), soils at the Site have not been assessed for the potential presence of polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), and asbestos as a result of historical Site use.

Additionally, data regarding the presence of VOCs in soil gas is limited and the laboratory reporting limits from the prior assessment do not support current ESL values. Therefore, the lack of data described above are considered data gaps.

To address these data gaps, additional soil matrix and soil vapor sampling will be collected at the Site. Rincon Consultants, Inc., the environmental consultant for BRIDGE Housing Corporation proposes to install and sample seven temporary soil vapor probes in select locations across the Site and analyze the soil vapor samples for VOCs. Additionally, soil samples will be collected from each of these seven soil vapor probe locations and analyzed for PCBs, PAHs, and asbestos.

This additional work will be conducted with the approval of, and under the oversight of, the ACDEH.

The ultimate purpose of this additional assessment is to provide additional data necessary to evaluate potential exposure pathways at the Site and to determine if implementation of mitigation and/or remediation measures is necessary for the protection of the future Site tenants and the surrounding environment.

Proposed Corrective Action Activities – Rincon Consultants, Inc., in conjunction with BRIDGE Housing Corporation and the City of Berkeley (the designated primary Responsible Parties for the Site cleanup program case), will work with ACDEH to implement any necessary corrective action at the Site to support the proposed Site redevelopment activities including but not limited to the following corrective actions:

Lead Contamination – Lead impacts to soil matrix will be removed from the Site via targeted remedial excavations prior to planned grading activities. A handheld X-ray fluorescence (XRF) field tool will be used to confirm that lead remediation is complete, by analyzing the sidewalls and bottoms of the excavation areas.

If necessary, pending results of the additional assessment to be completed (described above), one or more of the following mitigation measures may be implemented to ameliorate potential risk to human health.

Encapsulation of Contaminated Soil –Contaminated soil may be isolated beneath impermeable hardscapes or demarcated beneath clean fill with the use of a fabric barrier in areas of exposed soil, such as landscaped areas.

Impacted Soil Vapor – Mitigation measures may include a vapor intrusion coating system, the sealing of exposed pathways, a passive or active sub-slab vapor mitigation system, and/or modifications to the heating, ventilation, and air conditioning (HVAC) system.

Institutional Controls – In the event impacted soil or vapors are left in place and/or further identified, a land use covenant (LUC), a monitoring plan, or a residual risk management plan (RRMP) may be required.

Reporting – Prior to the start of construction, BRIDGE will work with ACDEH to prepare and submit a Workplan, a Soil and Groundwater Management Plan (SGMP), and a

Corrective Action Plan (CAP). The Workplan will propose methodology and protocols to conduct the Data Gap Assessment. The SGMP will provide details and procedures to minimize the exposure risk to construction workers and occupants of nearby properties during the redevelopment process. The CAP will report the findings of the Data Gap Assessment, and present different corrective actions to control identified exposure pathways. A Corrective Action Completion Report will be prepared once corrective actions have been completed.

Next Steps – The public is invited to review and comment on the data gap assessment and corrective actions addressed in this Fact Sheet at a public meeting to be held at the following location and time:

Community Meeting Room at the Berkeley Public Central Library, located at 2090 Kittredge St, Berkeley, CA 94704 on **Monday, February 24, 2020, from 5:00 PM to 6:00 PM.**

If you are unable to attend the public meeting, please send written comments regarding the proposed corrective actions to **Alexis White** or **Drew York** at the addresses or emails below. All written comments received by **Thursday, March 12, 2020**, will be forwarded to the Responsible Party, and will be considered and responded to prior to a final determination on the proposed corrective actions.

These documents as well as the entire case file can be viewed over the internet on the State Water Resources Control Board GeoTracker Website at <http://geotracker.swrcb.ca.gov>. The Alameda County Case ID and GeoTracker Global ID numbers for the Site are RO0003411 and T10000013971, respectively

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