

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
700 Heinz Avenue, Suite 200
Berkeley, CA 94710

Project Title: Berkeley Properties Time Critical Removal Action

Project Location: 2332 4th Street, 700 and 710 Bancroft Way, Berkeley, California

County: Alameda

Project Applicant: Berkeley Properties, Inc.

Approval Action Under Consideration by DTSC: Interim Removal

Statutory Authority: California Health and Safety Code, Chapter 6.8

Project Description: The Department of Toxic Substances Control (DTSC) approved the Time Critical Action for the Berkeley Properties (The Site). The Project activities consist of the excavation, removal and transport of approximately 3,200 bank cubic yards of impacted soil to an appropriate, permitted off-Site facility for disposal. In addition, groundwater encountered during excavation would be pumped out and disposed of before placement of in-situ reduction compound at the base of the excavation before backfilling.

Excavation includes using loaders, backhoes, and/or other appropriate equipment. Excavation operations may generate dust emissions. Suppressant, water spray, and other forms of dust control may be required during excavation. Excavation would require soil stockpiling prior to disposal. To achieve the removal action objective, soil within an approximately 5,000-square-foot portion of the Site Focus Area would be removed to depths ranging up to 20 feet below ground surface (bgs). The bottom several feet of the excavation would be backfilled with gravel mixed with the in-situ reduction compound, the remainder of the excavation would be backfilled with clean imported fill meeting DTSC criteria and Site soil removed from the top 5 feet of the excavation (assuming this excavated soil is confirmed to be clean). The anticipated start date for this project has not been determined but is expected to begin.

Background: The Site is approximately 1.5 acres and fronts along both 4th Street and Bancroft Way and the Site Focus Area comprises approximately one-quarter acre of undeveloped land in the southwest corner of the Site. The Site is zoned "Mixed Use-Light Industrial," which does not include residential development. While the Site is officially listed on the Alameda County tax rolls as 2325 3rd Street, in fact the operating addresses are 2332 4th Street (which includes a newer building with 10 light-industrial units in its eastern portion and the Site Focus Area in its western portion), 710 Bancroft Way (metal frame building occupied by Arris Composites, which designs, builds, and operates machines for manufacturing plastic composite parts), and 700 Bancroft Way (older warehouse building occupied by Captive Spark, a high-end metal design and fabrication operation). The Site Focus Area, in the southwest portion of the Site, has been undeveloped since a previous building (former Andros facility) at this location burned down.

Based on findings of a Phase I Environmental Site Assessment conducted in 2017 by Stellar Environmental Solutions, Inc (Stellar Environmental), the Site has been occupied by various industrial-use buildings since just before 1911 and has been developed in its current configuration since 2009. The property at 2332 4th Street, which includes the Site Focus Area, was occupied by Andros from 1974 through 2000. Andros produced gas analyzers for medical and automotive real-time gas analyses applications. Andros was a manufacturing facility and used solvents in its operations; however, no record of any use by Andros of trichloroethene (TCE) has been found. Buildings A, B, and C were destroyed in May 2000 and September 2004 fires. A new building was constructed at the former Building A location and has served as office space for many small businesses in West Berkeley since 2008.

. The three-dimensional model of MIHPT halogen-specific detector (XSD) responses provides a general depiction of the distribution of VOCs in all media in the Site Focus Area. Based on the data collected to date, the highest concentrations of TCE in all media are in the center of the Site Focus Area with maximum concentrations of 5,900,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in soil gas, 780 $\mu\text{g}/\text{l}$ in groundwater, and 4.2 milligrams per kilogram (mg/kg) in soil. The area of significant impact by soil gas TCE appears confined to beneath a surface area of approximately 65 feet by 45 feet. Groundwater TCE impacts extend farther to the west (downgradient) but the maximum concentration is significantly lower than expected based on equilibrium with soil gas.

The Site Focus Area is bounded to the south by the southern property boundary. Based on the MIHPT logging and soil sampling, VOCs in the Site Focus Area are mostly absent from the surface to a depth of 6.5 feet bgs, are elevated in the

unsaturated zone at depths from 6.5 to 12 feet bgs and are lower below that depth into the saturated zone in most locations.

The Time Critical Removal Action will be implemented by Farallon Consulting with DTSC oversight. Project activities required to protect human health and the environment are being completed under a Standard Voluntary Agreement with DTSC.

Project Activities: Based on the comparative analysis presented in the Time Critical Removal Action Memorandum, Alternative 3 was selected as the proposed response action for the Site. Alternative 3 is comprised of:

- Excavation and off-Site disposal of impacted media;
- Addition of Solid Reagent; and
- Backfill with Clean Imported Material

Excavation work will be conducted by a California-certified hazardous waste excavation contractor and all excavation will be conducted from the surface, so no confined space entry will be needed. Due to Site constraints, excavation walls will be shored rather than sloped or benched to prevent collapse. All shoring will be in accordance with CAL/OSHA Regulations, Excavation, Trenches, Earthwork, California Code of Regulations Title 8, Section 1541.1(a) through Section 1541.1(e) Protective Systems. The surface concrete pad will be broken up across the approximately 100- by 50-foot excavation area and stored for reuse or off-Site disposal. Soil excavation will proceed across the excavation area to a depth of 17 feet bgs. Because site investigations indicate that the top 5 feet of soil is generally not impacted, this soil will be segregated for potential reuse as backfill and will be managed as described in Section 5.4.6. Soil from below a depth of 5 feet bgs will be loaded directly into roll-off bins for eventual off-Site disposal. If olfactory or visual evidence of contamination that might change the planned soil disposition is noted in the field, this soil may also be segregated from other soil. The additional soil to be excavated at a depth of 17 to 20 feet bgs in an approximately 45- by 15- foot area will also be loaded directly into roll-off bins for off-Site disposal. Soil from this depth zone may contain substantial free groundwater, in which case a bin with drains and a double-contained water collection container may be needed. Any free groundwater that accumulates in the excavation will be pumped from the excavation into a holding tank for settlement and eventual disposal.

The bottom few feet of the excavation that is generally below the water tables (i.e., at depths below 20 to approximately 15 feet bgs in the deeper area and from 17 to approximately 15 feet bgs in the remaining area) will be backfilled with gravel mixed with a product that will promote the reduction and/or immobilization of any residual VOCs in the groundwater. Several potential products were compared, and the Daramend reagent was selected as the best option. Daramend, manufactured by PeroxyChem (an Evonik Company), consists of a mixture of zerovalent iron, lecithin, and a proprietary organic amendment and is commonly used in excavation backfills for the treatment of TCE and related VOCs in shallow groundwater and soil. The zerovalent iron promotes chemical reductive breakdown of the VOCs, while the lecithin and other organic amendments promote reductive biological dichlorination. Daramend is expected to continue to provide these benefits for at least 5 years. Based on recommendations from PeroxyChem, a total of 1,150 pounds (23 50-pound bags) of Daramend will be mixed with the gravel backfill to achieve approximately 0.1 percent by weight of Daramend. The Daramend will be added to the gravel in small batches, with the excavator bucket providing adequate mixing during emplacement. If wind speeds exceed approximately 10 miles per hour, water will be added to the Daramend to form a slurry before it is added to the gravel. Above the layer of gravel, the bioremediation treatment compound will be introduced to provide ongoing reduction of VOC concentrations in groundwater (and hence any off-gassing to soil vapor).

The excavation will be backfilled from a depth of approximately 15 to at least 6 feet bgs with clean imported fill. If the top 5 feet of soil excavated from the Site Focus Area meets unrestricted use standards, as expected based on data collected to date, this soil may be used to backfill the top of the excavation to near ground surface. Regardless of backfill source, compaction will be conducted to meet a 90 percent or better compaction standard for potential future buildings over this area. The surface will be covered with gravel, concrete, or other material to prevent erosion and suspended sediment runoff prior to site redevelopment.

In the event biological, cultural, or historical resources are discovered during project activities, work will be suspended while a qualified biologist or cultural or historical resource specialist assesses the area and arrangements are made to protect or preserve any resources that are discovered. If human remains are discovered, no further disturbance will occur in the location where the remains are found and the County Coroner will be notified pursuant to the Health and Safety Code, Chapter 2, Section 7050.5.

Name of Public Agency Approving Project: Department of Toxic Substances Control

Name of Person or Agency Carrying Out Project: Berkeley Properties, Inc.

Exempt Status: Categorical Exemption: [CCR Title 14, Sec. 15330]

Minor Actions Take to Prevent, Minimize, Mitigate or Eliminate the Release or Threat of Release of a Hazardous Waste or Hazardous Substance.

Reasons Why Project is Exempt:

1. The project is a time critical action designed to prevent, minimize, stabilize, mitigate or eliminate the release or threat of release of hazardous waste or hazardous substances.
2. The project is a response action that will not exceed \$1 million in cost.
3. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit or the relocation of residences or businesses and does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123. No County or Bay Area Air Quality permits are anticipated to be required for this project.
4. The project will be consistent with applicable state and local environmental permitting requirements:
 - a. Cal/OSHA – Because no one will be entering the excavation, no permit is required.
 - b. BAAQMD – Visible dust will be monitored and mitigated as-needed, but no permit is required.
 - c. City of Berkeley –BTMD and the building department will be notified of the excavation activities, but no building or other permit is required since the digging is on private property and will be backfilled with no permanent construction occurring.
 - d. DTSC – No permit or EPA Hazardous Waste Generator Identification Number is needed because hazardous waste is not anticipated.
5. The exceptions pursuant to Cal. Code Rags., title 14, § 15300.2 have been addressed as follows:
 - a. Cumulative Impact. The project will not result in cumulative impacts because it is designed to be a short-term, final remedy that would not lead to a succession of projects of the same type in the same place over time.
 - b. Significant Effect. The environmental safeguards and monitoring procedures that are enforceable and made a condition of project approval will prevent unusual circumstances from occurring so that there is no possibility that the project will have a significant effect on the environment.
 - c. Scenic Highways. The project will not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, because it is not located within view of a highway officially designated as a state scenic highway.
 - d. Hazardous Waste Sites. The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
 - e. Historical Resources. The project is not expected to cause a substantial adverse change in the significance of a historical resource because none are anticipated.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
Site Mitigation and Restoration Program
700 Heinz Avenue, Suite 200
Berkeley, CA 94710

Additional project information is available on EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60003106

Contact Person
Arthur Machado

Contact Title
Engineering Geologist

Phone Number
(415) 723-0792

Approver's Signature:



Date:

November 5, 2021

Approver's Name
Juliet C. Pettijohn

Approver's Title
Branch Chief

Approver's Phone Number
(510) 540-3843

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: