

Redevelopment of Former Orchard Property and Industrial Park into a Neighborhood Park

Sunnyvale, CA



EKI assisted the City of Sunnyvale (City) with the redevelopment of a 5-acre industrial site into a neighborhood park. On behalf of the City, EKI implemented a Phase II subsurface investigation to screen for chemicals of concern in soil and shallow groundwater. EKI established a grid across the entire site (including the existing buildings) and used a multi-increment sampling technique to obtain representative concentrations of lead and arsenic in soil both vertically and laterally. EKI also performed testing to assess whether the soil would be classified as a hazardous waste, if excavated. Sampling of shallow soils across the site identified the presence of agricultural chemicals in soil, e.g., pesticides, lead, and arsenic, which were likely the result of former orchard activity on the site. Groundwater sampling was also conducted and low levels of tetrachloroethylene (PCE), a common degreasing solvent, were present in groundwater. The PCE could have been released by past industrial operations, e.g., machine shops, metal fabrication. EKI also coordinated with subconsultants for the performance of hazardous materials surveys of site buildings, e.g., lead and asbestos surveys, and the completion of a cultural resources survey.

EKI then assisted the City with evaluation of potential remediation scenarios and estimated costs to implement soil remediation. To decrease the uncertainty in remedial cost estimates, EKI performed additional characterization of the extent of chemicals in soil on the site. The work performed by EKI provided the City an understanding of the potential environmental liabilities associated with the project as they moved forward with the park planning process. EKI prepared demolition plans and specifications, and oversaw the lead and asbestos abatement. As building slabs were being removed, EKI screened under the buildings to look for unknown contamination (e.g., the potential source of PCE in groundwater). Following building demolition, EKI prepared soil remediation plans and specifications, oversaw soil remedial activities, and documented completion of remedial activities in a Removal Action Completion report. The Site was granted closure by the California Department of Toxic Substances Control in April 2013.