

From: [Costello, Timothy](#)
To: [Wickham, Jerry, Env. Health](#)
Cc: [Kingsley Aduaka](#); [Hoofard, Keith](#)
Subject: 51st and Broadway, Oakland
Date: Wednesday, May 06, 2015 3:56:46 PM
Attachments: [Rockridge - Proposed Export Soil Sampling Locations.pdf](#)
[Rockridge - Figures Showing Soil Removal Area.pdf](#)

Jerry,

Thank you for briefly discussing the 51st and Broadway site with me this afternoon.

Attached is a figure titled “Proposed Export Soil Sampling Locations” showing in blue shading the first portion (Phase I) of site redevelopment activities at the shopping center. The blue shaded area encompasses a large portion of the asphalt parking lot, and two buildings – the large building is a former CVS store, and the smaller building is a former multi-tenant building. Phase I will entail demo’ing the two buildings, removing asphalt, grading/trenching, and constructing new buildings. Once that is accomplished and the new buildings occupied, the remaining structures in the western portion of the site will be similarly demo’d and new buildings constructed.

(The proposed soil profile sampling approach consists of 8 locations, with discrete samples collected at 1-foot, 4-feet, and 8-feet in depth (to address planned trenching locations); samples will be analyzed for VOCs, SVOCs, CAM 17 Metals, Mercury, TPH, and PCBs and pesticides (1-foot samples only). The sampling design was prepared to accommodate the hauler, and in general accordance with DTSC school siting criteria for pesticides for acreage this size. Soil located behind the dry cleaner will not be included in an off-haul until after the soil and sanitary sewer removal cleanup work is performed.)

Note that the multi-tenant building in the Phase I area is the location of the former dry cleaner – I was mistaken when I spoke with you this afternoon – the building itself IS scheduled for demo during Phase I, but the area behind the building, where the soil and sanitary line removal is scheduled, will not be graded or excavated until after the planned soil and sanitary sewer line removal work is performed. That work will be performed once the utilities in the back area are abandoned and/or stubbed off.

Attached is a second file containing three figures that show the planned soil removal area, and show the prior sample locations in the area.

Based on our brief discussion, I understand you will check in with the Regional Board to see if they will allow the County to oversee the project under the County’s Voluntary Cleanup Program, or if they instead would prefer to handle the case themselves. As I indicated, the property owner would like to work under the County program, but can work with the Regional Board if necessary.

Please let me know once you have heard back from the Water Board. As you know our client, Terramar Retail Centers, and their GC, are anxious to pull their permit(s) to begin work. At this point my understanding is that the City of Oakland is withholding issuing the grading and demo permits until after an OK is provided by the County or other oversight agency.

Lastly, it appears that you were provided with a copy of our 8/27/14 Phase II ESA report. That report does provide a succinct description of the sampling work we performed, as well as the sanitary sewer video survey and prior sample results as well. There are also two Phase I ESA reports that provide good historical reviews of the property and review listed release sites in the area. The 8/27/14 Phase II ESA was performed, in part, on findings of a June 4, 2014 Phase I ESA report (and earlier 2001 Phase I ESA).

Thank you,
Tim.

Tim Costello | Senior Scientist, Associate

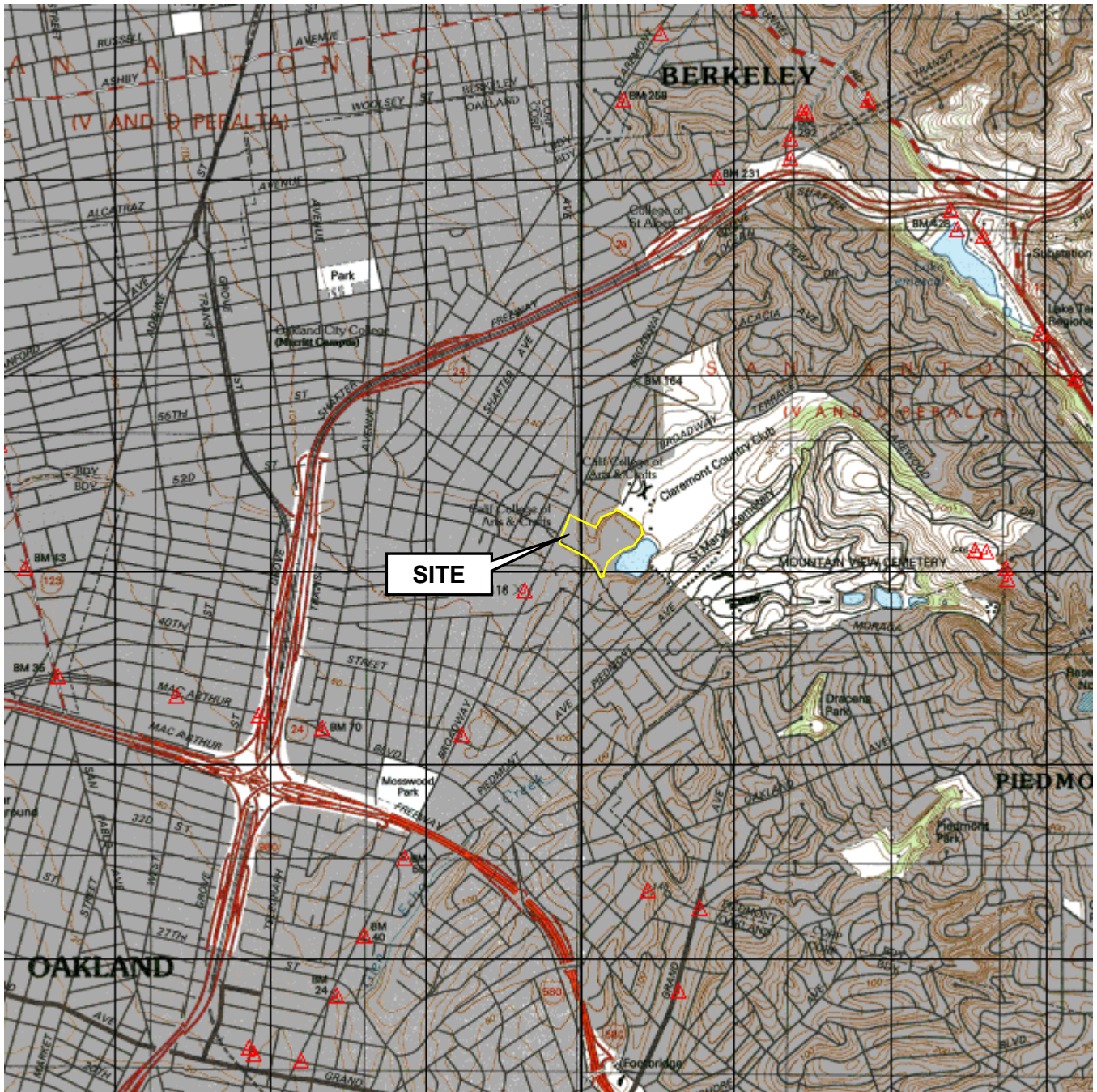
Direct: 916.853.4584 | Main: 916.853.1800 | Fax: 916.853.1860

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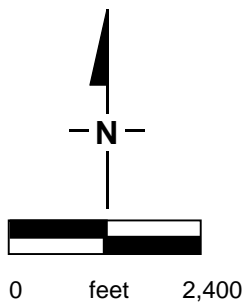
Tetra Tech, Inc. (formerly Tetra Tech GEO)

2969 Prospect Park Drive, Suite 100 | Rancho Cordova, CA 95670

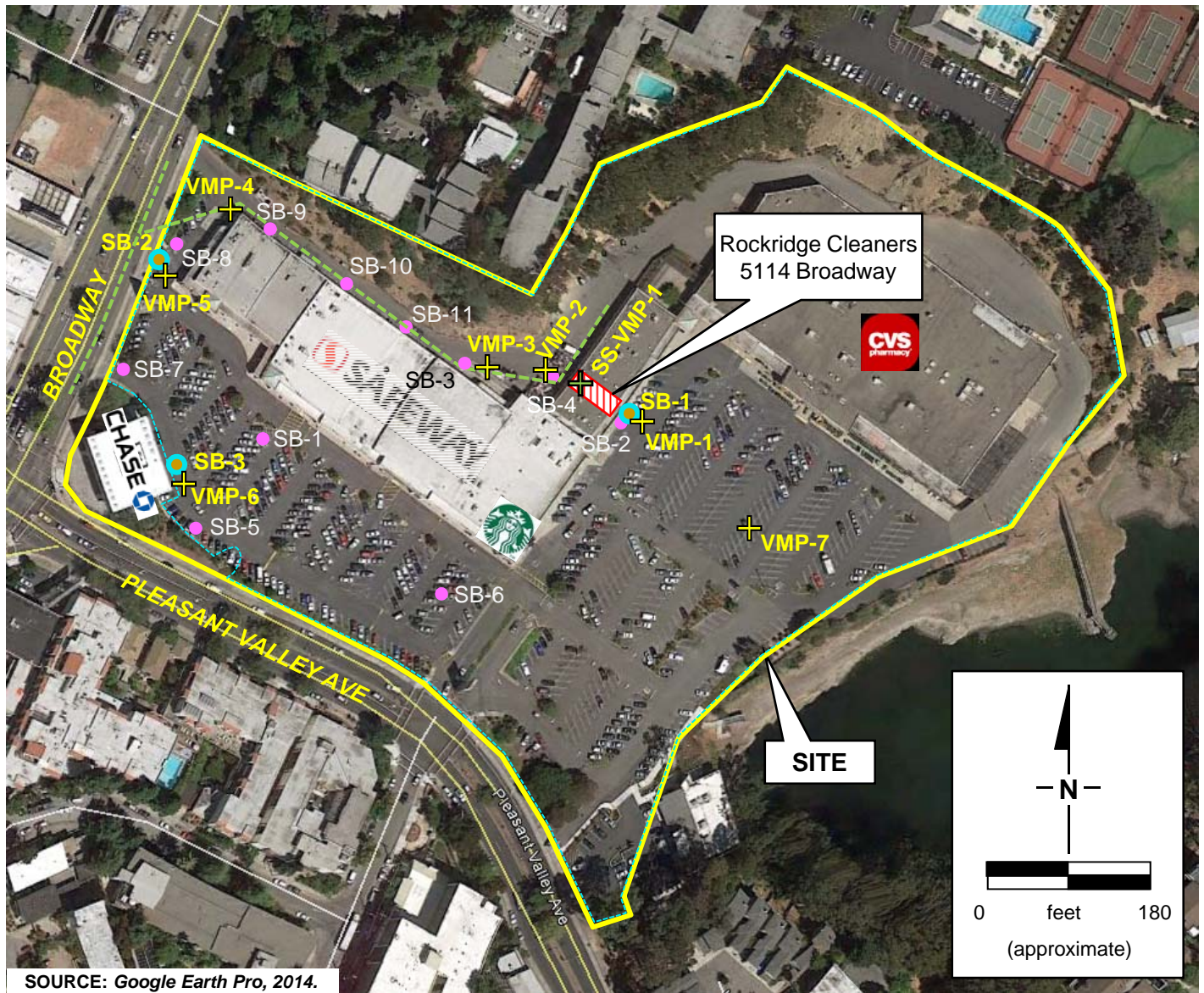
www.tetrattechgeo.com www.tetrattech.com










SOURCE: OAKLAND WEST and EAST CALIFORNIA, 7.5-MINUTE TOPOGRAPHIC MAPS, 1993.



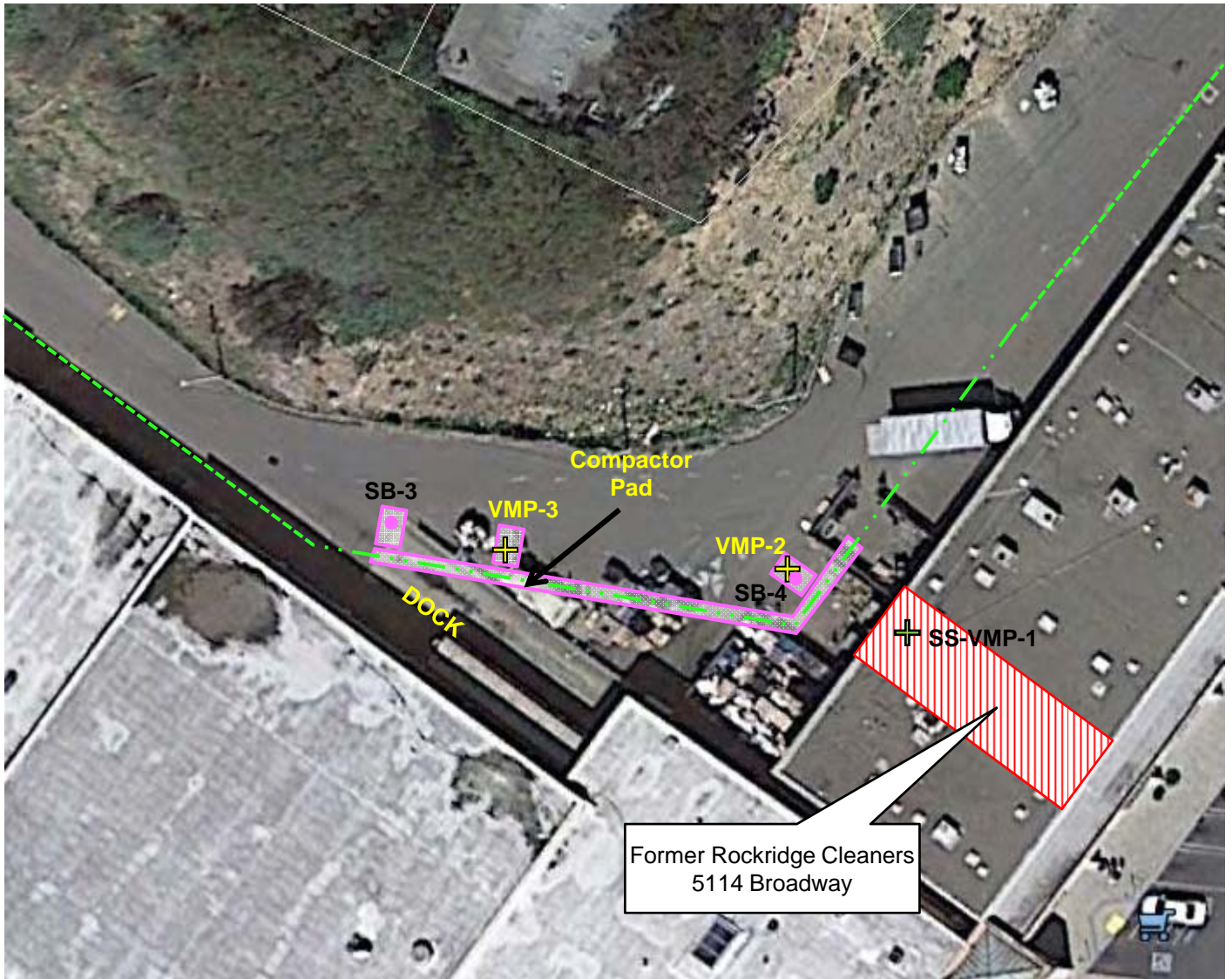
TITLE:		Site Location Map	
LOCATION:		Rockridge Shopping Center 5050-5152 Broadway Oakland, CA	
 TETRA TECH	CHECKED:	TC	FIGURE: 1
	DRAFTED:	GK	
	FILE:	117-4704126.01	
	DATE:	09-22-14	



SOURCE: Google Earth Pro, 2014.

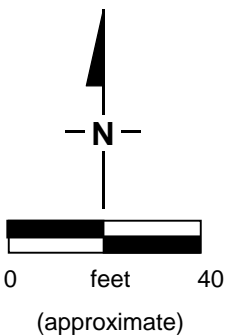
- SB-3**  Soil boring location – 5/28/14
- VMP-6**  Vapor monitoring point – 5/28/14
- SS-VMP-1**  Sub-slab soil boring and vapor monitoring point inside dry cleaner lease space – 6/27/14
- SB-7**  Approximate location June and July 2001 soil boring. No sample from SB-10.
-  Property Boundary
-  Parcel Boundary
-  Sanitary Sewer Line

TITLE: Site Map and Soil Boring Locations			
LOCATION: Rockridge Shopping Center 5050-5152 Broadway Oakland, CA			
 TETRA TECH	CHECKED:	TC	FIGURE: 2
	DRAFTED:	GK	
	FILE:	117-4704126.01	
	DATE:	09-22-14	

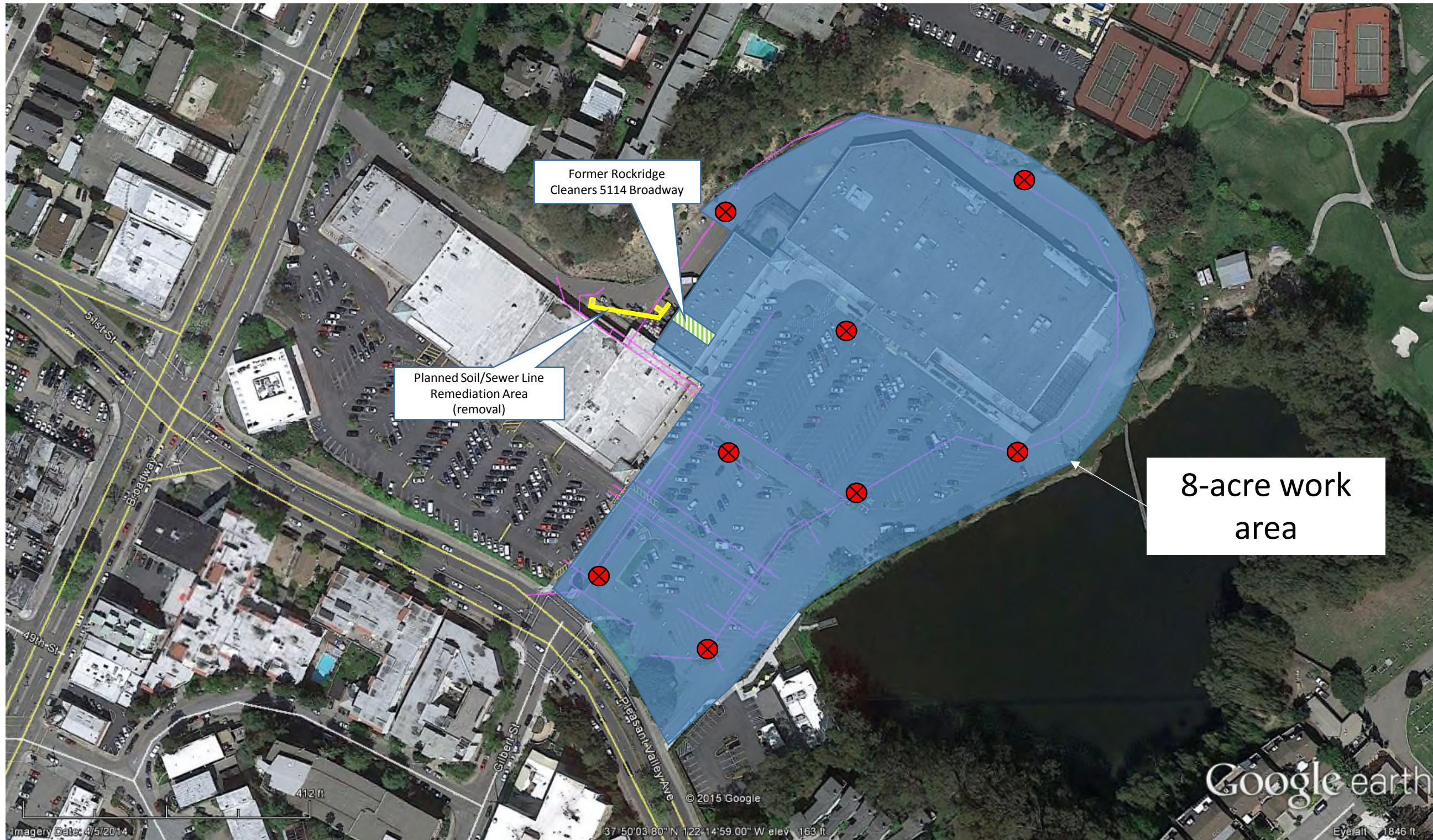


SOURCE: Google Earth Pro, April 5, 2014.

- VMP-2 + Vapor monitoring point – 5/28/14
- SS-VMP-1 + Sub-slab soil boring and vapor monitoring point inside dry cleaner lease space – 6/27/14
- SB-3 ● Soil boring location - 2001
- Sanitary Sewer Line (from Drawing V103, JRDV Architects, August 15, 2013)
- . - . - Sanitary Sewer Line (from observations of USA utility markings, April 28, 2014)
- Approximate proposed trench excavation area. Approximately 106 cubic yards (in-situ) of soil/rock and 8 in. diameter vitrified clay pipe.

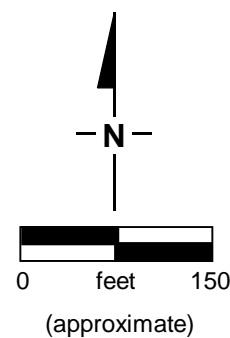


TITLE: Proposed Excavation Area Along Sanitary Sewer			
LOCATION: Rockridge Shopping Center 5050-5152 Broadway Oakland, CA			
	CHECKED:	TC	FIGURE: 3
	DRAFTED:	GK	
	FILE:	117-4704126.01	
	DATE:	09-22-14	



SOURCE: Google Earth Pro, April 5, 2014 and Swinerton Storm/Sewer Excavation Sequencing Diagram (provided March 12, 2015). Only main trench lines shown. Depth of trenching typically 10' bgs in southern half, decreasing to 5' bgs in northern portion of work area.

- Proposed trenching locations
- ⊗ Proposed Soil Boring – 10 feet below grade
 - Sample 1' (PCBs and Pesticides)
 - Sample 4' (TPH, VOCs, CAM 17 Metals, Mercury, SVOCs)
 - Sample 8' (TPH, VOCs, CAM 17 Metals, Mercury, SVOCs)



TITLE:		Proposed Export Soil Sampling Locations Combined Site-Wide and Trenching Areas	
LOCATION:		5100 Broadway Oakland, California	
	CHECKED:	TC	FIGURE: 1
	DRAFTED:	KDH	
	FILE:	117-4704xxx.01	
	DATE:	03-20-15	