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By Alameda County Environmental Health 2:58 pm, Mar 18, 2016

**Peter Solar**  
**Managing Director**

Mr. Gabe Stivala, P.G  
ATC Group Services LLC  
915 Highland Point Drive, Suite 250  
Roseville, CA 95678

Subject: **Work Plan for Additional Site Assessment**  
2820 and 2855 Broadway, Oakland, CA  
Alameda County LOP No. RO 3198

Dear Mr. Stivala:

I have reviewed and approved the subject report. Please submit it to the regulatory agencies listed in the distribution section of the report. Should any of the agencies require it, I am prepared to declare, under penalty of perjury, that to the best of my knowledge, the information contained in the report is true and correct.

Sincerely,

A handwritten signature in dark ink, appearing to read "P. Solar", is written above a horizontal line.

Peter Solar  
Managing Director  
Alliance Residential Company  
477 Pacific Ave, Suite One  
San Francisco, California 94133



ENVIRONMENTAL • GEOTECHNICAL  
BUILDING SCIENCES • MATERIALS TESTING

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March 16, 2016

Ms. Dilan Roe  
Alameda County  
Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502

**Subject: Work Plan for Additional Site Assessment**  
2820 and 2855 Broadway  
Oakland, California  
Alameda County LOP No. RO 3198

Dear Ms. Roe:

On behalf of Alliance Realty Company (Alliance), ATC Group Services LLC (ATC) has prepared this work plan to conduct additional soil and groundwater assessment for the above referenced parcels (the "site"). The work plan was prepared in response to the meeting between Alliance, ATC and the Alameda County Environmental Health on February 19, 2016. In the meeting, the ACEH requested additional assessment to address exceedances of San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs) for 1) carbon tetrachloride reported in groundwater in borings B-11 and B-16, at concentrations of 34 µg/L and 4.8 µg/L, respectively, which are at or above the vapor inhalation ESL of 4.8 micrograms per liter (µg/L); 2) benzene reported in the groundwater sample collected from boring B-21 at 120 µg/L above the vapor inhalation ESL of 27 µg/L; and 3) lead reported in a soil sample collected from three feet below ground surface (bgs) in B-21 at a concentration of 1,500 milligrams per kilograms (mg/kg) above the residential land use ESL of 80 mg/kg. Analytical data is summarized in tables 1 through 4.

Notably, there are no known sources of carbon tetrachloride on either parcel and therefore, it is possible that carbon tetrachloride is from off-site or is otherwise part of a regional groundwater plume. Based on the known petroleum impacts in groundwater on the adjacent 2800 Broadway Site and apparent distribution of those impacts, ATC anticipates that the benzene identified on the 2820 Broadway parcel is associated with the plume originating at 2800 Broadway.

This work plan outlines a scope to further investigate the three issues above.

## **SITE LOCATION**

The site is located on the west and east sides of Broadway between 28<sup>th</sup> and 29<sup>th</sup> Streets in Oakland, California, (**Figure 1**). The site is currently utilized as automotive dealership. The location is a commercial area.

## **SCOPE OF WORK**

### **Planning and Permits**

ATC will obtain a drilling permit from Alameda County Public Works for the advancement and installation of seven borings that will intersect groundwater.

## Health and Safety Plan

As required by the Occupational Safety and Health Administration (OSHA) Standard “Hazardous Waste Operations and Emergency Response” guidelines (29 CFR 1910.120), and by California Occupational Safety and Health Administration (Cal-OSHA) “Hazardous Waste Operations and Emergency Response” guidelines (CCR Title 8, Section 5192), ATC will prepare a Site-Specific Health and Safety Plan (HASP) prior to the commencement of fieldwork. The Site-Specific HASP will be reviewed and signed by field staff and contractors before beginning field operations at the site.

## Underground Utility Locating and Clearance

In advance of field activities, ATC will mark the locations of the proposed well and boring in accordance with the Underground Service Alert (USA) guidelines, and notify USA of upcoming subsurface activities in order for existing underground utilities in the area of proposed work to be located and contact avoided. ATC will also contract a private utility locator to confirm the locations of underground utilities in the vicinity of the drilling locations.

## Subsurface Investigation

ATC will contract with a C-57 licensed drilling company to advance total of seven (7) direct push borings (B-24 through B-26 at 2855 Broadway and B-27 through B-30 at 2820 Broadway). A proposed boring location map is provided as **Figure 2**. Borings will be advanced to depths to five feet below first encountered groundwater, or to a maximum depth of 25 feet bgs. Groundwater is anticipated to be encountered at approximately 15 feet bgs. Soil borings will be advanced using a direct-push technology.

An ATC field scientist, under the responsible charge of a California Registered Professional Engineer or Geologist, will log the borings and collect soil and groundwater samples. Soil samples will be collected continuously from each boring and for lithologic logging and field screening. The soil will be extracted from the boring in a 4-foot by 1.5-inch outside diameter (O.D.) core sampler equipped with an acetate liner. Soil will be logged in general accordance with the American Standards for Testing Materials (ASTM) 2488-06 and the Unified Soil Classification System (USCS). Soil boring logs will indicate the depth of the various strata and record other pertinent information regarding the advancement and sampling of each borehole. Soil will be observed visual impacts and screened using a photo-ionization detector (PID).

The sampling equipment will be decontaminated between sample locations to reduce the potential for cross-contamination. Decontamination will consist of thoroughly washing the sampling equipment with an Alconox (a commercial surfactant) and distilled water wash followed by a distilled water rinse and/or high-pressure steam cleaning. Latex or nitrile gloves will be worn during sample collection. Soil cuttings stored in drums for subsequent disposal and the surface cover will be patched with concrete or asphalt, if any.

Borings locations have been selected based on previous assessment information. Below is the table summarizing the rationale for the proposed boring locations, quantities of samples, and analysis:

Boring Number	Address	Boring Location Rationale	Samples and Analysis
B-24	2855 Broadway	Located around previous borings B-11 and B-16, will further assess the lateral distribution of carbon tetrachloride in groundwater reported in B-11 and B-16.	One groundwater sample; VOCs by EPA 8260B.
B-25	2855 Broadway	Located around previous borings B-11 and B-16, will further assess the lateral distribution of carbon tetrachloride in groundwater reported in B-11 and B-16.	One groundwater sample; VOCs by EPA 8260B.
B-26	2855 Broadway	Located around previous borings B-11 and B-16, will further assess the lateral	One groundwater sample; VOCs by EPA 8260B.

Boring Number	Address	Boring Location Rationale	Samples and Analysis
		distribution of carbon tetrachloride in groundwater reported in B-11 and B-16.	
B-27	2820 Broadway	Located in the vicinity of B-21 to assess for lateral and vertical extent of lead in soil. In addition will assess the lateral extent of benzene in groundwater.	Up to three soil samples; BTEX by EPA 8260B, and Lead by EPA 6010B. One groundwater sample; VOCs by EPA 8260
B-28	2820 Broadway	Located in the vicinity of B-21 to assess for lateral and vertical extent of lead in soil. In addition will assess the lateral extent of benzene in groundwater.	Up to three soil samples; BTEX by EPA 8260B, and Lead by EPA 6010B. One groundwater sample; VOCs by EPA 8260
B-29	2820 Broadway	Located in the vicinity of B-21 to assess for lateral and vertical extent of lead in soil. In addition will assess the lateral extent of benzene in groundwater.	Up to three soil samples; BTEX by EPA 8260B, and Lead by EPA 6010B. One groundwater sample; VOCs by EPA 8260
B-30	2820 Broadway	Located in the upgradient of B-21 and near the property line to assess the lateral extent of benzene in groundwater.	Up to three soil samples; BTEX by EPA 8260B, and Lead by EPA 6010B. One groundwater sample; VOCs by EPA 8260

The samples collected for laboratory analysis will be stored in a cooler filled with ice. Proper chain-of-custody documentation will be utilized for sample submittal to the analytical laboratory.

Time and access permitting, ATC may advance additional step out borings, collect additional samples, and place them on hold in the event the results for B-27 through B-30 indicate a need for additional delineation.

### **Report Preparation**

Upon completion of the soil and groundwater assessment activities, a summary report will be prepared and submitted to ACEH, which will include a description of field activities, laboratory analytical data in tabular form, boring logs, site plans, laboratory report sheets, and a comparison of laboratory analytical data to the appropriate ESLs.

### **Projected Schedule**


Once approval of this work plan has been received and site access has been obtained, ATC will confirm a schedule for drilling activities. ATC will notify ACEH at least 48 hours prior to beginning any field activities. The summary report will be submitted to ACEH approximately 15 days after the completion of all field activities. We will also be available to discuss the results with you.

Please contact Gabe Stivala at (925) 223-7123 if you have questions or comments.

Respectfully submitted,  
ATC



Gabe Stivala, P.G.  
Senior Project Manager  
CA Professional Geologist No.7780

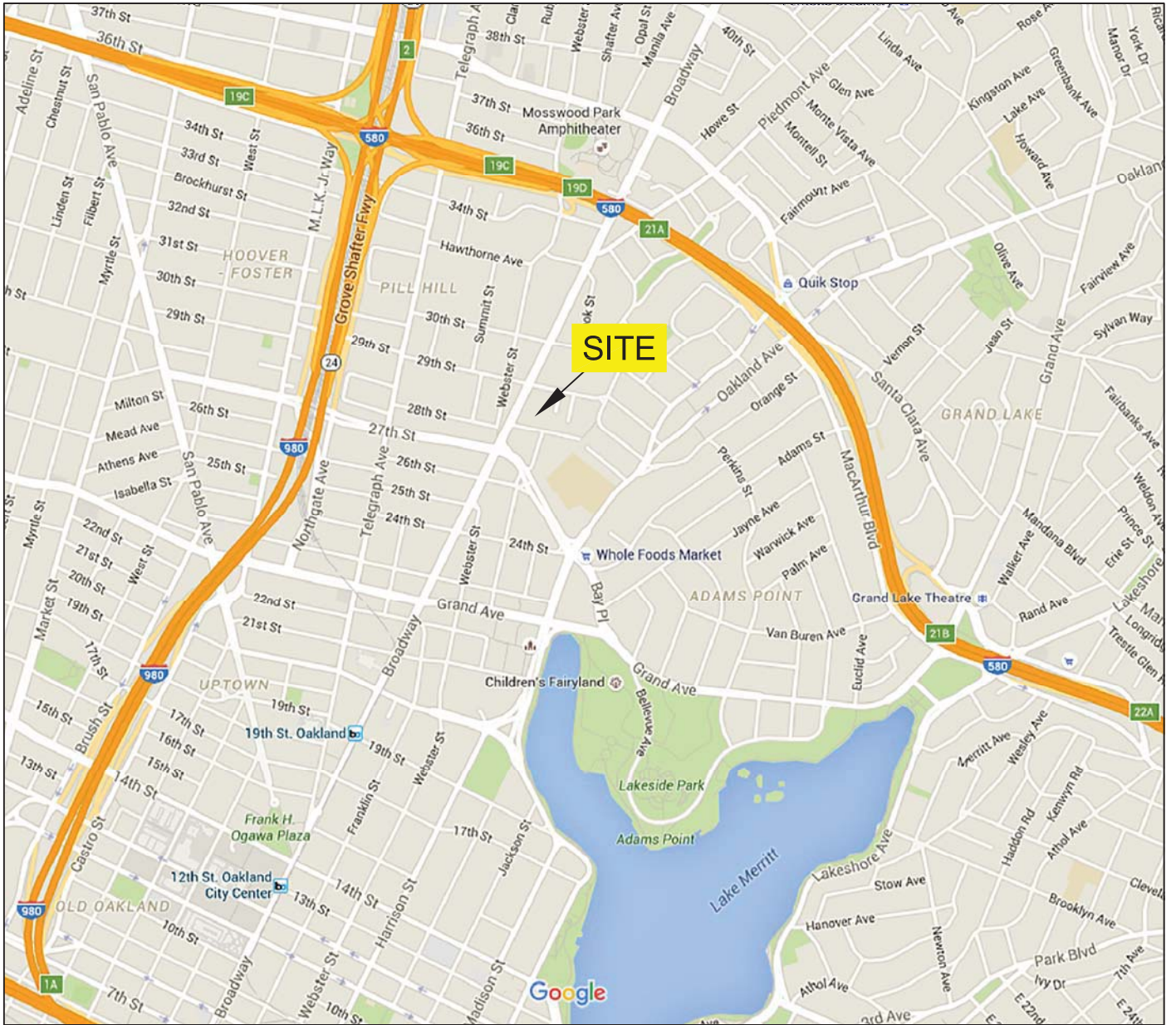


Andrew D. Stuart  
National Program Director

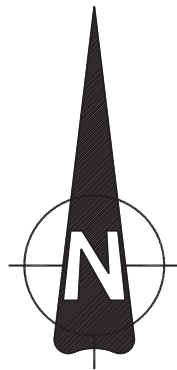
#### Attachments

- cc Peter Solar, Alliance
- Elizabeth Mack, Locke Lord
- Geotracker upload
- Alameda County EHD FTP upload





SOURCE: GOOGLE MAPS. RETRIEVED 12/10/15. NOT TO SCALE



### SITE VICINITY MAP

ALLIANCE REALTY  
 2800, 2820, AND 2855 BROADWAY  
 OAKLAND, CALIFORNIA

PROJECT NUMBER: 118EM01075	DATE: 12/10/15	FIGURE
APPROVED BY: GS	DRAWN BY: JB	1

**ATC** GROUP SERVICES LLC 701 University Avenue, Suite 200  
 Sacramento, CA 95825  
 Ph: (916) 386-3870 \*\*\* Fax: (916) 923-6251



PROJECT NUMBER: 118EM01075 DATE: 12/10/15  
 APPROVED BY: AH DRAWN BY: JB

**ATC**  
 PROFESSIONAL ENGINEERS

3261 S. Higuera Street, Suite 200  
 San Luis Obispo, CA 93401  
 Ph: (805) 543-7007 \*\*\* Fax: (805) 543-7027

**SITE PLANS WITH TCE AND TPHq CONTOURS FOR GROUNDWATER**  
 ALLIANCE REALTY  
 2800, 2820, AND 2855 BROADWAY  
 OAKLAND, CA



**TABLE 4**  
**Summary of Groundwater Laboratory Analytical Data - Metals**  
 2800, 2820, 2855 Broadway  
 Oakland, CA

Sample ID	Sample Date	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Nickel	Vanadium	Zinc	Lead	Mercury
		(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)
<b>2820 Broadway</b>														
B1-W	9/19/2015	<0.010	<0.010	<b>0.14</b>	<0.0020	<0.0020	<0.010	<b>0.0082</b>	<0.020	<b>0.018</b>	<0.010	<0.020	<0.0050	<0.00020
B3-W	9/19/2015	<0.010	<0.010	<b>0.10</b>	<0.0020	<0.0020	<0.010	<b>0.012</b>	<0.020	<0.021	<0.010	<0.020	<0.0050	<0.00020
ESL, Groundwater		0.006	0.01	1	0.00053	0.00025	0.05	0.003	0.0031	0.0082	0.019	0.081	0.0025	0.000025

**Definitions/Abbreviations:**

EPA -- Environmental Protection Agency  
 bgs -- Below Ground Surface  
 ft -- feet  
 J -- Estimated value between method detection limit and reporting limit.  
 mg/kg -- Milligrams per kilogram  
 <0.0048 -- Constituent not detected above specific laboratory reporting limit indicated

**Notes:**

ESL, Groundwater:  
 San Francisco Bay, Regional Water quality Control Board, *Environmental Screening Levels (ESL's)*,  
**Summary Table A and C.** Environmental Screening Levels (ESLs),  
 Groundwater is Current or Potential Source of Drinking Water. December 2013.  
 Source: [http://www.waterboards.ca.gov/sanfranciscobay/water\\_issues/programs/esl.shtml](http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/esl.shtml).  
 Viewed December 9, 2015.  
 Summary Table A and Table C: ESL values for groundwater are the same for shallow and deep soils, and are not dependent on land use being residential or commercial.

**Notes:**

Laboratory analysis for metals was conducted via EPA method 6010B except for Mercury.  
 Analysis for Mercury was conducted via EPA method 7471A  
 Results reported above the ESL are highlighted.  
 Results reported above the laboratory reporting limit (RL) are presented in **bold** font.  
 ESL Table values were converted from ug/L to mg/kg for consistency with laboratory data.





**TABLE 3**  
**Summary of Soil Laboratory Analytical Data - Metals**  
 2800, 2820, 2855 Broadway  
 Oakland, CA

Sample ID	Depth (ft bgs)	Sample Date	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Nickel	Vanadium	Zinc	Lead	Mercury
			(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
<b>2820 Broadway</b>															
B1-5'	5	9/19/2015	<1.5	<3.1	95	0.45	<0.38	23	5.1	9.7	21	22	24	4.8	0.049
B1-10'	10	9/19/2015	<0.33	2.8	120	0.45	<0.083	26	5.1	9.3	38	25	17	4.2	0.031
B1-15'	15	9/19/2015	<0.44	3.9	88	0.28	0.11	22	7.0	12	34	22	28	4.7	<0.0094
B3-5'	5	9/19/2015	<0.32	3.0	95	0.33	<0.081	29	18	10	29	28	20	5.1	0.057
B3-10'	10	9/19/2015	<1.6	4.3	160	0.48	<0.39	42	17	16	56	36	32	6.6	0.034
B3-15'	15	9/19/2015	<1.4	<2.7	100	0.46	<0.34	41	16	22	57	19	55	6.8	0.061
B3-20'	20	9/19/2015	<0.34	6.5	86	0.17	0.33	28	7.9	10	35	34	23	3.3	0.068
B3-24'	24	9/19/2015	1.4	9.6	100	0.28	<0.30	38	11	15	50	36	41	4.2	0.044
B21-3'	3	11/6/2015	45	7.1	470	0.52	<0.25	48	7.7	870	40	27	960	1,500	0.25
<b>2855 Broadway</b>															
B15-8'	8	11/05/15	<0.5	6.8	150	<0.5	<0.25	30	8.4	23	31	34	79	72	0.21
B15-12'	12	11/05/15	<0.5	3.4	170	0.61	<0.25	63	11	23	82	45	56	7.3	0.07
B15-16'	16	11/05/15	<0.5	3.3	160	0.70	<0.25	70	12	28	80	46	68	8.9	0.061
B15-20'	20	11/05/15	0.54	4.7	160	0.56	0.30	47	9.7	22	57	44	52	7.9	<0.05
B15-24'	24	11/05/15	<0.5	11	160	0.58	<0.25	48	10	23	57	45	56	8.1	<0.05
B16-8'	8	11/05/15	<0.5	5.1	250	0.94	<0.25	67	11	28	100	50	260	7.1	0.16
B16-16'	16	11/05/15	<0.5	4.0	200	0.83	0.29	72	16	32	95	52	79	10	0.074
B16-24'	24	11/05/15	<0.5	8.0	150	0.55	<0.25	45	8.7	18	50	39	48	6.1	0.12
B16-28	28	11/05/15	<0.5	11	140	<0.5	<0.25	44	8.7	20	50	38	49	6.4	0.16
ESL, Summary Table A. Shallow Soils (<9.8 feet) Residential Land Use			20	0.39	750	4.0	12	1,000	23	230	150	200	600	80	6.7
ESL, Summary Table C Deep Soils (>9.8 feet) Residential Land Use			31	0.39	2,500	160	78	2,500	23	2,500	1,500	390	2,500	80	6.7
<b>Definitions/Abbreviations:</b>															
EPA -- Environmental Protection Agency								<b>Notes:</b>							
bgs -- Below Ground Surface								ESL, Summary Table A (<9.8 feet):							
ft -- feet								San Francisco Bay, Regional Water quality Control Board, <i>Environmental Screening Levels (ESL's)</i> ,							
J -- Estimated value between method detection limit and reporting limit.								<b>Summary Table A.</b> Environmental Screening Levels (ESLs), Shallow Soils (<3m bgs),							
mg/kg -- Milligrams per kilogram								Groundwater is Current or Potential Source of Drinking Water, Residential / Commercial Land Use. December 2013.							
<0.0048 -- Constituent not detected above specific laboratory reporting limit indicated								Source: <a href="http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/esl.shtml">http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/esl.shtml</a> .							
ESL -- Environmental screening level (Table A-2 : Commercial Land Use)/SWRCB Region 2 ESL Tables Interim Final - December 2013								Viewed December 9, 2015.							
								ESL, Summary Table C (>9.8 feet):							
								San Francisco Bay, Regional Water quality Control Board, <i>Environmental Screening Levels (ESL's)</i> ,							
								<b>Summary Table C.</b> <i>Environmental Screening Levels (ESLs), Deep Soils (&gt;3m bgs)</i> ,							
								Groundwater is a Current or Potential Source of Drinking Water, Residential / Commercial Land Use. December 2013.							
								Source: <a href="http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/esl.shtml">http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/esl.shtml</a> .							
								Viewed December 9, 2015.							
<b>Notes:</b>															
Laboratory analysis for metals was conducted via EPA method 6010B except for Mercury.															
Analysis for Mercury was conducted via EPA method 7471A															
Results reported above the ESL are highlighted.															
Results reported above the laboratory reporting limit (RL) are presented in bold font.															



**TABLE 2**  
**Summary of Groundwater Laboratory Analytical Data - Organics**  
 2800, 2820, 2855 Broadway  
 Oakland, CA

Sample ID	Sample Date	TPHg (µg/L)	TPHd (µg/L)	TPHo (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)	MTBE (µg/L)	cis-1,2-Dichloroethene (µg/L)	Trichloroethene (µg/L)	Naphthalene (µg/L)	Other VOCs (µg/L)
<b>2855 Broadway</b>													
B11	10/04/15	<50	<b>480</b>	<b>460</b>	<0.50	<0.50	<0.50	<1.0	<0.50	<0.50	<0.50	<1.0	Carbon tetrachloride - <b>34</b> Chloroform - <b>8.3</b>
B-15	11/05/15	<50	<b>120</b>	<500	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	ND
B-16	11/05/15	<50	<50	<250	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	Carbon Tetrachloride - <b>4.8</b> Chloroform - <b>9.5</b>
<b>2820 Broadway</b>													
B1-W	09/19/15	<50	<65	<130	<0.50	<0.50	<0.50	<1.0	<b>1.6</b>	<0.50	<0.50	<1.0	ND
B3-W	09/19/15	<50	<b>160</b>	<b>350</b>	<0.50	<0.50	<0.50	<1.0	<0.50	<b>0.79</b>	<b>32</b>	<1.0	ND
B-17	11/05/15	<50	<b>95</b>	<b>310</b>	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	Carbon Tetrachloride - <b>1.9</b>
B-18	11/05/15	<50	<b>190</b>	<b>1,000</b>	<0.50	<0.50	<0.50	<0.50	<b>0.58</b>	<0.50	<0.50	<0.50	Carbon Tetrachloride - <b>0.8</b>
B-19	11/06/15	<50	<150	<750	<0.50	<0.50	<0.50	<0.50	<b>1.1</b>	<0.50	<b>7.9</b>	<0.50	ND
B-20	11/06/15	<50	<b>640</b>	<b>1,800</b>	<0.50	<0.50	<0.50	<0.50	<0.50	<b>0.72</b>	<b>14</b>	<0.50	ND
B-21	11/06/15	<b>5,500</b>	<b>1,100</b>	<b>880</b>	<b>120</b>	<b>42</b>	<b>83</b>	<b>210</b>	<5.0	<5.0	<b>28</b>	<b>13</b>	2-Butanone (MEK) - <b>64</b> 2-Hexanone - <b>10</b> Isopropylbenzene - <b>26</b> n-Propyl benzene - <b>21</b> 1,2,4-Trimethylbenzene - <b>130</b> 1,3,5-Trimethylbenzene - <b>39</b>
B-22	11/06/15	<b>75</b>	<b>420</b>	<b>3,400</b>	<1.2	<1.2	<1.2	<1.2	<1.2	<b>3.3</b>	<b>39</b>	<1.2	ND
B-23	11/06/15	<b>800</b>	<b>160</b>	<500	<b>16</b>	<b>3.2</b>	<b>3.1</b>	<2.5	<2.5	<b>4.7</b>	<b>79</b>	<2.5	Isopropylbenzene - <b>6.2</b> n-Propyl benzene - <b>2.5</b> 1,3,5-Trimethylbenzene - <b>6.8</b>
ESL, Table E-1 Groundwater Screening Levels for Evaluation of Vapor Intrusion Residential Land Use		NV	NV	NV	27	95000	310	37000	9,900	3,100	130	160	2-Butanone (MEK) - 23,000,000; Carbon Tetrachloride - 4.8; Tetrachloroethene - 63; *
ESL Groundwater (µg/L)		100	100	100	1	40	30	20	5	6	5	6.1	Acetone - 1,500; Carbon tetrachloride - 0.5; Chloroform - 80; Chloromethane - 130; 1,2-Dichloroethane - 0.5; 1,1-Dichloroethene - 6; trans-1,2-Dichloroethene - 10; 2-Butanone (MEK) - 4,900; Tetrachloroethene - 5; 1,1,2-Trichloroethane - 5; *
<b>Definitions/Abbreviations:</b>													
EPA -- Environmental Protection Agency TPHg -- Gasoline Range Organics (GRO) C5-C12 by EPA 8015 Gas chromatograph (GC) TPHd -- Extractable fuel hydrocarbons (EFC) C10 - C28 by EPA 8015 GC TPHo -- Extractable fuel hydrocarbons (EFC) C24 - C26 by EPA 8015 GC µg/kg -- Micrograms per kilogram (equivalent to parts per billion [ppb]) Total Xylenes -- Meta-, ortho-, and para-xylenes by EPA Method 8260B MTBE -- Methyl tertiary-butyl ether by EPA Test Method 8260B Ethanol -- Analyzed by EPA Test Method by 8260B bgs -- Below Ground Surface ft -- feet < -- Less than the laboratory reporting limit indicated. ND -- not detected above laboratory method detection limits J -- Estimated value between method detection limit and reporting limit. * -- "Other VOCs" ESLs are not listed in this table because they are not listed in the ESL tables. SSG -- Collect soil gas sample Results reported above the laboratory reporting limit (RL) are presented in bold font. Results for any compound above its ESL are highlighted. Gas, diesel, and oil that are (collectively) above the ESL are highlighted.													
<b>Notes:</b>													
ESL, Summary Table E-1: San Francisco Bay, Regional Water quality Control Board, <i>Environmental Screening Levels (ESLs), Table E-1</i> . <i>Groundwater Screening Levels for Evaluation of Potential Vapor Intrusion (volatile chemicals only)</i> . Fine - Coarse Mix, Residential / Commercial Land Use (µg/L), December 2013. *Source: <http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/esl.shtml> Viewed February 10, 2016.													
ESL Groundwater (µg/L) San Francisco Bay, Regional Water quality Control Board, <i>Environmental Screening Levels (ESLs), Summary Table A &amp; C</i> . Environmental Screening Levels (ESLs), Groundwater is Current or Potential Source of Drinking Water, Groundwater ESL values are the same for shallow and deep soil impacts, and are not dependent on land use being residential or commercial.													



**TABLE 1**  
**Summary of Soil Laboratory Analytical Data - Organics**  
 2800, 2820, 2855 Broadway  
 Oakland, CA

Sample ID	Sample Depth (ft bgs)	Sample Date	TPHg	TPHd	TPHo	Benzene	Toluene	Ethyl benzene	Total Xylenes	MTBE	cis-1,2-Dichloroethene	Trichloroethene (TCE)	Naphthalene	Other VOCs
			(mg/kg)	(mg/kg)	(mg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)	(µg/kg)
<b>Soil Borings - AEI</b>														
<b>2855 Broadway</b>														
SB1-12.0	12	4/8/2015	<1.0	<1.0	<5.0	--	--	--	--	--	--	<5.0	--	ND
SB2-12.0	12	4/8/2015	<1.0	<1.0	<5.0	--	--	--	--	--	--	<5.0	--	ND
SB3-12.0	12	4/8/2015	<1.0	<b>4.7</b>	<b>56</b>	--	--	--	--	--	--	<5.0	--	ND
<b>2820 Broadway</b>														
SB7-12.0	12	4/8/2015	<1.0	<1.0	<5.0	--	--	--	--	--	--	<5.0	--	ND
SB8-12.0	12	4/8/2015	<1.0	<b>1.2</b>	<5.0	--	--	--	--	--	--	<5.0	--	ND
SB9-4.0	4	4/8/2015	<b>3.5</b>	<b>22</b>	<b>180</b>	--	--	--	--	--	--	<5.0	--	ND
SB10-4.0	4	4/8/2015	<b>2.4</b>	<b>70</b>	<b>340</b>	--	--	--	--	--	--	<5.0	--	ND
SB11-12.0	12	4/8/2015	<1.0	<1.0	<5.0	--	--	--	--	--	--	<5.0	--	ND
<b>Soil Borings - ATC</b>														
<b>2855 Broadway</b>														
B11	na	10/03/15	Collected groundwater sample only. No soil samples collected.											
B15-8"	8	11/05/15	<b>12</b>	<b>290</b>	<b>590</b>	<5.0	<b>6.3</b>	<b>9.7</b>	<b>76</b>	<5.0	<5.0	<5.0	<b>150</b>	n-Butyl benzene - <b>30</b> sec-Butyl benzene - <b>16</b> Isopropylbenzene - <b>11</b> n-Propyl benzene - <b>17</b> 1,2,4-Trimethylbenzene - <b>120</b> 1,3,5-Trimethylbenzene - <b>47</b>
B15-12"	12	11/05/15	<b>1.3</b>	<b>1.2</b>	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<b>5.6</b>	ND
B15-16"	16	11/05/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B15-20"	20	11/05/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B15-24"	24	11/05/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B15-28"	28	11/05/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B16-8"	8	11/05/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B16-12"	12	11/05/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B16-16"	16	11/05/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	Carbon Tetrachloride - <b>14</b>
B16-20"	20	11/05/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	Carbon Tetrachloride - <b>16</b>
B16-24"	24	11/05/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	Carbon Tetrachloride - <b>11</b>
B16-28"	28	11/05/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	Carbon Tetrachloride - <b>10</b> Chloroform - <b>7.6</b>
<b>2820 Broadway</b>														
B1-5'	5	09/19/15	<0.230	<b>3.1</b>	<49	<4.6	<4.6	<4.6	<9.2	<4.6	<4.6	<4.6	<9.2	ND
B1-10'	10	09/19/15	<0.240	<b>1.2</b>	<50	<4.8	<4.8	<4.8	<9.6	<4.8	<4.8	<4.8	<9.6	ND
B1-15'	15	09/19/15	<0.240	<b>1.3</b>	<50	<4.9	<4.9	<4.9	<9.8	<4.9	<4.9	<4.9	<9.8	ND
B3-5'	5	09/19/15	<0.250	<b>2.8</b>	<50	<5.0	<5.0	<5.0	<9.8	<5.0	<5.0	<5.0	<9.8	ND
B3-10'	10	09/19/15	<0.250	<b>4.3</b>	<50	<4.9	<4.9	<4.9	<9.9	<4.9	<4.9	<4.9	<9.9	ND
B3-15'	15	09/19/15	<0.250	<0.99	<50	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	<10	ND
B3-20'	20	09/19/15	<0.250	<0.99	<49	<5.0	<5.0	<5.0	<9.9	<5.0	<5.0	<5.0	<9.9	ND
B3-24'	24	09/19/15	<0.250	<b>1.8</b>	<50	<5.0	<5.0	<5.0	<9.9	<5.0	<5.0	<5.0	<9.9	ND
B17	na	11/05/15	Collected groundwater sample only. No soil samples collected.											
B18-8"	8	11/05/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B18-12"	12	11/05/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B18-16"	16	11/05/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B18-20"	20	11/05/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B18-24"	24	11/05/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B19-8"	8	11/06/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B19-12"	12	11/06/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B19-16"	16	11/06/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<b>16</b>	<5.0	ND
B19-20"	20	11/06/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B19-24"	24	11/06/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B20-8"	8	11/06/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B20-10"	10	11/06/15	<b>3.3</b>	<b>8.6</b>	<b>15</b>	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	sec-Butyl benzene - <b>9.2</b>
B20-12"	12	11/06/15	<b>3.6</b>	<b>9.7</b>	<b>19</b>	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B20-16"	16	11/06/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B20-19"	19	11/06/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B20-24"	24	11/06/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B21-3'	3	11/06/15	<b>40</b>	<b>680</b>	<b>3,100</b>	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B22-8"	8	11/06/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B22-12"	12	11/06/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B22-16"	16	11/06/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B22-21"	21	11/06/15	<0.250	<1.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
B23	na	11/6/15	Collected groundwater sample only. No soil samples collected.											
ESL Summary Table A, Shallow Soils (<9.8 feet)			100	100	100	44	2,900	3,300	2,300	23	190	460	1,200	Chloroform - 1,100; Carbon tetrachloride - 110; *
ESL Summary Table C, Deep Soils (>9.8 feet)			500	110	500	44	2,900	3,300	2,300	23	190	460	1,200	Chloroform - 1,100; Carbon tetrachloride - 110; *
<b>Definitions/Abbreviations:</b>														
EPA -- Environmental Protection Agency														
TPHg -- Gasoline Range Organics (GRO) (C5-C12) by EPA 8015 Gas chromatograph (GC)														
TPHd -- Extractable fuel hydrocarbons (EFHC) (C10 - C28) by EPA 8015 GC														
TPHo -- Extractable fuel hydrocarbons (EFHC) (C4 - C38) by EPA 8015 GC														
mg/kg -- Milligrams per kilogram (equivalent to parts per million [ppm])														
µg/kg -- Micrograms per kilogram (equivalent to parts per billion [ppb])														
Total Xylenes -- Meta-, ortho-, and para-xylenes by EPA Method 8260B														
MTBE -- Methyl tertiary-butyl ether by EPA Test Method 8260B														
Ethanol -- Analyzed by EPA Test Method by 8260B														
bgs -- Below Ground Surface														
n -- feet														
< -- Less than the laboratory reporting limit indicated.														
ND -- not detected above laboratory method detection limits														
J -- Estimated value between method detection limit and reporting limit.														
* -- "Other VOCs" ESLs are not listed in this table because they are not listed in the ESL table														
Results reported above the laboratory reporting limit (RL) are presented in bold font.														
Results for any compound above its ESL are highlighted. Gas, diesel, and oil that are (collectively) above the ESL are highlighted.														
<b>Notes:</b>														
ESL Summary Table A (<9.8 feet): San Francisco Bay, Regional Water quality Control Board, Environmental Screening Levels (ESL's), Summary Table A, Environmental Screening Levels (ESL's), Shallow Soils (<3m bgs), Groundwater is Current or Potential Source of Drinking Water, Residential Land Use, December 2013.														
Source: <a href="http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/esl.shtml">http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/esl.shtml</a> . Viewed December 9, 2015.														
Table A ESL residential and commercial land use values are the same.														
ESL Summary Table C (>9.8 feet): San Francisco Bay, Regional Water quality Control Board, Environmental Screening Levels (ESL's), Summary Table C, Environmental Screening Levels (ESL's), Deep Soils (>3m bgs), Groundwater is a Current or Potential Source of Drinking Water, Residential Land Use, December 2013.														
Source: <a href="http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/esl.shtml">http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/esl.shtml</a> . Viewed December 9, 2015.														
Table C ESL residential and commercial land use values are the same.														