



***Data Gaps Investigation Work Plan  
and  
Site Conceptual Model***

FOR:

**2800 Broadway  
Oakland, California 94612  
ACEH Case RO0003201**

PREPARED FOR:

**M&M Property  
2740 Broadway  
Oakland, California 94612**

SUBMITTED TO:

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Alameda County Environmental Health  
1131 Harbor Bay Parkway, Suite 250  
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PREPARED BY:

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1485 Treat Blvd., Suite 203A  
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**November 23, 2016**

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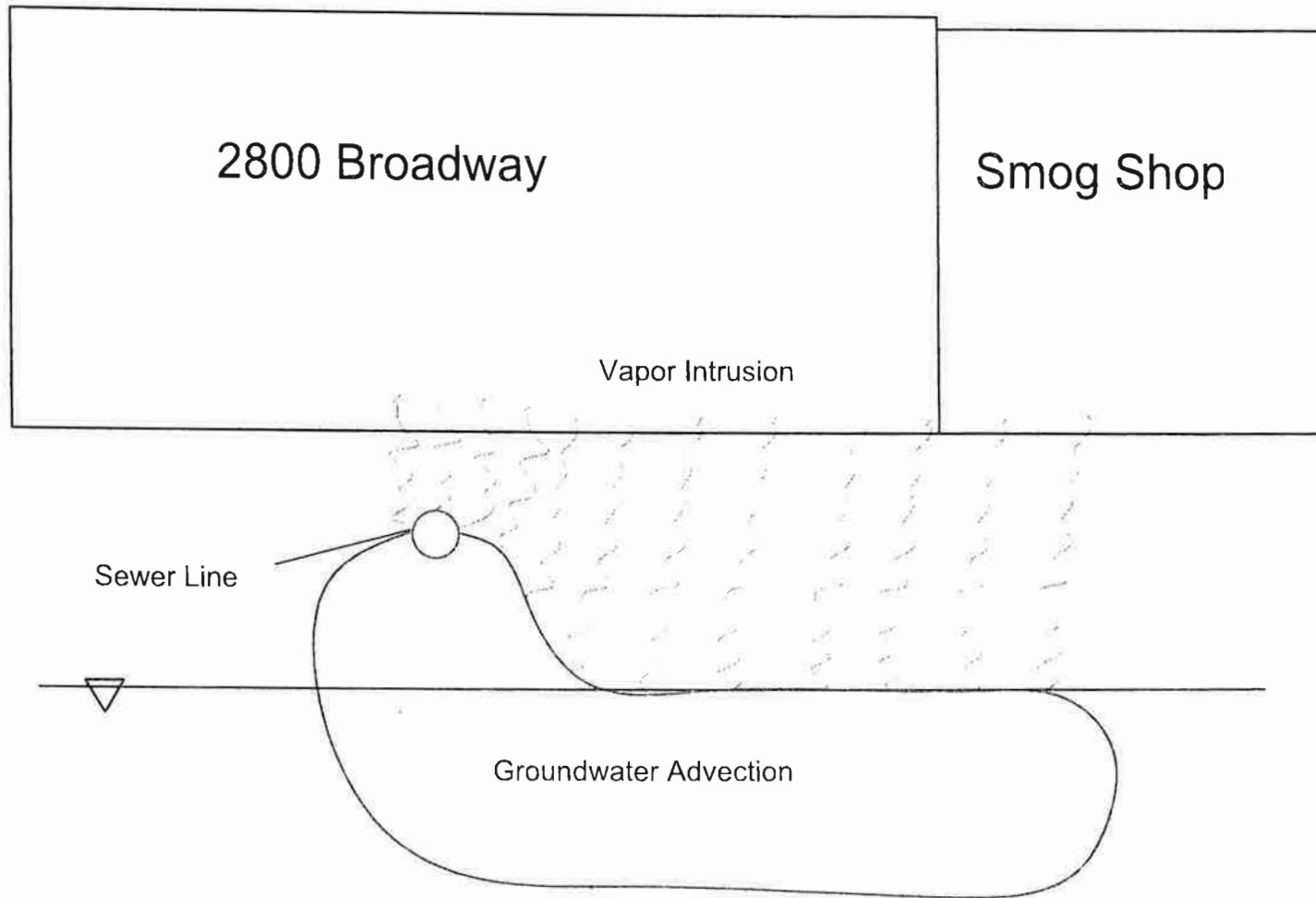
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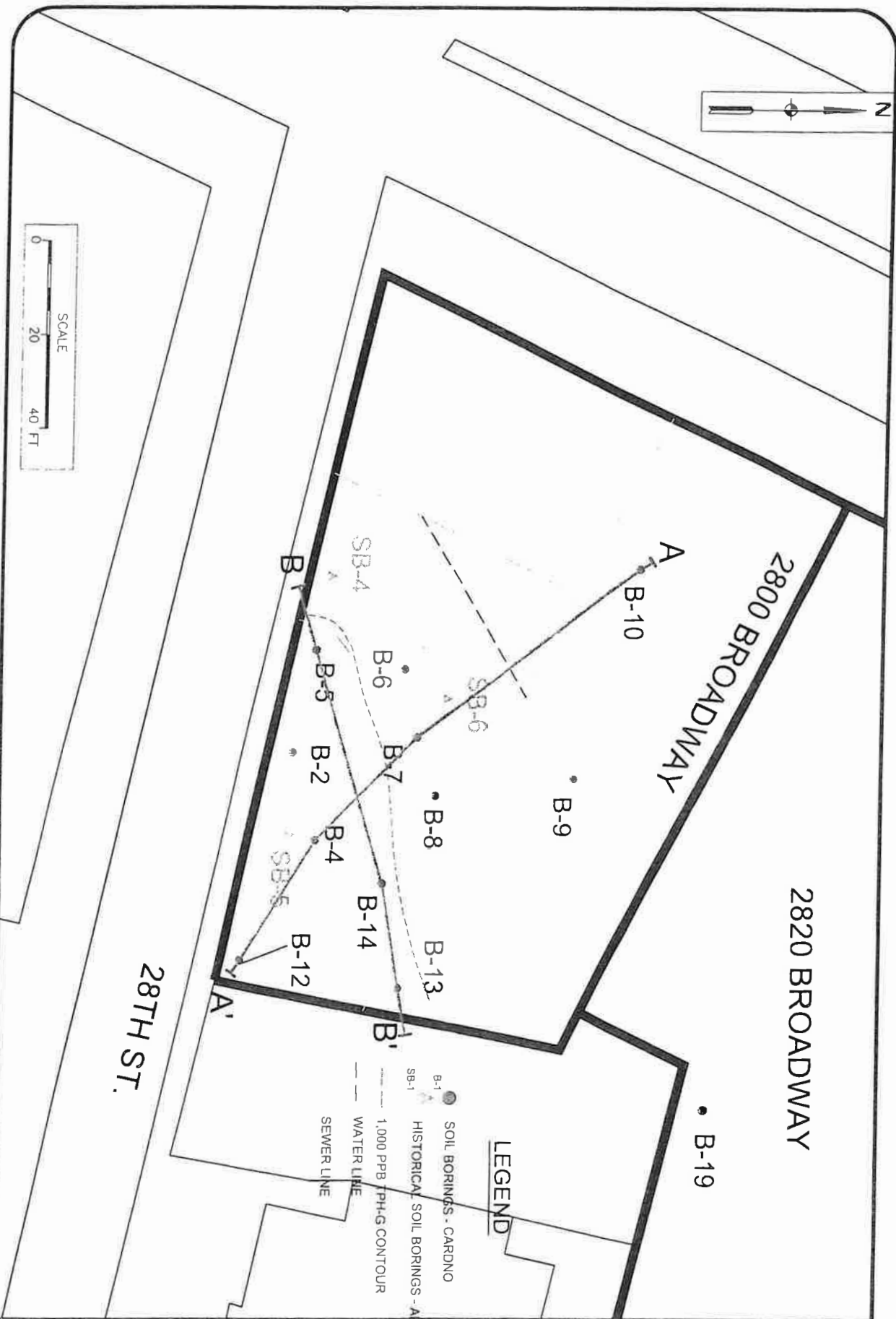
Appendix B Alameda County Public Works Well Search Inventory (2000' radius)



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**Site Conceptual Model Cross Section**  
**Premier Hyundai of Oakland**  
**2800 Broadway**  
**Oakland, California**

Project : 1137	Figure:
Date: 11/23/16	2
Scale: NTS	



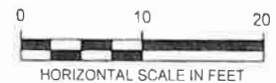
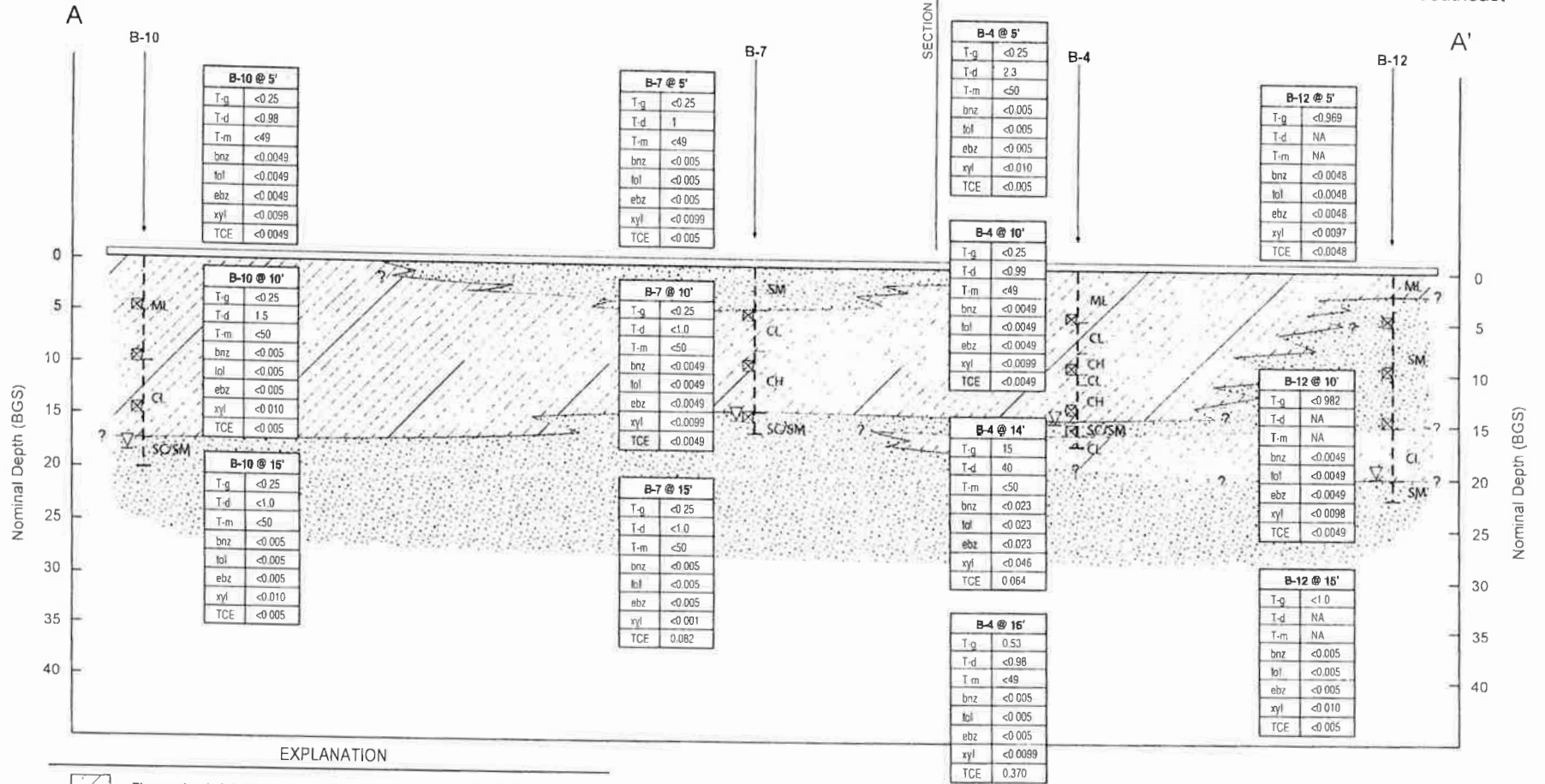
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**Cross-Section Index Map**  
 2800 Broadway  
 Oakland, California

Project : 1137	Figure:
Date: 11/23/16	3
Scale: as shown	

Northwest

Southeast



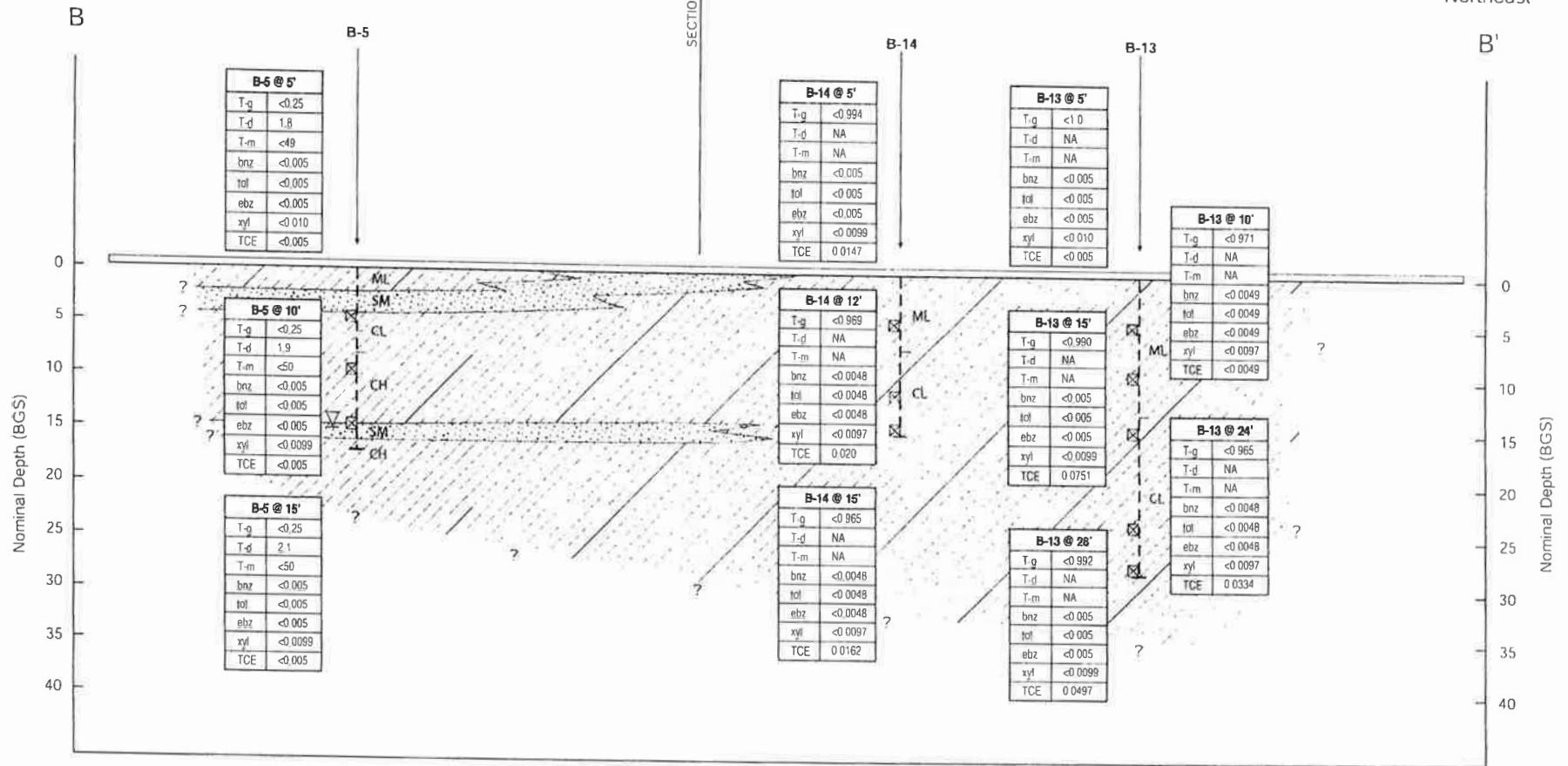
**Fig. 4 - CROSS SECTION A-A' with Soil Concentrations**  
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Southwest

Northeast



EXPLANATION

- Fine-grained Unit (clays and silts)
- Coarse-grained Unit (sands, gravels, silty and clayey sands and gravels)
- Groundwater level (at time of drilling)
- Soil Sample

Abbreviations

- T-g TPH-g
- T-d TPH-d
- T-m TPH-mo
- bnz benzene
- tol toluene
- ebz ethylbenzene
- xyf xylenes
- TCE TCE
- Nap Naphthalene

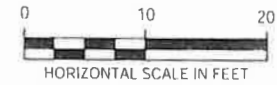


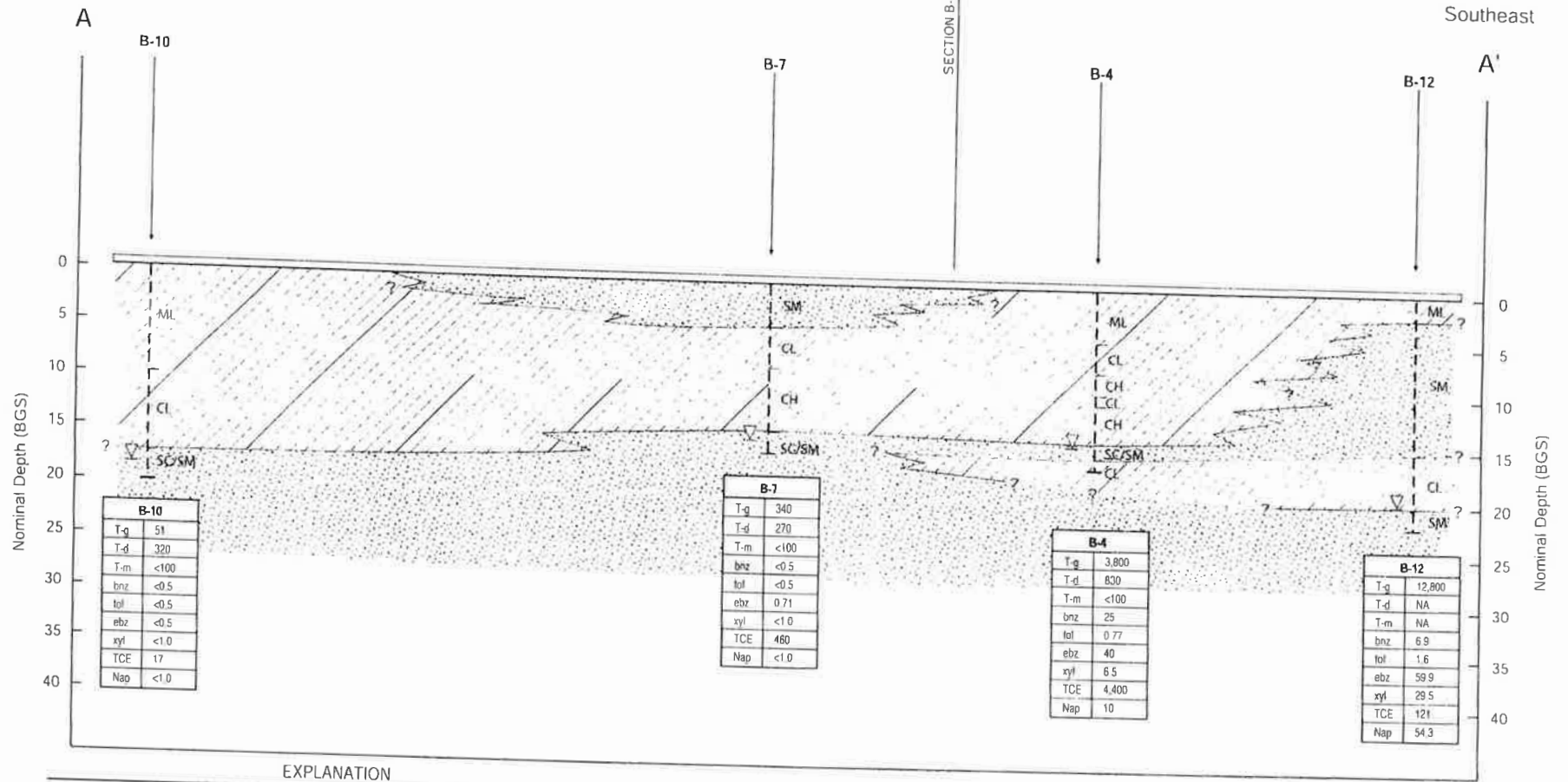
Fig. 5 - CROSS SECTION B-B' with Soil Concentrations  
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Northwest

Southeast



B-10	
T-g	51
T-d	320
T-m	<100
bnz	<0.5
tol	<0.5
ebz	<0.5
xyf	<1.0
TCE	17
Nap	<1.0

B-7	
T-g	340
T-d	270
T-m	<100
bnz	<0.5
tol	<0.5
ebz	0.71
xyf	<1.0
TCE	460
Nap	<1.0

B-4	
T-g	3,800
T-d	830
T-m	<100
bnz	25
tol	0.77
ebz	40
xyf	6.5
TCE	4,400
Nap	10

B-12	
T-g	12,800
T-d	NA
T-m	NA
bnz	6.9
tol	1.6
ebz	59.9
xyf	29.5
TCE	121
Nap	54.3

EXPLANATION

- Fine-grained Unit (clays and silts)
- Coarse-grained Unit (sands, gravels, silty and clayey sands and gravels)
- Groundwater level (at time of drilling)
- Soil Sample

- Abbreviations
- T-g TPH-g
  - T-d TPH-d
  - T-m TPH-mo
  - bnz benzene
  - tol toluene
  - ebz ethylbenzene
  - xyf xylenes
  - TCE TCE
  - Nap Naphthalene

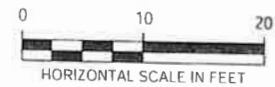


Fig. 6 - CROSS SECTION A-A' with Groundwater Concentrations  
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Southwest

SECTION A-A

Northeast

B

B-5

B-14

B-13

B'

Nominal Depth (BGS)

Nominal Depth (BGS)

0 5 10 15 20 25 30 35 40

0 5 10 15 20 25 30 35 40

T-g	14,000
T-d	710
T-m	<110
bnz	56
tol	15
ebz	7.5
xyf	6.0
TCE	14,000
Nap	4.2

T-g	7,800
T-d	NA
T-m	NA
bnz	<25
tol	<25
ebz	<25
xyf	<25
TCE	6,160
Nap	<25

T-g	3,550
T-d	NA
T-m	NA
bnz	<12.5
tol	<12.5
ebz	<25
xyf	<25
TCE	2,800
Nap	<12.5

- EXPLANATION**
- Fine-grained Unit (clays and silts)
  - Coarse-grained Unit (sands, gravels, silty and clayey sands and gravels)
  - Groundwater level (at time of drilling)
  - Soil Sample

- Abbreviations**
- T-g TPH-g
  - T-d TPH-d
  - T-m TPH-mo
  - bnz benzene
  - tol toluene
  - ebz ethylbenzene
  - xyf xylenes
  - TCE TCE
  - Nap Naphthalene



Fig. 7 - CROSS SECTION B-B with Groundwater Concentrations

2800 Broadway  
Oakland, California

Project Number: 1137

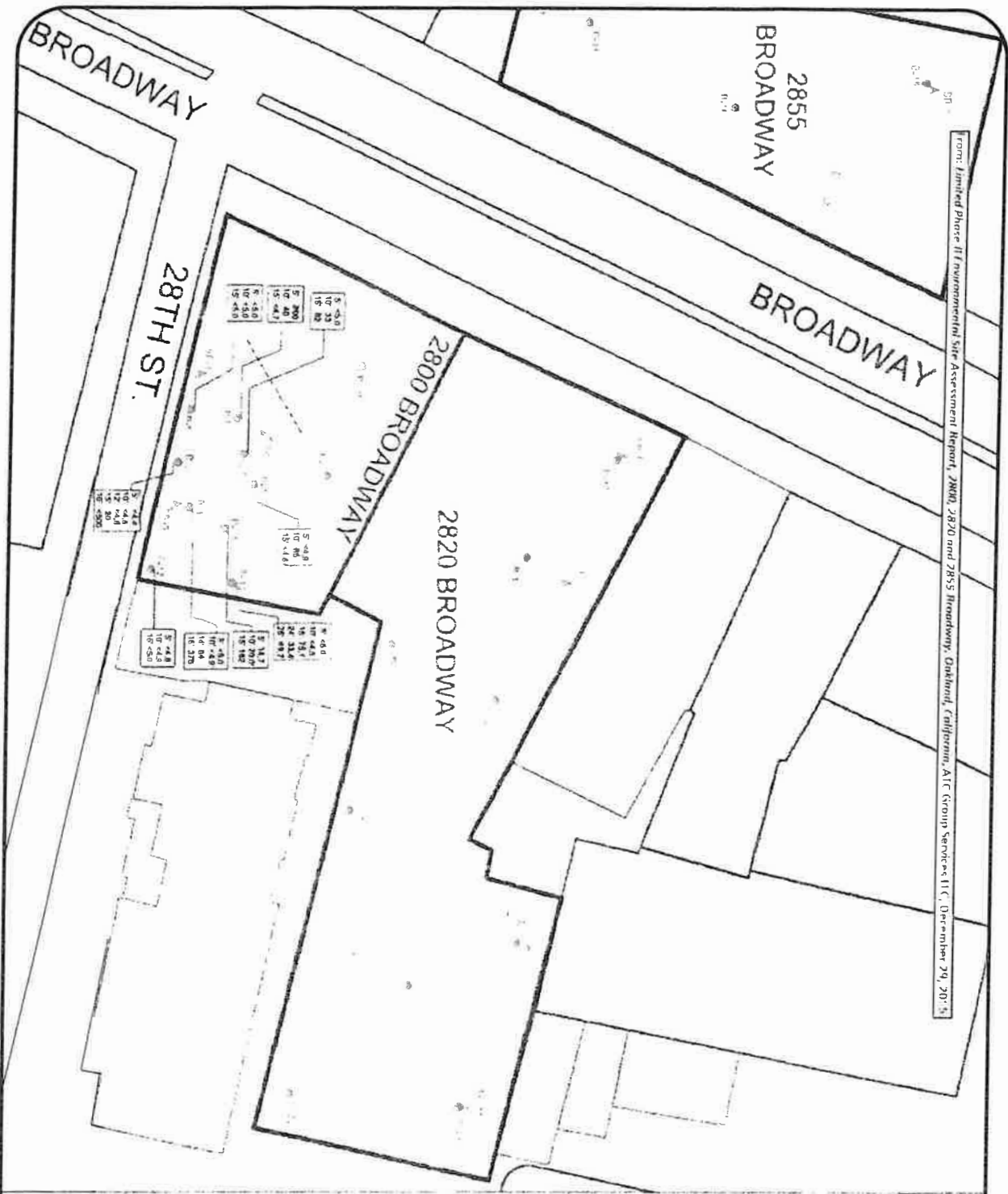
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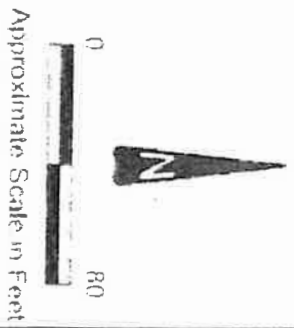
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From: Initial Phase II Environmental Site Assessment Report, 2800, 2820 and 2855 Broadway, Oakland, California, AIC Group Services LLC, December 29, 2015



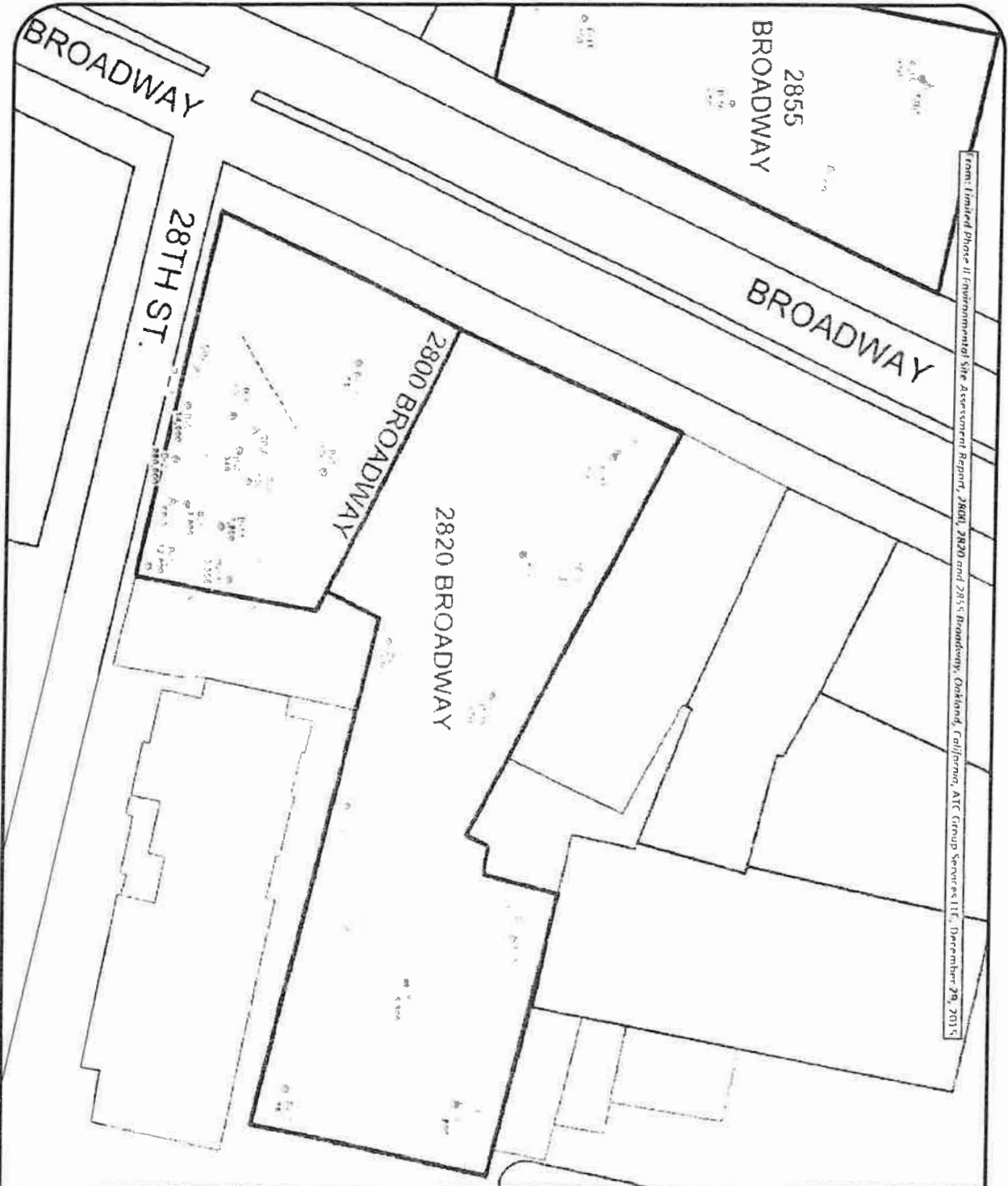
**LEGEND**

- TCE in Soil
- TCE in Groundwater
- TCE in Air
- TCE in Surface Water
- TCE in Sediment
- TCE in Sludge
- TCE in Other Media

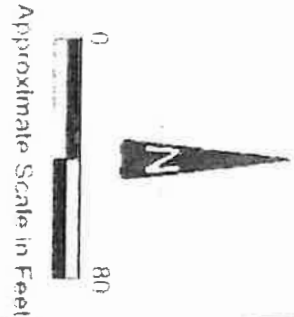
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**TCE in Soil**  
**Premier Hyundai of Oakland**  
2800 Broadway  
Oakland, California

Project: 1137	Figure:
Date: 11/23/16	<b>9</b>
Scale: 1" = 40'	



From: Limited Phase II Environmental Site Assessment Report, 2800, 2820 and 2855 Broadway, Oakland, California, ATC Group Services LLC, December 29, 2015

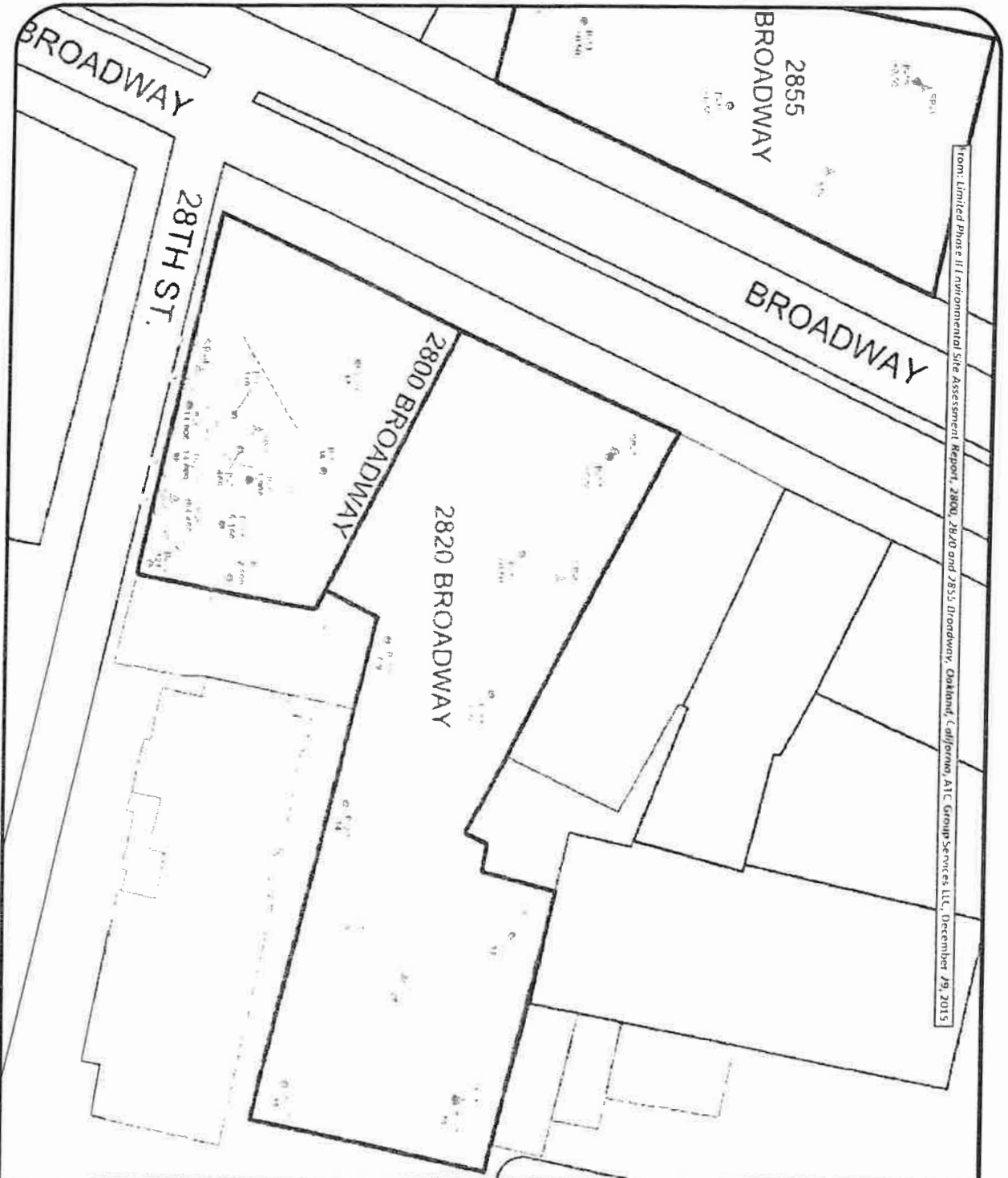


**LEGEND**

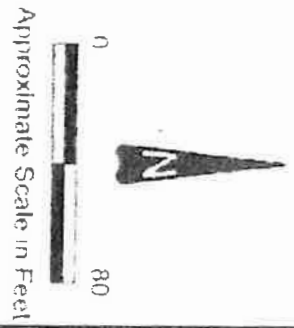
1. 60-foot perimeter fence  
 2. Area of 10-foot perimeter fence  
 3. 10-foot perimeter fence  
 4. 10-foot perimeter fence  
 5. 10-foot perimeter fence

**TPH-g in Groundwater**  
 2800 Broadway  
 Oakland, California

Project: 1137	Figure:
Date: 11/23/16	<b>10</b>
Scale: 1" = 40'	



From: Limited Phase II Environmental Site Assessment Report, 2800, 2820 and 2855 Broadway, Oakland, California, ATC Group Services, LLC, December 29, 2015



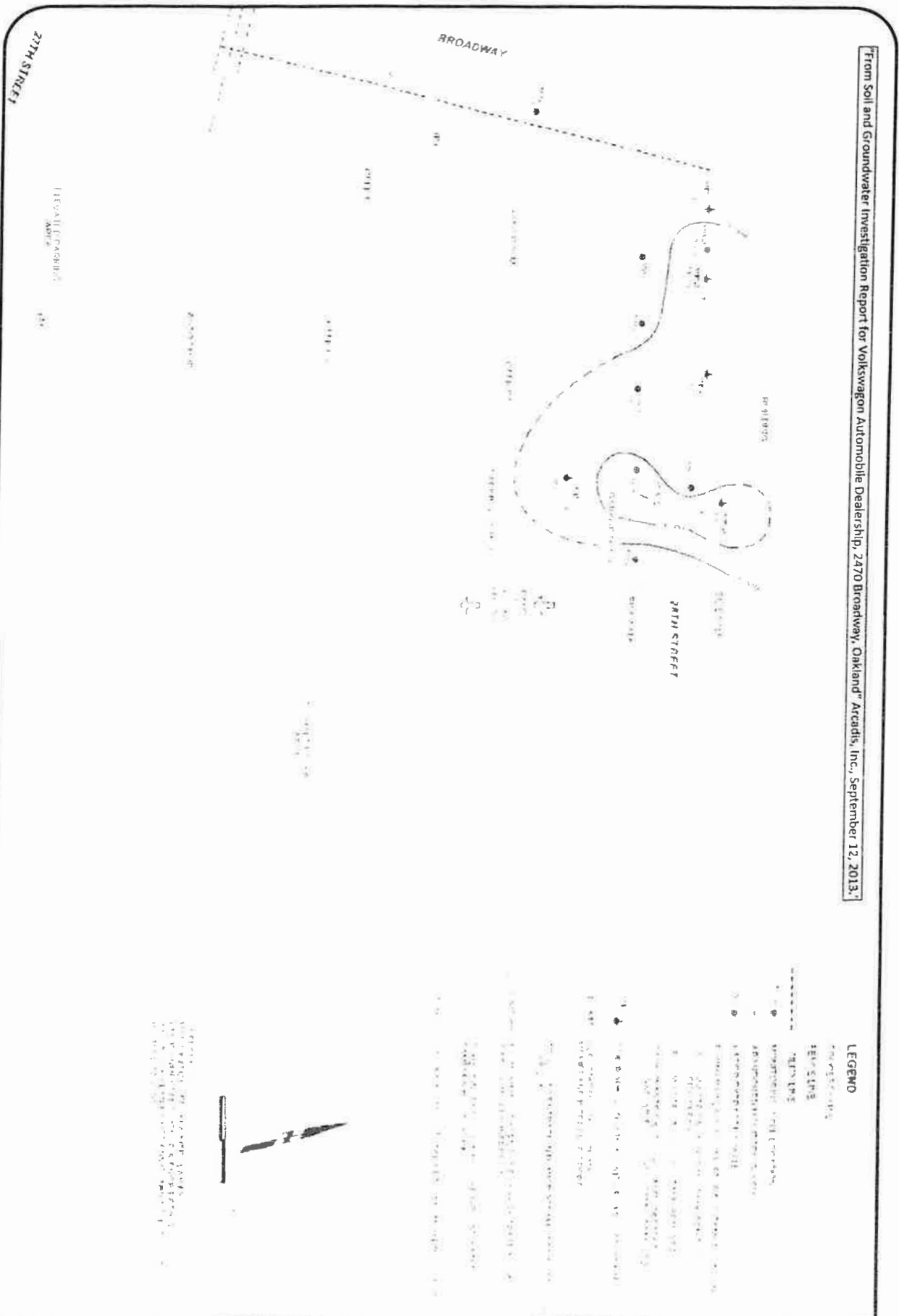
**LEGEND**

- Existing Building Footprint
- Proposed Building Footprint
- Property Boundary
- Street Right-of-Way
- Utility Line
- Monitoring Point
- TCE in Groundwater

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**TCE in Groundwater**  
2800 Broadway  
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Project: 1137	Figure: <b>11</b>
Date: 11/23/16	
Scale: 1" = 40'	



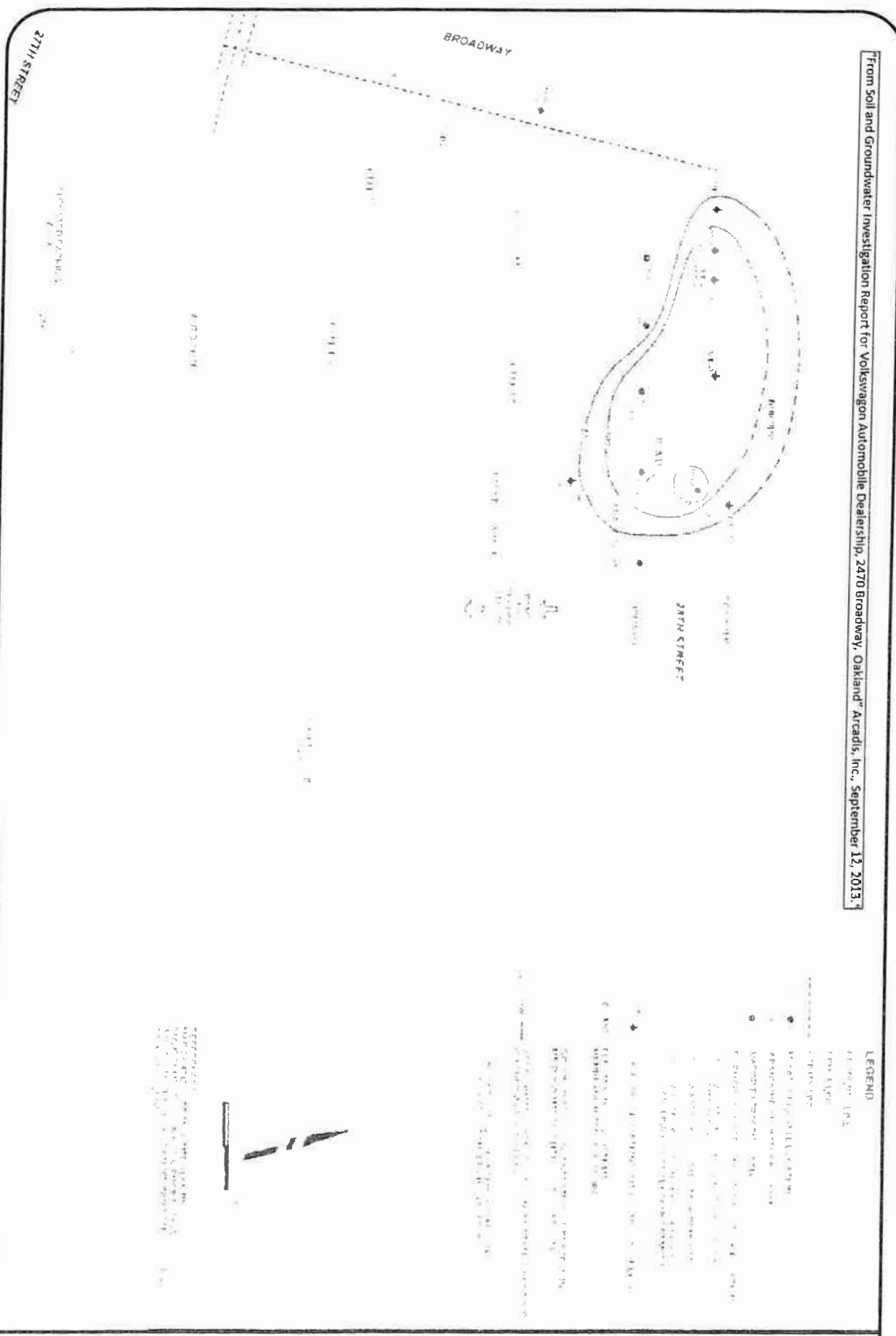
TPHg Goundwater Concentration Contour Map

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2800 Broadway  
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Date: 11/23/16	<b>12</b>
Scale: 1" = 30'	

From Soil and Groundwater Investigation Report for Volkswagen Automobile Dealership, 2470 Broadway, Oakland, Arcadis, Inc., September 13, 2013.



**Benzene Goundwater Concentration Contour Map**