

## Detterman, Mark, Env. Health

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**From:** Hoofard, Keith [Keith.Hoofard@tetrattech.com]  
**Sent:** Wednesday, August 26, 2015 1:52 PM  
**To:** Detterman, Mark, Env. Health  
**Cc:** Costello, Timothy; Rick Henderson (Rick.Henderson@safeway.com)  
**Subject:** 5100 Broadway, Oakland - DRAFT Soil-Soil Vapor Data Tables, Figures and Photo Log  
**Attachments:** Data Tables.pdf; DRAFT Soil-Soil Vapor Locations with Data Plotted\_082615.pdf; Photo Log.pdf

**Categories:** Red Category

Mark,

As requested, here is the draft information for the conference call on Friday for the Rockridge Cleaners recent soil and soil vapor sampling.

Keith

**Keith Hoofard | Senior Geologist**

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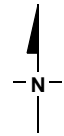
Tetra Tech, Inc.

2969 Prospect Park Drive, Suite 100 | Rancho Cordova, CA 95670 | [www.tetrattechgeo.com](http://www.tetrattechgeo.com)

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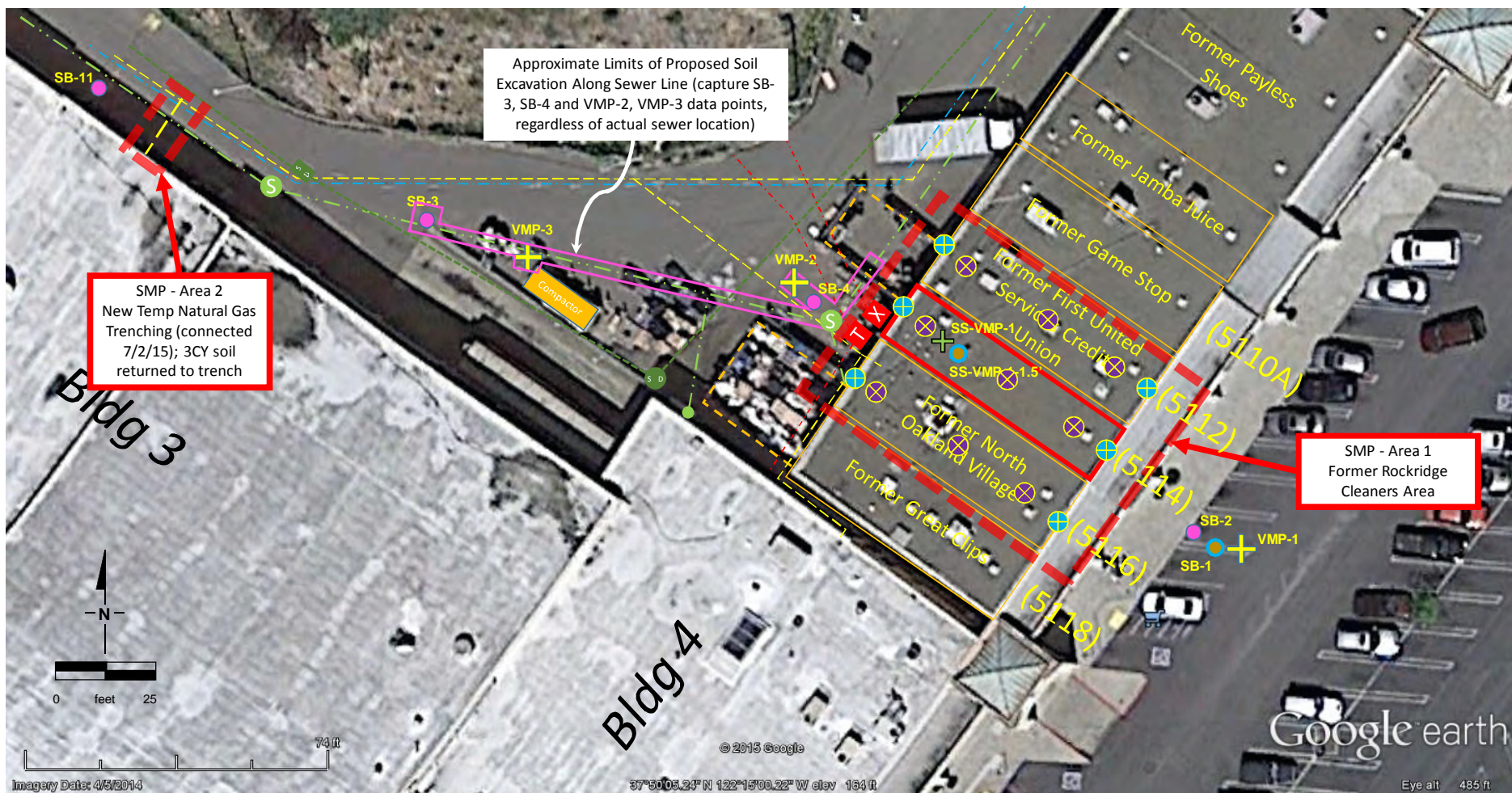


SOURCE: Google Earth Pro, April 5, 2014.



TITLE: <b>Site Map - Existing Rockridge Shopping Center</b>			
LOCATION: <b>5100 Broadway Oakland, California</b>			
 <b>TETRA TECH</b>	CHECKED:	TC	FIGURE: <b>1</b>
	DRAFTED:	KDH rev. KM	
	FILE:	117-7429001.	
	DATE:	08/12/15	





Approximate Limits of Proposed Soil Excavation Along Sewer Line (capture SB-3, SB-4 and VMP-2, VMP-3 data points, regardless of actual sewer location)

SMP - Area 2  
New Temp Natural Gas Trenching (connected 7/2/15); 3CY soil returned to trench

SMP - Area 1  
Former Rockridge Cleaners Area

Imagery Date: 4/5/2014  
SOURCE: Google Earth Pro, April 5, 2014.

- Soil Boring – 2001 (GeoTrans)
- Soil Boring – 2014 (Tetra Tech – formerly GeoTrans)
- + Soil Vapor Monitoring Point - 2014 (Tetra Tech)
- + Sub-Slab Vapor Monitoring Point – 2014 (Tetra Tech)

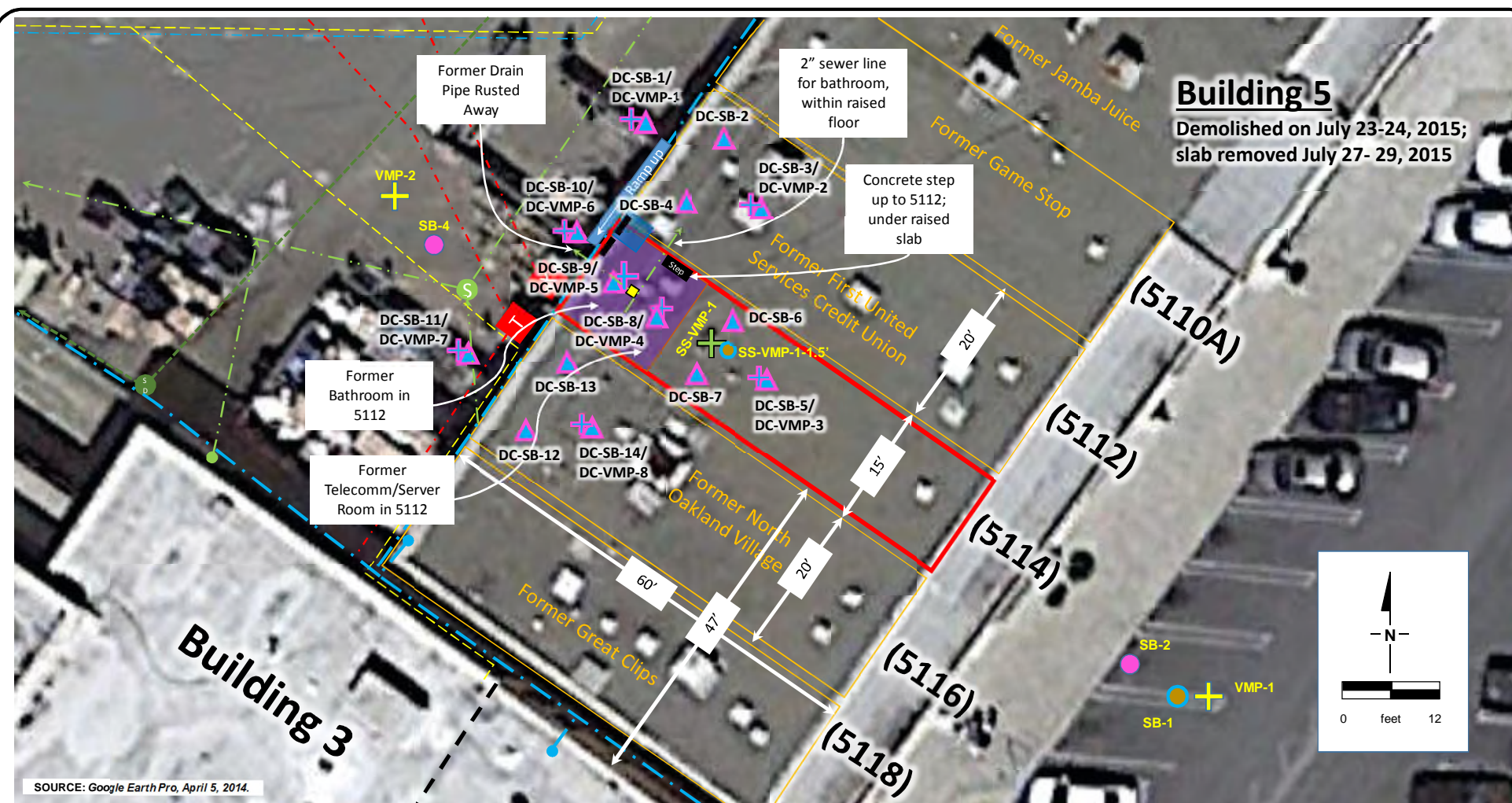
- Sanitary Sewer – approx. 7.5' bgs
- Storm Drain
- Water Line
- Natural Gas Line
- S Sanitary Sewer Man Hole
- b Storm Drain Grate
- T Existing Transformer
- X Removed Transformer
- Chain Link Storage Enclosure

**MiniRAE 3000 PID Screening**

- ⊗ 0-6" (from bottom of slab)  
ALL 0.0 ppmv
- ⊕ 36" (beneath perimeter footing)  
ALL 0.0 ppmv

TITLE: <b>SMP Boundaries - Former Rockridge Cleaners</b>			
LOCATION: <b>5114 Broadway Oakland, California</b>			
	CHECKED:	TC	<b>FIGURE: 2</b>
	DRAFTED:	KDH/KBM KM	
	FILE:	117-7429001..	
	DATE:	08/12/15	

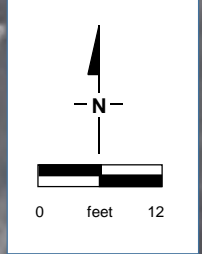




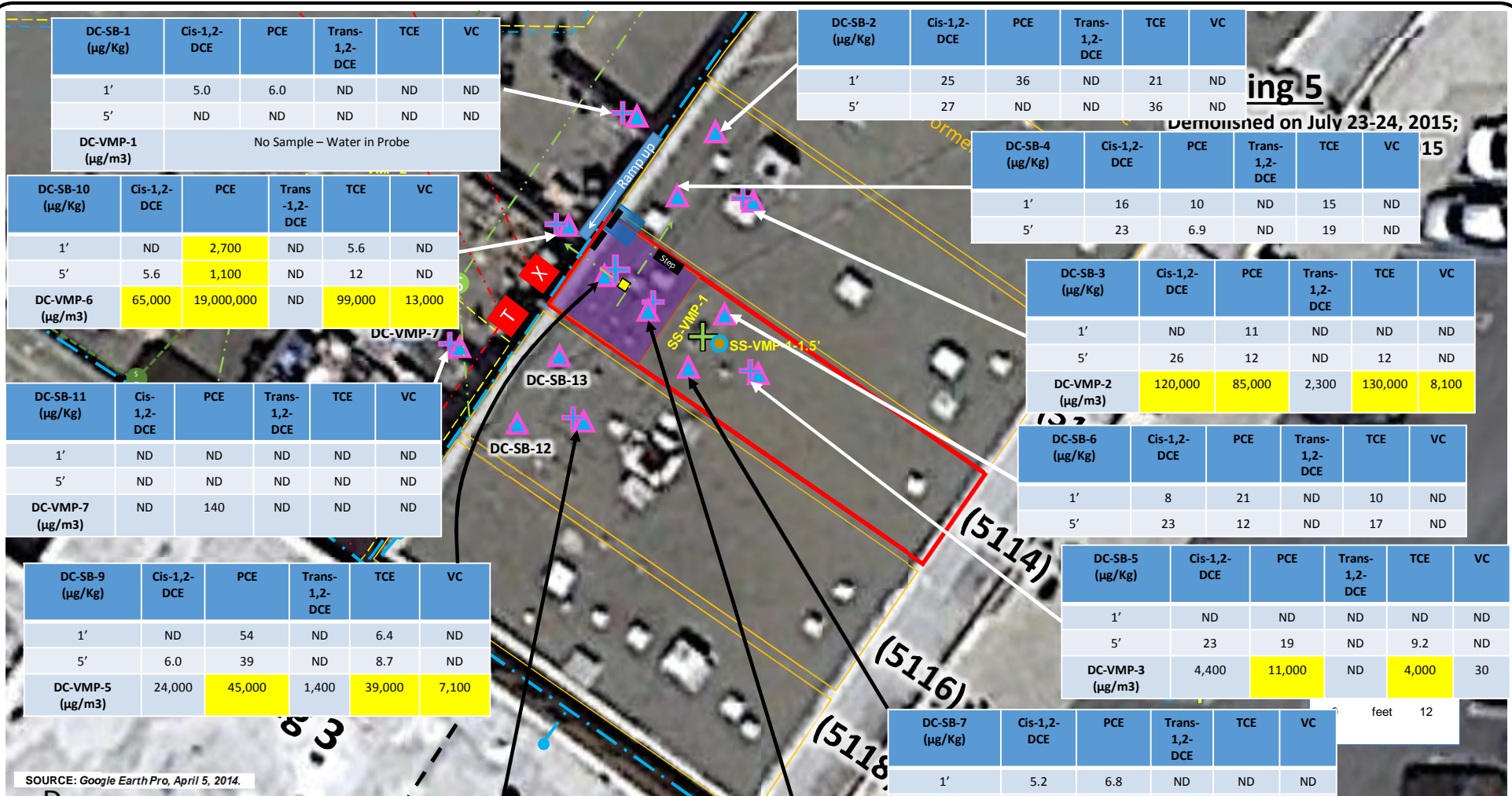
SOURCE: Google Earth Pro, April 5, 2014.

- Soil Boring – 2001 (GeoTrans)
- Soil Boring – 2014 (Tetra Tech – formerly GeoTrans)
- + Soil Vapor Monitoring Point - 2014 (Tetra Tech)
- + Sub-Slab Vapor Monitoring Point – 2014 (Tetra Tech)
- ▲ Soil Boring (5' bgs; sample 1' and 5') – 7/30/15 (Tetra Tech)
- + Soil Vapor Monitoring Point (5' bgs) – 7/30/15 (Tetra Tech); sampled and abandoned on 8/4/15.

- 12" x 12" floor drain at rear of former cleaner, beneath raised slab installed to expand 5112 tenant space
- Former doors – walled over and not used by recent tenant (Credit Union)
- 4' x 4' foyer, original to 5112 and 5114, with entry door at sidewalk grade. Ramp installed across front of door at later date.
- 14" raised slab to match elevation of 5112 slab, expanding 5112 space (not original to 5114). Concrete debris from wall-cut between tenant spaces used as fill before concrete pour, which excluded foyer area initially. Foyer filled in with ceramic toilet debris at a later date and concreted over (likely when ramp was constructed).



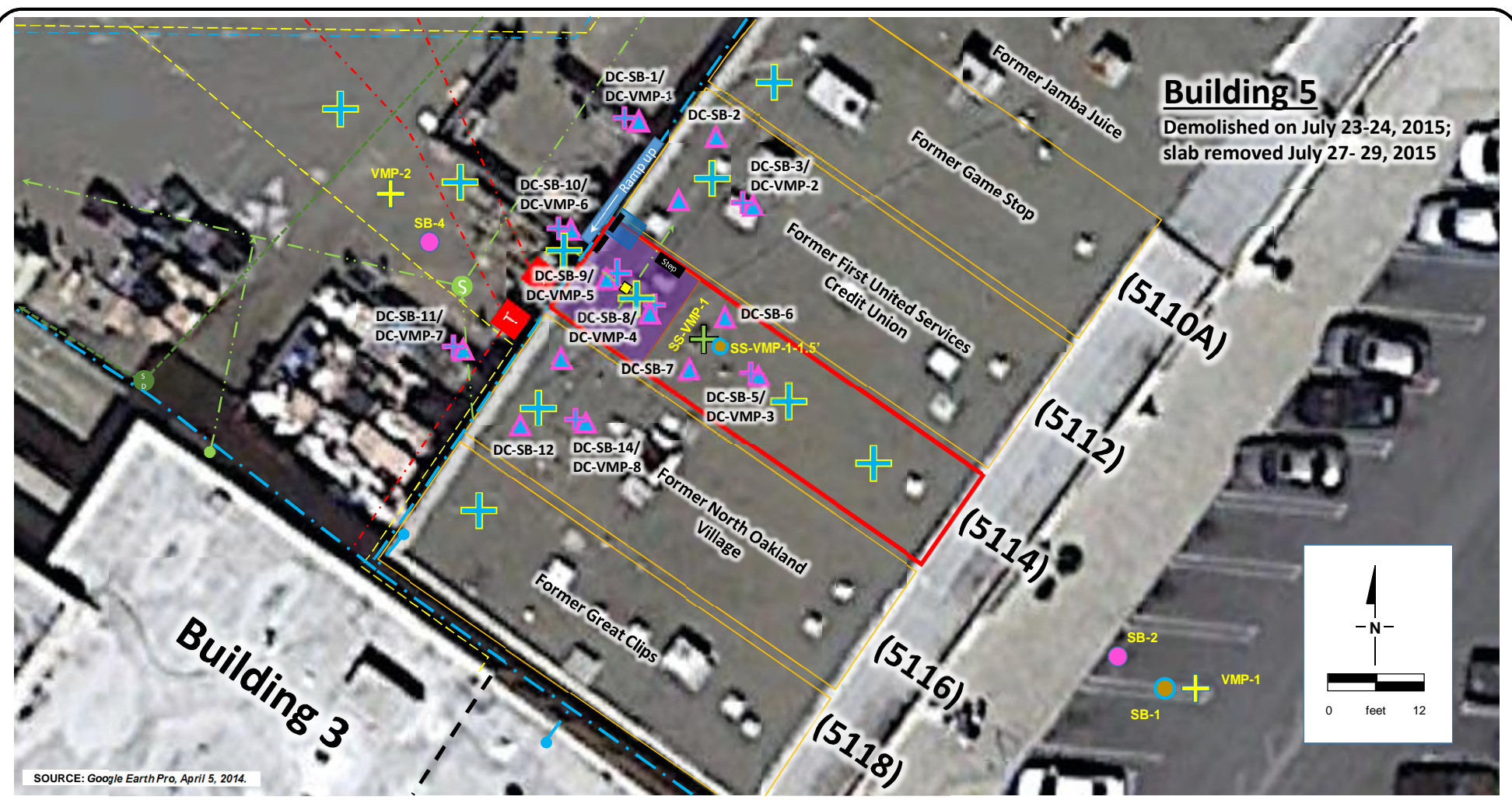
<b>TITLE: Additional Soil and Soil Vapor Sample Locations Former Rockridge Cleaners</b>			
<b>LOCATION: 5114 Broadway Oakland, California</b>			
<b>TETRA TECH</b>	CHECKED:	TC	<b>FIGURE: 3</b>
	DRAFTED:	KDK/KM	
	FILE:	117-7429001.	
	DATE:	08/12/15	



D  
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TITLE: Additional Soil and Soil Vapor Sample Locations - DATA Former Rockridge Cleaners	
LOCATION: 5114 Broadway Oakland, California	
	CHECKED: TC
	DRAFTED: KD/KM/KM
	FILE: 117-7429001
	DATE: 08/12/15
FIGURE: 4	

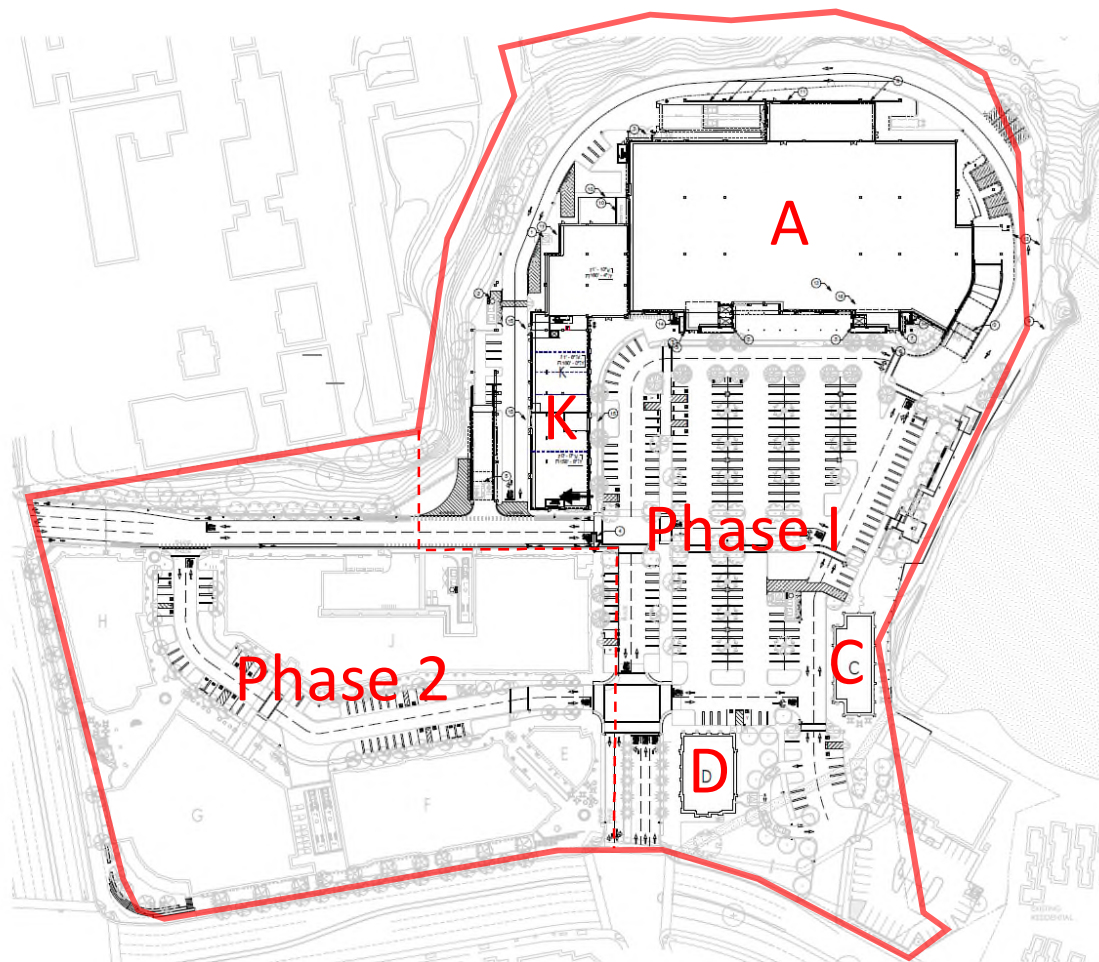




- Soil Boring – 2001 (GeoTrans)
- Soil Boring – 2014 (Tetra Tech – formerly GeoTrans)
- + Soil Vapor Monitoring Point - 2014 (Tetra Tech)
- + Sub-Slab Vapor Monitoring Point – 2014 (Tetra Tech)
- ▲ Soil Boring (5' bgs; sample 1' and 5') – 7/30/15 (Tetra Tech)
- + Soil Vapor Monitoring Point (5' bgs) – 7/30/15 (Tetra Tech); sampled and abandoned on 8/4/15.

+ Proposed Soil, Soil Vapor and GW Sample Location  
 Soil – sample 10', 15' and 20', bgs  
 Soil Vapor – sample 5' and 15', bgs  
 GW – 1 sample, if encountered (GW encountered at 22 feet bgs in boring SB-1 in 2014, but generally absent)

<b>TITLE: Proposed Step-Out Soil, Soil Vapor and GW Sample Locations Former Rockridge Cleaners</b>			
<b>LOCATION:</b>		5114 Broadway Oakland, California	
	CHECKED:	TC	<b>FIGURE: 5</b>
	DRAFTED:	KDH/KBM KM	
	FILE:	117-7429001.	
	DATE:	08/12/15	



SOURCE: JRDV Architects, Drawing AS111, May 30, 2014.



TITLE: <b>Redevelopment Plan - Proposed Shops at the Ridge</b>			
LOCATION: <b>5100 Broadway Oakland, California</b>			
 <b>TETRA TECH</b>	CHECKED:	TC	FIGURE: <b>6</b>
	DRAFTED:	KDH/KBM KM	
	FILE:	117-7429001.	
	DATE:	06/19/15	

**DRAFT**  
**TABLE 1**  
**Analytical Results Summary - Soil**  
**Former Rockridge Cleaners Area**  
**5100 Broadway (Former 5114 tenant space)**  
**Oakland, California**

Sample Location	Date Sampled	Depth (feet, bgs)	VOCs - EPA 8260B (µg/Kg)		
			cis-1,2-DCE	PCE	TCE
<i>Adjacent Former Tenant Space to North - 5112 Broadway</i>					
DC-SB-1-1'	7/30/2015	1	5.0	6.0	< 5.0
DC-SB-1-5'	7/30/2015	5	< 5.0	< 5.0	< 5.0
DC-SB-2-1'	7/30/2015	1	25	36	21
DC-SB-2-5'	7/30/2015	5	27	< 5.0	36
DC-SB-3-1'	7/30/2015	1	< 5.0	11	< 5.0
DC-SB-3-5'	7/30/2015	5	26	12	12
DC-SB-4-1'	7/30/2015	1	16	10	15
DC-SB-4-5'	7/30/2015	5	23	6.9	19
<i>5114 Broadway Former Tenant Space</i>					
DC-SB-5-1'	7/30/2015	1	< 5.0	< 5.0	< 5.0
DC-SB-5-5'	7/30/2015	5	23	19	9.2
DC-SB-6-1'	7/30/2015	1	8.0	21	10
DC-SB-6-5'	7/30/2015	5	23	12	17
DC-SB-7-1'	7/30/2015	1	5.2	6.8	< 5.0
DC-SB-7-5'	7/30/2015	5	6.0	7.5	< 5.0
DC-SB-8-1'	7/30/2015	1	< 5.0	7.8	< 5.0
DC-SB-8-5'	7/30/2015	5	6.3	8.1	12
DC-SB-9-1'	7/30/2015	1	< 5.0	54	6.4
DC-SB-9-5'	7/30/2015	5	6.0	39	8.7
DC-SB-10-1'	7/30/2015	1	< 5.0	2,700	5.6
DC-SB-10-5'	7/30/2015	5	5.6	1,100	12
<i>Adjacent Former Tenant Space to South - 5116 Broadway</i>					
DC-SB-11-1'	7/30/2015	1	< 5.0	< 5.0	< 5.0
DC-SB-11-5'	7/30/2015	5	< 5.0	< 5.0	< 5.0
DC-SB-12-1'	7/30/2015	1	< 5.0	< 5.0	< 5.0
DC-SB-12-5'	7/30/2015	5	< 5.0	< 5.0	< 5.0
DC-SB-13-1'	7/30/2015	1	< 5.0	< 5.0	< 5.0
DC-SB-13-5'	7/30/2015	5	8.5	< 5.0	8.6
DC-SB-14-1'	7/30/2015	1	< 5.0	< 5.0	< 5.0
DC-SB-14-5'	7/30/2015	5	< 5.0	< 5.0	< 5.0
ESL - Commercial			190	700	460
CHHSL - Commercial			NV	NV	NV

**Notes:**

Soil borings completed on bare ground, shortly after building slab and asphalt out back were removed (July 27-29, 2015). Former building pad was 4-5" thick concrete, and asphalt out back was 8-10-inches thick.

ESL Environmental Screening Level, Regional Water Quality Control Board, Table A-2, Commercial Land Use, Interim Final, December 2013.

CHHSL California Human Health Screening Level, Department of Toxic Substances Control (DTSC) / Office of Environmental Health Hazard Assessment (OEHHA), soil screening numbers for Commercial land use, Table 1, September 2010.

µg/Kg micrograms per kilogram or parts per billion (ppb).

mg/Kg milligrams per kilogram or parts per million (ppm).

NV No Value

Exceeds Screening Value



DRAFT

TABLE 2

Analytical Results Summary - Soil Vapor  
Former Rockridge Cleaners Area  
5100 Broadway (Former 5114 tenant space)  
Oakland, California

Sample Location	Date	Depth (feet, bgs)	VOCs - EPA TO-15 (µg/m3)						Modified ASTM D-1946
			1,1-Dichloroethene	cis-1,2-Dichloroethene	Tetrachloroethene (PCE)	trans-1,2-Dichloroethene	Trichloroethene (TCE)	Vinyl Chloride	Leak Compound Helium (%)
<i>Adjacent Former Tenant Space to North - 5112 Broadway</i>									
DC-VMP-1	8/4/2015	4.75 - 5	No Sample (1)						NA
DC-VMP-2	8/4/2015	4.75 - 5	680	120,000	85,000	2,300	130,000	8,100	< 0.11
<i>5114 Broadway Former Tenant Space</i>									
DC-VMP-3	8/4/2015	4.75 - 5	< 23	4,400	11,000	< 23	4,000	30	5.4
DC-VMP-4	8/4/2015	4.75 - 5	< 57	2,600	54,000	< 57	41,000	< 37	< 0.12
DC-VMP-5	8/4/2015	4.75 - 5	280	24,000	45,000	1,400	39,000	7,100	< 0.11
DC-VMP-6	8/4/2015	4.75 - 5	<15,000	65,000	19,000,000	< 15,000	99,000	13,000	< 0.12
<i>Adjacent Former Tenant Space to South - 5116 Broadway</i>									
DC-VMP-7	8/4/2015	4.75 - 5	< 4.6	< 4.6	140	< 4.6	< 6.3	< 3	< 0.14
DC-VMP-8	8/4/2015	4.75 - 5	55	7,400	380	380	720	6,100	< 0.11
ESL - Commercial			880,000	31,000	2,100	260,000	3,000	160	NA
CHHSL - Commercial			NV	44,000	600	89,000	1,800	45	NA

**Notes:**

- NOTE: Additional compounds detected below screening values; see laboratory data sheets.
- (1) No sample due to water in probe. Leaking water valve boxes in immediate vicinity are suspected source of water, damaged during recent building demolition.
- µg/m3 micrograms per cubic meter
- ESL RWQCB Environmental Screening Level, Soil Gas Screening Levels for Evaluation of Potential Vapor Intrusion, Table E-2, Interim Final, December 2013.
- CHHSL California Human Health Screening Level (CHHSL), Office of Environmental Health Hazard Assessment (OEHA), Table 3; Soil-Gas Screening Values, September 23, 2010.
- NV No Value
- NA Not Applicable
- Exceeds Screening Value



**Photographic Documentation**  
**Soil Boring and Vapor Monitoring Probe Installation**  
**Former Rockridge Dry Cleaner – 5100 Broadway**  
**(5114 tenant space area)**  
**Oakland California**  
**Project No.: 117-7429001.06**

**Photo: 1**

**Description:** During building demolition, it was discovered that the bathroom/server room at the rear of 5112 was actually the rear 15-feet of the 5114 dry cleaner tenant space, constructed atop a concrete pad installed to match the 5112 tenant space floor elevation.

**Orientation:** Northwest



**Photo: 2**

**Description:** Rear of dry cleaner tenant space. Demolition revealed a rusted steel door concealed in the wall, split across the 5112/5114 tenant spaces, with bottom of door behind the concrete ramp, at sidewalk grade. Sidewalk is beneath the ramp.

**Orientation:** Southeast







**Photographic Documentation**  
**Soil Boring and Vapor Monitoring Probe Installation**  
**Former Rockridge Dry Cleaner – 5100 Broadway**  
**(5114 tenant space area)**  
**Oakland California**  
**Project No.: 117-7429001.06**

**Photo: 3**

**Description:** Rusted out steel door. Formerly served both 5112/5114 tenant spaces.

**Orientation:** Southeast



**Photo: 4**

**Description:** Elevated slab removed from rear of 5114. Consists of concrete wall debris created when 5112 expanded into 5114 space. The notch in the slab represents the 4'x4' foyer entry for the original steel door that served both 5112 and 5114 spaces. Foyer was not initially filled in when elevated slab was installed in 5114.





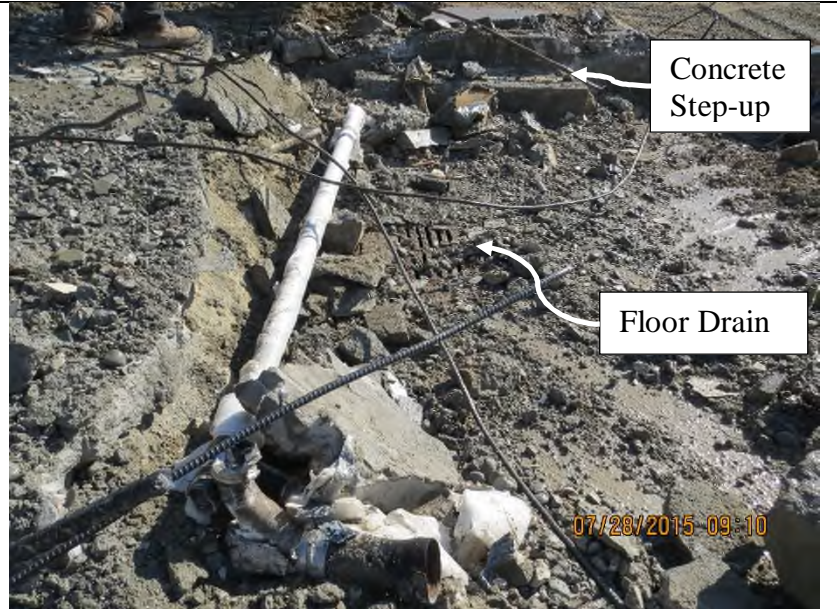


**Photographic Documentation**  
**Soil Boring and Vapor Monitoring Probe Installation**  
**Former Rockridge Dry Cleaner – 5100 Broadway**  
**(5114 tenant space area)**  
**Oakland California**  
**Project No.: 117-7429001.06**

**Photo: 5**

**Description:** 12" x 12" steel floor drain in the original concrete slab of 5114, beneath the elevated slab used to expand 5112 into 5114. White wrapped piping is more recent sewer line for bathroom in 5112 space. Concrete step up from 5114 to 5112 visible in background, used prior to 5112 expansion into 5114.

**Orientation:** Northeast



**Photo: 6**

**Description:** PID reading of floor drain immediately after uncovering (0.0 ppmv). Associated drain piping headed to rear of tenant space, but was only identified by a rust stain in the soil.

**Orientation:**





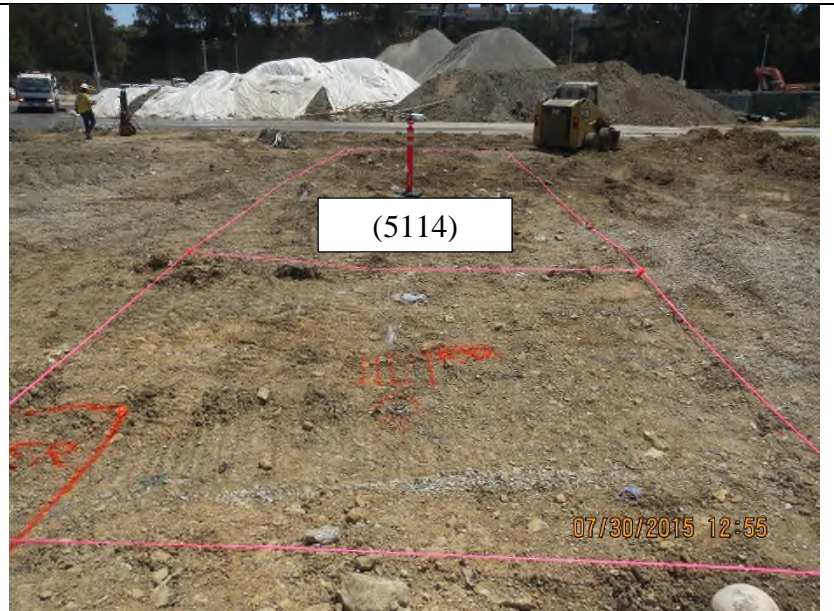


**Photographic Documentation**  
**Soil Boring and Vapor Monitoring Probe Installation**  
**Former Rockridge Dry Cleaner – 5100 Broadway**  
**(5114 tenant space area)**  
**Oakland California**  
**Project No.: 117-7429001.06**

**Photo: 7**

**Description:** Looking southeast along the length of the former 5114 tenant space in Building 5; former Rockridge Cleaners. Near, square area, represents bathroom/server room raised floor area, most recently associated with the 5112 tenant space (to left).

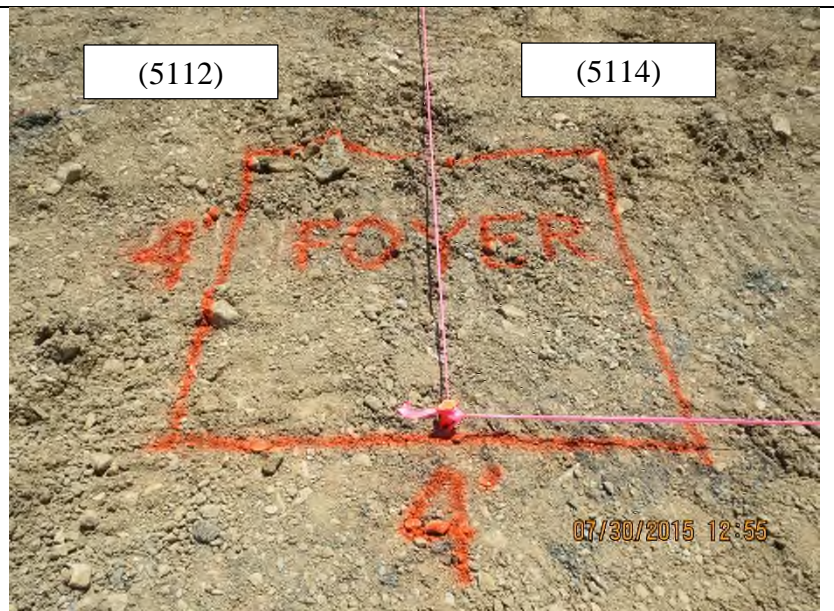
**Orientation:** Southeast



**Photo: 8**

**Description:** Former entrance foyer to both 5112 and 5114 tenant spaces. The 5112 floor slab was elevated 14” compared to the 5114 floor slab.

**Orientation:** Southeast







**Photographic Documentation**  
**Soil Boring and Vapor Monitoring Probe Installation**  
**Former Rockridge Dry Cleaner – 5100 Broadway**  
**(5114 tenant space area)**  
**Oakland California**  
**Project No.: 117-7429001.06**

**Photo: 9**

**Description:** Former 12” x 12” floor drain located in 5114 floor slab, subsequently covered by raised floor slab during expansion of 5112 tenant space into the 5114 tenant space (15’ x 15’ area to back).

**Orientation:** Southeast



**Photo: 10**

**Description:** Looking southwest along the rear of former 5112 tenant space.

**Orientation:** Southwest







**Photographic Documentation**  
**Soil Boring and Vapor Monitoring Probe Installation**  
**Former Rockridge Dry Cleaner – 5100 Broadway**  
**(5114 tenant space area)**  
**Oakland California**  
**Project No.: 117-7429001.06**

**Photo: 11**

**Description:** Looking northwest along the length of the former 5114 tenant space in Building 5; former Rockridge Cleaners.

**Orientation:** Northwest



**Photo: 12**

**Description:** Sample point DC-SB-14/DC-VMP-8.

**Orientation:** Northwest







**Photographic Documentation**  
**Soil Boring and Vapor Monitoring Probe Installation**  
**Former Rockridge Dry Cleaner – 5100 Broadway**  
**(5114 tenant space area)**  
**Oakland California**  
**Project No.: 117-7429001.06**

**Photo: 13**

**Description:** Sample point DC-SB-3/DC-VMP-2. Water valve box and DC-SB-1/DC-VMP-1 (next to orange delineator) visible in background. Water line is live.

**Orientation:** Northwest



**Photo: 14**

**Description:** Sample point DC-SB-10/DC-VMP-6. Remnant slab of 8- to 10-inch thick asphalt is visible next to bollard. Water valve box visible left of frame.

**Orientation:** Southwest







**Photographic Documentation**  
**Soil Boring and Vapor Monitoring Probe Installation**  
**Former Rockridge Dry Cleaner – 5100 Broadway**  
**(5114 tenant space area)**  
**Oakland California**  
**Project No.: 117-7429001.06**

**Photo: 15**

**Description:** Sample point DC-SB-11/DC-VMP-7.

**Orientation:** Northeast



**Photo: 16**

**Description:** Looking northwest along the dividing line between 5114 and 5116 tenant spaces.

**Orientation:** Northwest





**Photographic Documentation**  
**Soil Boring and Vapor Monitoring Probe Installation**  
**Former Rockridge Dry Cleaner – 5100 Broadway**  
**(5114 tenant space area)**  
**Oakland California**  
**Project No.: 117-7429001.06**

**Photo: 17**

**Description:** Summa canisters set up for sampling VMPs on August 4, 2015.

**Orientation:** West



**Photo: 18**

**Description:** Typical VMP sampling setup.

**Orientation:** N/A

