



**CONESTOGA-ROVERS
& ASSOCIATES**

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2:17 pm, Jul 13, 2007

Alameda County
Environmental Health

July 9, 2007

Mr. Steven Plunkett
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Re: **Second Quarter 2007 Monitoring Report**
Former Olympic Service Station
1436 Grant Avenue
San Lorenzo, California
Alameda County RO #373

Dear Mr. Plunkett:

Conestoga-Rovers & Associates, Inc. (CRA) prepared this monitoring report for the site referenced on behalf of Encinal Properties. The site is a former Olympic Service Station that currently operates as San Lorenzo Auto Repair located at 1436 Grant Avenue in San Lorenzo (Figure 1). From 1999 to 2002 soil and groundwater assessments were completed and five quarterly groundwater monitoring and sampling events were conducted during 1999 and 2000. Alameda County Environmental Health Department (ACEHD) requested to reinstate the groundwater monitoring program at the site in a letter dated December 4, 2006. The property is owned by Mr. George Jaber (Encinal Properties) and Mr. Tony Malonzo operates the auto repair shop at the site. Commercial properties are located south and southwest of the site. A school is located north of the site. The remainder of the surrounding area properties is residential.

On July 10, 1998, four steel, single-walled underground storage tanks (USTs) were removed from the site: one 10,000-gallon gasoline UST, one 8,000-gallon gasoline UST; one 5,000-gallon diesel UST; and one 250-gallon used-oil UST (Figure 2). Six dispensers located on two islands north of the auto repair building were also removed. First quarter 2007 activities are summarized below.

SECOND QUARTER 2007 ACTIVITIES

On May 1, 2007, Muskan Environmental Sampling monitored and sampled groundwater in wells MW-1, MW-2 and MW-3 (Figure 2). Monitoring well construction details are presented in Table 1. Groundwater monitoring and analytical data are summarized in Table 2. The associated field data sheets are presented as Attachment A. The laboratory analytical report is presented as Attachment B. CRA's standard operating procedures for groundwater monitoring and sampling are presented as Attachment C.

REGISTERED COMPANY
ISO 9001
ENGINEERING DESIGN



This quarter, groundwater was approximately 6.83 to 7.24 feet below top of casing. This quarter groundwater flowed toward the southwest at a gradient of approximately 0.004 ft/ft.

No total petroleum hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd) or TPH as motor oil (TPHmo) were detected in any of the wells. No benzene, toluene, ethylbenzene, and xylenes were detected in any of the wells. Methyl-tertiary butyl ether (MTBE) was detected in wells MW-1, MW-2 and MW-3 at concentrations of 250 µg/l, 120 µg/l, and 88 micrograms per liter (µg/l), respectively. CRA recommends additional groundwater monitoring to establish current petroleum hydrocarbon concentration trends.

ACTIVITIES PLANNED FOR THE THIRD QUARTER OF 2007

CRA will monitor and sample all wells at the site. CRA will prepare a table summarizing the groundwater monitoring and sampling data and a potentiometric map that will be submitted in a monitoring report along with the field data sheets, standard operating procedures, and the laboratory analytical report.

CRA formerly Cambria Environmental Technology, Inc. submitted the *Site Assessment and Preferential Pathway Study Workplan* to ACEHD on March 2, 2007. On May 31, 2007, CRA submitted the requested workplan addendum to ACEHD. CRA will implement this scope of work upon approval of the workplan addendum by the ACEHD.



CLOSING

We appreciate this opportunity to work with you on this project. Please call Brandon Wilken at (510) 420-3355 if you have any questions or comments.

Conestoga-Rovers & Associates, Inc. (CRA) prepared this document for use by our client and appropriate regulatory agencies. It is based partially on information available to CRA from outside sources and/or in the public domain, and partially on information supplied by CRA and its subcontractors. CRA makes no warranty or guarantee, expressed or implied, included or intended in this document, with respect to the accuracy of information obtained from these outside sources or the public domain, or any conclusions or recommendations based on information that was not independently verified by CRA. This document represents the best professional judgment of CRA. None of the work performed hereunder constitutes or shall be represented as a legal opinion of any kind or nature.

Sincerely,
Conestoga-Rovers & Associates, Inc.

Christina McClelland
Staff Geologist



Brandon S. Wilken, P.G.
Senior Project Geologist

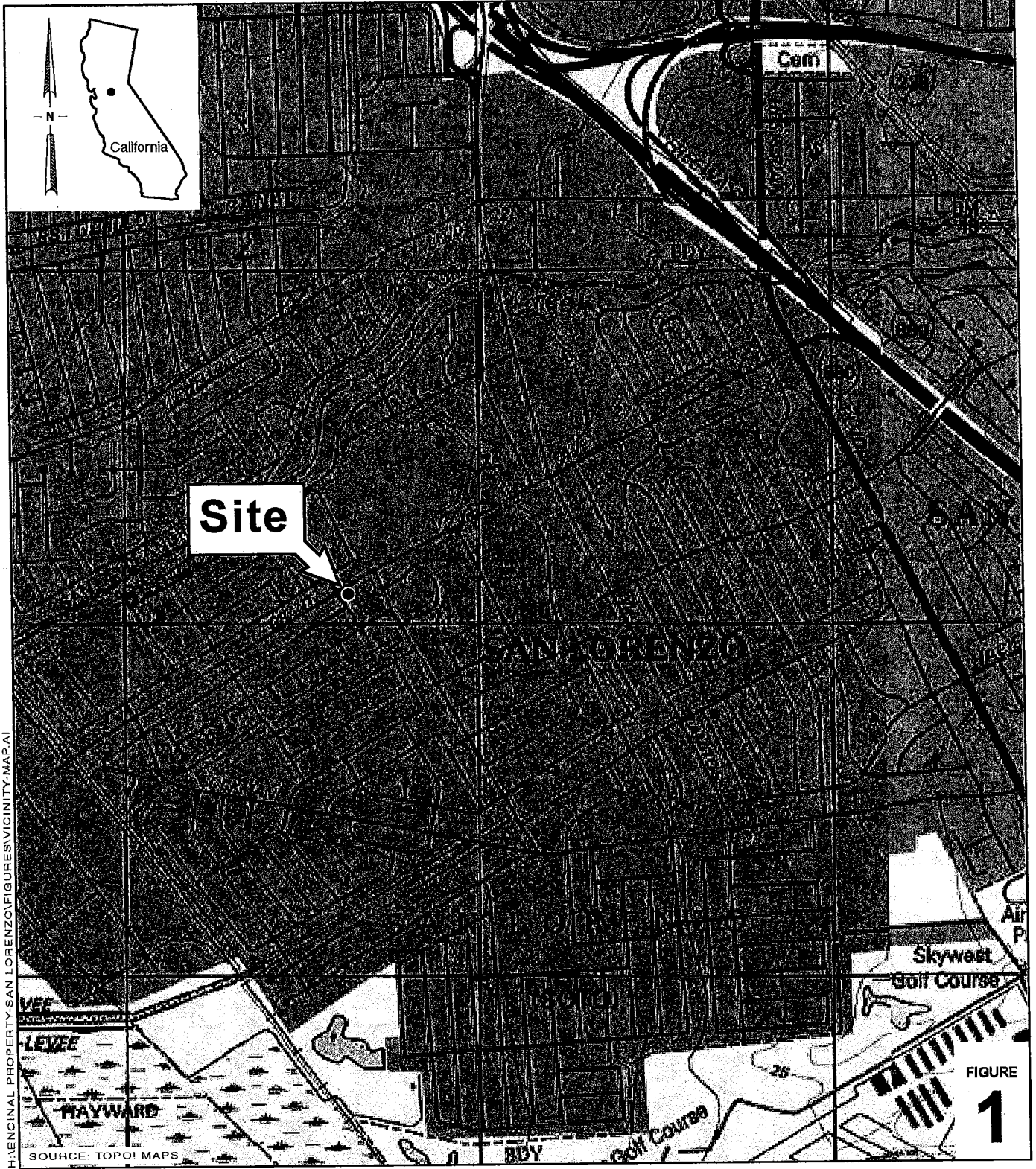
Figures: 1 – Vicinity Map
2 – Groundwater Elevation and Hydrocarbon Concentration Map

Tables: 1 – Well Construction Details
2 – Groundwater Monitoring and Analytical Data

Attachments: A – Field Data Sheets
B – Laboratory Analytical Report
C – Standard Operating Procedures

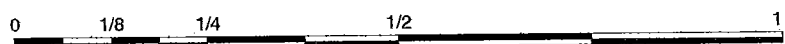
Cc: Mr. George Jaber, Encinal Properties, 2801 Encinal Avenue, Alameda, CA 94501-4726

I:\IR\Encinal Property-San Lorenzo\QM\2007\2Q07\2Q07 QMR.doc



H:\ENCINAL PROPERTY\SAN LORENZO\FIGURES\VICINITY.MAP.A1

SOURCE: TOPOI MAPS



SCALE : 1" = 1/4 MILE

Olympic Service Station

1436 Grant Avenue
San Lorenzo, California



**CONESTOGA-ROVERS
& ASSOCIATES**

Vicinity Map



EXPLANATION

- MW-1 ● Monitoring well location
- BH-A ○ Soil boring location
- Confirmation soil sample location (July 1998)
- ▣ Confirmation soil sample location (December 1998)
- 9.10 Groundwater elevation contour line

Well ID	Well designation
ELEV	Groundwater elevation
TPHd	Hydrocarbon concentrations in micrograms per liter (µg/L)
TPHg	
Benzene	
MTBE	

→ 0.004 Groundwater flow direction and gradient

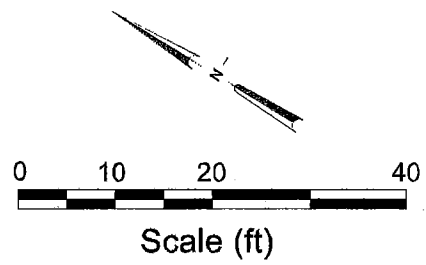
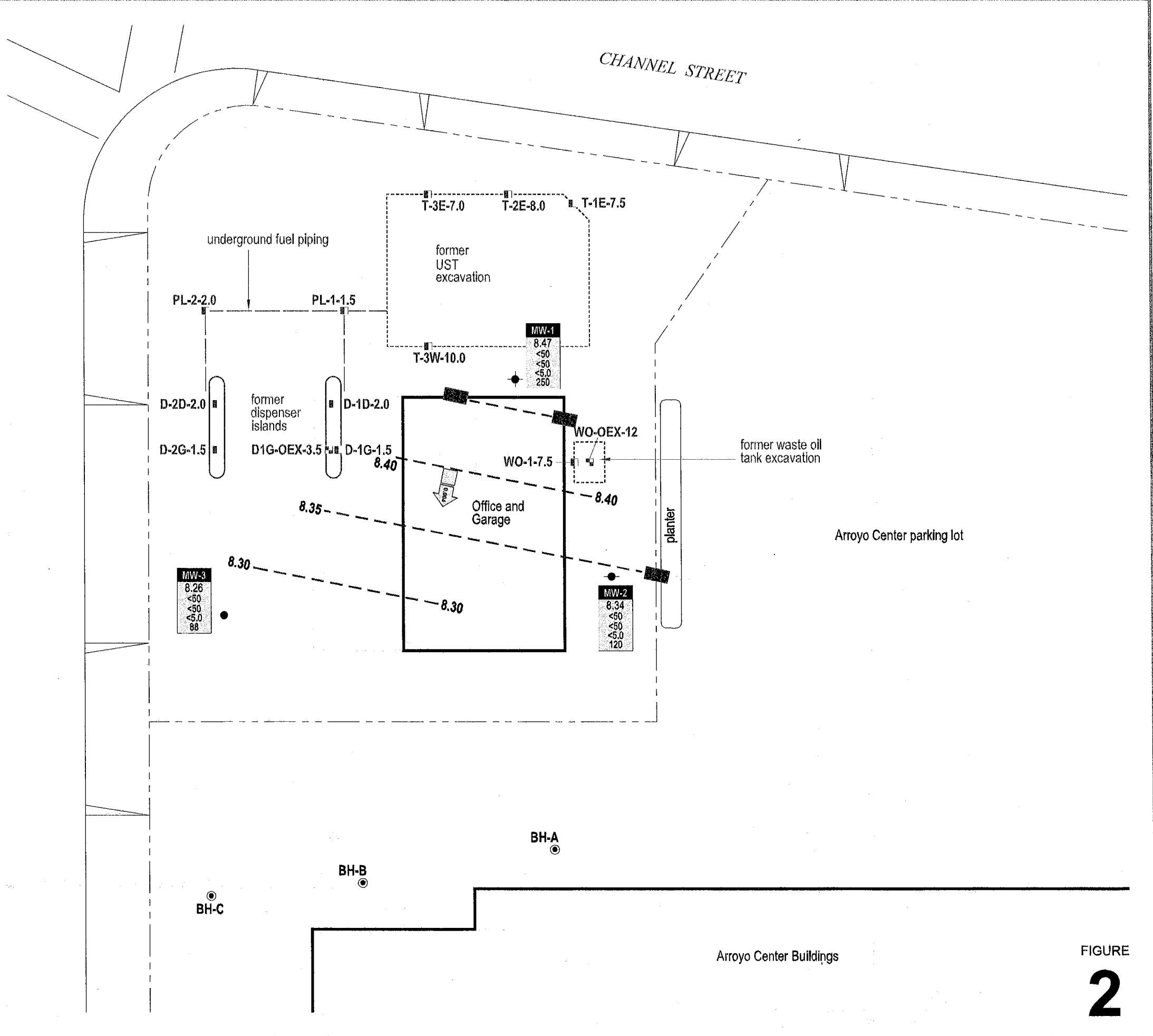


FIGURE 2

H:\ENCINAL PROPERTY\SAN LORENZO\FIGURES\ENCINAL_2007-HCGW.DWG

Conestoga-Rovers & Associates

Table 1. Monitoring Well Construction Details - Encinal Properties, Former Olympic Service Station, 1436 Grant Avenue, San Lorenzo, California

Well ID	Date Installed	Borehole diameter (in)	Depth of borehole (ft)	Casing diameter (in)	Screened interval (ft bgs)	Slot Size (in)	Filter Pack (ft bgs)	Bentonite seal (ft bgs)	Cement (ft bgs)	TOC elevation (ft above msl)
MW-1	9/24/1999	8	26.5	2	5-26.5	0.020	3.5-26.5	3-3.5	1.5-3	15.71
MW-2	9/24/1999	8	20.0	2	5-20	0.020	3.5-20	3-3.5	1.5-3	15.17
MW-3	9/24/1999	8	21.5	2	5-21	0.020	3.5-21.5	3-3.5	1.5-3	15.13

Abbreviations / Notes

ft = feet

in = inches

ft bgs = feet below grade surface

ft above msl = feet above mean sea level

TOC = top of casing

TOC elevations were surveyed on March 8, 2007 by Virgil Chavez Land Surveying.

Table 1. Groundwater Analytical Data - Encinal Properties, Former Olympic Service Station, 1436 Grant Avenue, San Lorenzo, California

Well ID	Date	DTW	GWE	Oil & Grease	TPHmo	TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	SVOCs & HVOCs	DIPE	TAME	ETBE	TBA	Ethanol	EDB	1,2-DCA	Notes
TOC	Sampled	(ft)	(ft above msl)						Concentrations in micrograms per liter (µg/L)												
(ft above msl)																					
<i>Grab Groundwater Samples</i>																					
Pit Water	9/13/1998	--	--	--	--	2,100	3,600	350	130	39	380	17,000	--	--	--	--	--	--	--	--	
BH-A	4/30/2002	17/8	--	--	<100	<100	180	<0.50	<0.50	8.8	<0.50	82	--	<0.50	<0.50	<0.50	<5.0	--	--	--	
BH-B	4/30/2002	16/8	--	--	<100	<200	2,300	120	11	60	150	2,000	--	<5.0	<5.0	<5.0	<5.0	--	--	--	
BH-C	4/30/2002	16/8	--	--	<100	<150	1,200	57	0.72	43	87	240	--	<0.50	1.0	<0.50	<5.0	--	--	--	
<i>Quarterly Groundwater Samples</i>																					
MW-1	10/6/1999	8.35	6.65	--	--	84	3,900	<25	<25	<25	<25	3,500	--	--	--	--	--	--	--	--	*
15.00	1/13/2000	7.90	7.10	--	--	<50	<1,300	18	<13	<13	<13	1,700	--	--	--	--	--	--	--	--	
	4/12/2000	7.08	7.92	--	--	56	<1,000	66	<10	<10	<10	1,600	--	--	--	--	--	--	--	--	*
	7/19/2000	7.66	7.34	--	--	52	<1,000	<10	<10	<10	<10	1,200	--	--	--	--	--	--	--	--	*
	10/25/2000	7.91	7.09	--	--	76	4,100	120	<25	<25	<25	6,100	--	--	--	--	--	--	--	--	*
	2/16/2007	6.32	8.68	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	3/1/2007	5.88	9.12	--	<250	<50	<50	<1.2	<1.2	<1.2	<1.2	78	--	<1.2	<1.2	<1.2	<12	<120	<1.2	<1.2	*
15.71	5/1/2007	7.24	8.47	--	<250	<50	<50	<5.0	<5.0	<5.0	<5.0	250	--	<5.0	<5.0	<5.0	<50	<500	<5.0	<5.0	*
MW-2	10/6/1999	7.87	6.59	<1,000	<500	<50	70	<0.5	<0.5	<0.5	<0.5	11	ND	--	--	--	--	--	--	--	*
14.46	1/13/2000	7.46	7.00	<1,000	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	6.2	ND	--	--	--	--	--	--	--	
	4/12/2000	6.67	7.79	1,100	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	39	--	--	--	--	--	--	--	--	
	7/19/2000	7.23	7.23	1,300	<500	<50	<1,000	<10	<10	<10	<10	990	--	--	--	--	--	--	--	--	
	10/25/2000	7.52	6.94	--	<500	<50	370	<2.5	<2.5	<2.5	<2.5	690	--	--	--	--	--	--	--	--	
	2/16/2007	5.89	8.57	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	3/1/2007	5.45	9.01	--	<250	<50	<50	<0.5	<0.5	<0.5	<0.5	9.8	--	<0.5	<0.5	<0.5	<5.0	<50	<0.5	<0.5	*
15.17	5/1/2007	6.83	8.34	--	<250	<50	<50	<5.0	<5.0	<5.0	<5.0	120	--	<5.0	<5.0	<5.0	<50	<500	<5.0	<5.0	*
MW-3	10/6/1999	7.90	6.51	--	--	300	3,900	900	.89	160	560	790	--	--	--	--	--	--	--	--	
14.41	1/13/2000	7.50	6.91	--	--	210	740	110	4.8	35	18	290	--	--	--	--	--	--	--	--	
	4/12/2000	6.61	7.80	--	--	640	2,200	650	9.7	180	24	140	--	--	--	--	--	--	--	--	
	7/19/2000	7.24	7.17	--	--	270	2,700	420	<2.5	160	<2.5	99	--	--	--	--	--	--	--	--	*
	10/25/2000	7.52	6.89	--	--	150	710	180	<2.5	24	<2.5	71	--	--	--	--	--	--	--	--	*
	2/16/2007	5.90	8.51	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	3/1/2007	5.44	8.97	--	<250	<50	82	20	<1.7	<1.7	<1.7	100	--	<1.7	<1.7	<1.7	<170	<1.7	<1.7	<1.7	*
15.13	5/1/2007	6.87	8.26	--	<250	<50	<50	<5.0	<5.0	<5.0	<5.0	88	--	<5.0	<5.0	<5.0	<50	<500	<5.0	<5.0	*

Abbreviations / Notes

TOC = Top of casing
 DTW = Depth to water
 GWE = Groundwater elevation in feet above mean sea level
 ft above msl = feet above mean sea level
 17/8 = Depth to first encountered groundwater/depth of static groundwater
 <n = Not detected above laboratory reporting limit
 -- = Not sampled, not analyzed, not available
 Oil and grease by EPA Method 5520 E&F
 TPHd = Total Petroleum Hydrocarbons as diesel range by EPA Method 8015
 TPHg = Total Petroleum Hydrocarbons as gasoline range by EPA Method 8015
 TPHmo = Total Petroleum Hydrocarbons as motor oil by EPA Method 8015
 Benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Method 8020
 MTBE = Methyl tertiary butyl ether by EPA Method 8020
 Di-isopropyl ether (DIPE), tertiary-amyyl methyl ether (TAME), ethyl tertiary-butyl ether (ETBE), tertiary-butyl alcohol (TBA) by EPA Method 8260B
 SVOCs = Semi-volatile organic compounds by EPA Method 8270, refer to corresponding analytical laboratory report for a full list of compounds
 HVOCs = Halogenated volatile organic compound by EPA Method 8010, refer to corresponding analytical laboratory report for a full list of compounds
 * = See Analytical Laboratory Report for laboratory sample description and TPH chromatogram interpretation.
 TOC elevations were surveyed on March 8, 2007 by Virgil Chavez Land Surveying. Prior to this date, TOC elevation were relative to a project datum determined by Aqua Science Engineers, Inc. in 1998.



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ATTACHMENT A

Field Data Sheets

REGISTERED COMPANY
ISO 9001
ENGINEERING DESIGN

WELL SAMPLING FORM

Date: 5/1/2007						
Client: Conestoga-Rovers and Associates						
Site Address: 1436 Grant Avenue, San Lorenzo, CA						
Well ID: MW-1						
Well Diameter: 2"						
Purging Device: Disposable Bailer						
Sampling Method: Disposable Bailer						
Total Well Depth: 24.36	Fe= mg/L					
Depth to Water: 7.24	ORP= mV					
Water Column Height: 17.12	DO= mg/L					
Gallons/ft: 0.16						
1 Casing Volume (gal): 2.74	COMMENTS: very turbid, silty					
3 Casing Volumes (gal): 8.22						
TIME:		CASING VOLUME (gal)	TEMP (Celsius)	pH	COND. (µS)	
10:05		2.7	19.4	7.26	1852	
10:10		5.5	19.4	7.25	1874	
10:15	8.2	19.1	7.29	1882		
Sample ID:	Sample Date:	Sample Time:	Container Type	Preservative	Analytes	Method
MW-1	5/1/2007	10:20	40 ml VOA, 1 L amber	HCl, ICE	TPHd TPHg 9 OXY's	8015 with silica gel clean up, 8021
Signature:						

WELL SAMPLING FORM

Date: 5/1/2007						
Client: Conestoga-Rovers and Associates						
Site Address: 1436 Grant Avenue, San Lorenzo, CA						
Well ID: MW-2						
Well Diameter: 2"						
Purging Device: Disposable Bailer						
Sampling Method: Disposable Bailer						
Total Well Depth:	19.35	Fe=	mg/L			
Depth to Water:	6.83	ORP=	mV			
Water Column Height:	12.52	DO=	mg/L			
Gallons/ft:	0.16					
1 Casing Volume (gal):	2.00	COMMENTS: very turbid, silty				
3 Casing Volumes (gal):	6.01					
TIME:	CASING VOLUME (gal)			TEMP (Celsius)	pH	COND. (µS)
9:20	2.0			19.7	6.96	1802
9:23	4.0	19.6	6.97	1811		
9:26	6.0	19.6	7.00	1835		
Sample ID:	Sample Date:	Sample Time:	Container Type	Preservative	Analytes	Method
MW-2	5/1/2007	9:30	40 ml VOA, 1 L amber	HCl, ICE	TPHd TPHg 9 OXY's	8015 with silica gel clean up, 8021
				Signature:		

WELL SAMPLING FORM

Date:		5/1/2007				
Client:		Conestoga-Rovers and Associates				
Site Address:		1436 Grant Avenue, San Lorenzo, CA				
Well ID:		MW-3				
Well Diameter:		2"				
Purging Device:		Disposable Bailer				
Sampling Method:		Disposable Bailer				
Total Well Depth:		19.06	Fe= mg/L			
Depth to Water:		6.87	ORP= mV			
Water Column Height:		12.19	DO= mg/L			
Gallons/ft:		0.16				
1 Casing Volume (gal):		1.95	COMMENTS: very turbid, silty			
3 Casing Volumes (gal):		5.85				
TIME:	CASING VOLUME (gal)	TEMP (Celsius)			pH	COND. (µS)
9:45	2.0	19.2	7.01	1379		
9:48	3.9	19.5	7.08	1474		
9:51	5.9	19.6	7.10	1422		
Sample ID:	Sample Date:	Sample Time:	Container Type	Preservative	Analytes	Method
MW-3	5/1/2007	9:55	40 ml VOA, 1 L amber	HCl, ICE	TPHd TPHg 9 OXY's	8015 with silica gel clean up, 8021
Signature:						



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& ASSOCIATES**

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ATTACHMENT B

Laboratory Analytical Report

REGISTERED COMPANY
ISO 9001
ENGINEERING DESIGN

Worldwide Engineering, Environmental, Construction, and IT Services



McC Campbell Analytical, Inc.

"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Web: www.mccampbell.com E-mail: main@mccampbell.com
Telephone: 877-252-9262 Fax: 925-252-9269

Conestoga-Rovers & Associates 5900 Hollis St, Suite A Emeryville, CA 94608	Client Project ID: #629-1000; Encinal Properties	Date Sampled: 05/01/07
		Date Received: 05/03/07
	Client Contact: Brandon Wilken	Date Reported: 05/09/07
	Client P.O.:	Date Completed: 05/09/07

WorkOrder: 0705105

May 09, 2007

Dear Brandon:

Enclosed are:

- 1). the results of 3 analyzed samples from your **#629-1000; Encinal Properties project**,
- 2). a QC report for the above samples
- 3). a copy of the chain of custody, and
- 4). a bill for analytical services.

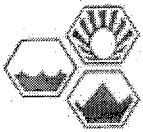
All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions please contact me. McC Campbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Best regards,

Angela Rydelius, Lab Manager

0705105



McCAMPBELL ANALYTICAL, INC.
 1534 WILLOW PASS ROAD
 PITTSBURG, CA 94565-1701
 Website: www.mccampbell.com Email: main@mccampbell.com
 Telephone: (877) 252-9262 Fax: (925) 252-9269

CHAIN OF CUSTODY RECORD

TURN AROUND TIME RUSH 24 HR 48 HR 72 HR 5 DAY
 GeoTracker EDF PDF Excel Write On (DW)
 Check if sample is effluent and "E" flag is required

Report To: Brandon Wilken Bill To: Conestoga-Revers and Associates
 Company: Conestoga-Revers and Associates
5900 Holtz Street Ste. A
Emeryville, CA E-Mail: bwilken@crworld.com
 Tele: (510) 420-3355 Fax: (510) 420-9170
 Project #: 629-1000 Project Name: Encinal Properties
 Project Location: 1436 Grant Avenue, San Lorenzo, CA
 Sampler Signature: Muskan Environmental Sampling

Analysis Request: Aspirates Other: Other Comments: Filter Samples for Metals analysis: Yes / No

SAMPLE ID	LOCATION Field Point Name	SAMPLING		# Containers	Type Containers	MATRIX					METHOD PRESERVED				Other	Comments	
		Date	Time			Water	Soil	Air	Sludge	Other	ICE	HCL	HNO ₃	Other			
+1 MW-1		5/10/07	10:20	1	100	X						XX					
+1 MW-2			9:30	1	100	X											
+1 MW-3			9:55	1	100	X											
TR		X		1	100	X						XX					Hold

TPH as Gas (602 / 8021 + 8015)	
TPH as Diesel (8015)	
Total Petroleum Oil & Grease (1664 / 5520 E/HRP)	
Total Petroleum Hydrocarbons (418.1)	
EPA 562.2 / 601 / 8010 / 8021 (RVOCs)	
MTBE / BTEX ONLY (EPA 603 / 8034)	
EPA 505 / 608 / 8081 (CI Pesticides)	
EPA 608 / 8082 PCB'S ONLY, Aroclors / Congeners	
EPA 507 / 8141 (NP Pesticides)	
EPA 515 / 8151 (Acidic CI Herbicides)	
EPA 534.2 / 624 / 8240 (VOCs)	
EPA 535.3 / 625 / 8270 (SVOCs)	
EPA 8270 SIM / 8310 (VAHs / PNAs)	
CAM 17 Metals (200.7 / 200.8 / 6010 / 6020)	
LUFT 5 Metals (200.7 / 200.8 / 6010 / 6020)	
Lead (200.7 / 200.8 / 6010 / 6020)	

+1
+1
+1
✓

Relinquished By: [Signature] Date: 5/3/07 Time: 1:30 Received By: [Signature]
 Relinquished By: _____ Date: _____ Time: _____ Received By: _____
 Relinquished By: _____ Date: _____ Time: _____ Received By: _____

4.6
 COMMENTS: ICE/P GOOD CONDITION ✓
 HEAD SPACE ABSENT ✓
 DECHLORINATED IN LAB ✓
 APPROPRIATE CONTAINERS ✓
 PRESERVED IN LAB ✓
 VOAS ✓ O&G METALS OTHER ✓
 pH < 2 ✓

McC Campbell Analytical, Inc.



1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0705105

ClientID: CETE

EDF

Excel

Fax

Email

HardCopy

ThirdParty

Report to:

Brandon Wilken
Conestoga-Rovers & Associates
5900 Hollis St, Suite A
Emeryville, CA 94608

Email: bwilken@CRAworld.com
TEL: (510) 420-070 FAX: (510) 420-917
ProjectNo: #629-1000; Encinal Properties
PO:

Bill to

Accounts Payable
Conestoga-Rovers & Associates
5900 Hollis St, Ste. A
Emeryville, CA 94608

Requested TAT: 5 days

Date Received 05/03/2007

Date Printed: 05/03/2007

Sample ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)												
					1	2	3	4	5	6	7	8	9	10	11	12	
0705105-001	MW-1	Water	05/01/07 10:20:00	<input type="checkbox"/>	A	B	A										
0705105-002	MW-2	Water	05/01/07 9:30:00	<input type="checkbox"/>	A	B											
0705105-003	MW-3	Water	05/01/07 9:55:00	<input type="checkbox"/>	A	B											

Test Legend:

1	G-MBTEX W
6	
11	

2	MBTEXOXY-8260B W
7	
12	

3	PREF REPORT
8	

4	
9	

5	
10	

The following SampIDs: 0705105-001A, 0705105-002A, 0705105-003A contain testgroup.

Prepared by: Maria Venegas

Comments:

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.



Sample Receipt Checklist

Client Name: **Conestoga-Rovers & Associates**

Date and Time Received: **05/03/07 3:36:47 PM**

Project Name: **#629-1000; Encinal Properties**

Checklist completed and reviewed by: **Maria Venegas**

WorkOrder N°: **0705105** Matrix Water

Carrier: Client Drop-In

Chain of Custody (COC) Information

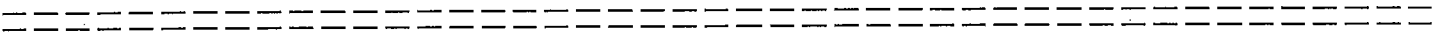
- Chain of custody present? Yes No
- Chain of custody signed when relinquished and received? Yes No
- Chain of custody agrees with sample labels? Yes No
- Sample IDs noted by Client on COC? Yes No
- Date and Time of collection noted by Client on COC? Yes No
- Sampler's name noted on COC? Yes No

Sample Receipt Information

- Custody seals intact on shipping container/cooler? Yes No NA
- Shipping container/cooler in good condition? Yes No
- Samples in proper containers/bottles? Yes No
- Sample containers intact? Yes No
- Sufficient sample volume for indicated test? Yes No

Sample Preservation and Hold Time (HT) Information

- All samples received within holding time? Yes No
- Container/Temp Blank temperature Cooler Temp: 4.6°C NA
- Water - VOA vials have zero headspace / no bubbles? Yes No No VOA vials submitted
- Sample labels checked for correct preservation? Yes No
- TTLIC Metal - pH acceptable upon receipt (pH<2)? Yes No NA



Client contacted:

Date contacted:

Contacted by:

Comments:



McC Campbell Analytical, Inc.

"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
 Web: www.mcccampbell.com E-mail: main@mcccampbell.com
 Telephone: 877-252-9262 Fax: 925-252-9269

Conestoga-Rovers & Associates 5900 Hollis St, Suite A Emeryville, CA 94608	Client Project ID: #629-1000; Encinal Properties	Date Sampled: 05/01/07
		Date Received: 05/03/07
	Client Contact: Brandon Wilken	Date Extracted: 05/05/07-05/07/07
	Client P.O.:	Date Analyzed 05/05/07-05/07/07

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*

Extraction method SW5030B Analytical methods SW8015Cm Work Order: 0705105

Lab ID	Client ID	Matrix	TPH(g)	DF	% SS
001A	MW-1	W	ND,i	1	98
002A	MW-2	W	ND,i	1	95
003A	MW-3	W	ND,i	1	108

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	50	µg/L
	S	NA	NA

* water and vapor samples and all TCLP & SPLP extracts are reported in ug/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, product/oil/non-aqueous liquid samples in mg/L.

cluttered chromatogram; sample peak coelutes with surrogate peak.

+The following descriptions of the TPH chromatogram are cursory in nature and McC Campbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (stoddard solvent / mineral spirit?); f) one to a few isolated non-target peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) reporting limit raised due to high MTBE content; k) TPH pattern that does not appear to be derived from gasoline (aviation gas). m) no recognizable pattern; n) TPH(g) range non-target isolated peaks subtracted out of the TPH(g) concentration at the client's request; p) see attached narrative.



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Conestoga-Rovers & Associates 5900 Hollis St, Suite A Emeryville, CA 94608	Client Project ID: #629-1000; Encinal Properties	Date Sampled: 05/01/07
		Date Received: 05/03/07
	Client Contact: Brandon Wilken	Date Extracted: 05/05/07-05/07/07
	Client P.O.:	Date Analyzed: 05/05/07-05/07/07

Oxygenates and BTEX by GC/MS*

Extraction Method: SW5030B

Analytical Method: SW8260B

Work Order: 0705105

Lab ID	0705105-001B	0705105-002B	0705105-003B	Reporting Limit for DF =1	S	W
Client ID	MW-1	MW-2	MW-3			
Matrix	W	W	W			
DF	10	10	10			

Compound	Concentration			ug/kg	ug/L
tert-Amyl methyl ether (TAME)	ND<5.0	ND<5.0	ND<5.0	NA	0.5
Benzene	ND<5.0	ND<5.0	ND<5.0	NA	0.5
t-Butyl alcohol (TBA)	ND<50	ND<50	ND<50	NA	5.0
1,2-Dibromoethane (EDB)	ND<5.0	ND<5.0	ND<5.0	NA	0.5
1,2-Dichloroethane (1,2-DCA)	ND<5.0	ND<5.0	ND<5.0	NA	0.5
Diisopropyl ether (DIPE)	ND<5.0	ND<5.0	ND<5.0	NA	0.5
Ethanol	ND<500	ND<500	ND<500	NA	50
Ethylbenzene	ND<5.0	ND<5.0	ND<5.0	NA	0.5
Ethyl tert-butyl ether (ETBE)	ND<5.0	ND<5.0	ND<5.0	NA	0.5
Methyl-t-butyl ether (MTBE)	250	120	88	NA	0.5
Toluene	ND<5.0	ND<5.0	ND<5.0	NA	0.5
Xylenes	ND<5.0	ND<5.0	ND<5.0	NA	0.5

Surrogate Recoveries (%)

%SS1:	103	104	103		
%SS2:	95	97	96		
%SS3:	100	94	93		
Comments	i	i	i		

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.



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Conestoga-Rovers & Associates 5900 Hollis St, Suite A Emeryville, CA 94608	Client Project ID: #629-1000; Encinal Properties	Date Sampled: 05/01/07
	Client Contact: Brandon Wilken	Date Received: 05/03/07
	Client P.O.:	Date Analyzed: 05/05/07

Diesel (C10-23) and Oil (C18+) Range Extractable Hydrocarbons with Silica Gel Clean-Up*

Extraction method: SW3510C/3630C

Analytical methods: SW8015C

Work Order: 0705105

Lab ID	Client ID	Matrix	TPH(d)	TPH(mo)	DF	% SS
0705105-001A	MW-1	W	ND,i	ND	1	101
0705105-002A	MW-2	W	ND,i	ND	1	99
0705105-003A	MW-3	W	ND,i	ND	1	99

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	50	250	µg/L
	S	NA	NA	mg/Kg

* water samples are reported in µg/L, wipe samples in µg/wipe, soil/solid/sludge samples in mg/kg, product/oil/non-aqueous liquid samples in mg/L, and all DISTLC / STLC / SPLP / TCLP extracts are reported in µg/L.

cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract/matrix interference.

+The following descriptions of the TPH chromatogram are cursory in nature and McC Campbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant; d) gasoline range compounds are significant; e) unknown medium boiling point pattern that does not appear to be derived from diesel; f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; k) kerosene/kerosene range; l) bunker oil; m) fuel oil; n) stoddard solvent/mineral spirit; p) see attached narrative.



QC SUMMARY REPORT FOR SW8021B/8015Cm

W.O. Sample Matrix: Water

QC Matrix: Water

WorkOrder: 0705105

EPA Method SW8021B/8015Cm	Extraction SW5030B			BatchID: 27831					Spiked Sample ID: 0705095-011A			
	Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)		
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
TPH(btex) ^f	ND	60	81.9	100	20.3	114	94.9	18.0	70 - 130	30	70 - 130	30
MTBE	ND	10	115	110	4.76	130	117	10.3	70 - 130	30	70 - 130	30
Benzene	ND	10	94.3	98.7	4.50	98.4	97.5	0.899	70 - 130	30	70 - 130	30
Toluene	ND	10	85.1	89.9	5.47	94.1	89.9	4.51	70 - 130	30	70 - 130	30
Ethylbenzene	ND	10	85.4	99.6	15.4	101	99.2	1.89	70 - 130	30	70 - 130	30
Xylenes	ND	30	92.4	95.7	3.51	100	96.7	3.39	70 - 130	30	70 - 130	30
%SS:	89	10	85	97	12.9	97	96	1.57	70 - 130	30	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 27831 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0705105-001A	05/01/07 10:20 AM	05/05/07	05/05/07 9:19 PM	0705105-002A	05/01/07 9:30 AM	05/05/07	05/05/07 9:49 PM
0705105-003A	05/01/07 9:55 AM	05/07/07	05/07/07 10:07 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

£ TPH(btex) = sum of BTEX areas from the FID.

cluttered chromatogram; sample peak coelutes with surrogate peak.



QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Water

QC Matrix: Water

WorkOrder: 0705105

EPA Method SW8260B	Extraction SW5030B			BatchID: 27833					Spiked Sample ID: 0705095-012B			
	Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)		
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
tert-Amyl methyl ether (TAME)	ND	10	112	112	0	117	114	2.60	70 - 130	30	70 - 130	30
Benzene	ND	10	102	103	0.952	106	104	1.57	70 - 130	30	70 - 130	30
t-Butyl alcohol (TBA)	ND	50	87	84.8	2.62	95.1	88.6	7.09	70 - 130	30	70 - 130	30
1,2-Dibromoethane (EDB)	ND	10	102	107	5.46	108	107	1.16	70 - 130	30	70 - 130	30
1,2-Dichloroethane (1,2-DCA)	ND	10	118	120	1.27	119	119	0	70 - 130	30	70 - 130	30
Diisopropyl ether (DIPE)	ND	10	117	119	2.13	122	121	0.804	70 - 130	30	70 - 130	30
Ethanol	ND	500	94.1	97.6	3.26	90.6	95.6	4.88	70 - 130	30	70 - 130	30
Ethyl tert-butyl ether (ETBE)	ND	10	113	116	2.55	119	117	1.86	70 - 130	30	70 - 130	30
Methyl-t-butyl ether (MTBE)	2.1	10	102	104	1.10	124	127	2.37	70 - 130	30	70 - 130	30
Toluene	0.62	10	89.1	95.8	6.80	100	102	1.81	70 - 130	30	70 - 130	30
%SS1:	101	10	102	102	0	101	103	1.76	70 - 130	30	70 - 130	30
%SS2:	95	10	103	107	4.02	103	107	3.56	70 - 130	30	70 - 130	30
%SS3:	100	10	108	110	1.27	105	108	3.28	70 - 130	30	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 27833 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0705105-001B	05/01/07 10:20 AM	05/05/07	05/05/07 12:03 PM	0705105-002B	05/01/07 9:30 AM	05/07/07	05/07/07 3:10 PM
0705105-003B	05/01/07 9:55 AM	05/07/07	05/07/07 3:54 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.



QC SUMMARY REPORT FOR SW8015C

W.O. Sample Matrix: Water

QC Matrix: Water

WorkOrder 0705105

EPA Method SW8015C	Extraction SW3510C/3630C						BatchID: 27726			Spiked Sample ID: N/A			
	Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD	
TPH(d)	N/A	1000	N/A	N/A	N/A	114	117	9.44	N/A	N/A	70 - 130	30	
%SS:	N/A	2500	N/A	N/A	N/A	106	101	4.02	N/A	N/A	70 - 130	30	

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:

NONE

BATCH 27726 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0705105-001A	05/01/07 10:20 AM	05/03/07	05/05/07 4:34 AM	0705105-002A	05/01/07 9:30 AM	05/03/07	05/05/07 5:43 AM
0705105-003A	05/01/07 9:55 AM	05/03/07	05/05/07 6:51 AM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.



**CONESTOGA-ROVERS
& ASSOCIATES**

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ATTACHMENT C

Standard Operating Procedures

REGISTERED COMPANY
ISO 9001
ENGINEERING DESIGN

CRA

STANDARD FIELD PROCEDURES FOR GROUNDWATER MONITORING AND SAMPLING

This document presents standard field methods for groundwater monitoring, purging and sampling, and well development. These procedures are designed to comply with Federal, State and local regulatory guidelines. CRA's specific field procedures are summarized below.

Groundwater Monitoring

Prior to performing monitoring activities, the historical monitoring and analytical data of each monitoring well shall be reviewed to determine if any of the wells are likely to contain separate phase hydrocarbons (SPH) and to determine the order in which the wells will be monitored (i.e. cleanest to dirtiest). Groundwater monitoring should not be performed when the potential exists for surface water to enter the well (i.e. flooding during a rainstorm).

Prior to monitoring, each well shall be opened and the well cap removed to allow water levels to stabilize and equilibrate. The condition of the well box and well cap shall be observed and recommended repairs noted. Any surface water that may have entered and flooded the well box should be evacuated prior to removing the well cap. In wells with no history of SPH, the static water level and total well depth shall be measured to the nearest 0.01 foot with an electronic water level meter. Wells with the highest contaminant concentrations shall be monitored last. In wells with a history of SPH, the SPH level/thickness and static water level shall be measured to the nearest 0.01 foot using an electronic interface probe. The water level meter and/or interface probe shall be thoroughly cleaned and decontaminated at the beginning of the monitoring event and between each well. Monitoring equipment shall be washed using soapy water consisting of Liqui-nox™ or Alconox™ followed by one rinse of clean tap water and then two rinses of distilled water.

Groundwater Purging and Sampling

Prior to groundwater purging and sampling, the historical analytical data of each monitoring well shall be reviewed to determine the order in which the wells should be purged and sampled (i.e. cleanest to dirtiest). No purging or groundwater sampling shall be performed on wells with a measurable thickness of SPH or floating SPH globules. If a sheen is observed, the well should be purged and a groundwater sample collected only if no SPH is present. Wells shall be purged either by hand using a disposal or PVC bailer or by using an aboveground pump (e.g. peristaltic or Wattera™) or down-hole pump (e.g. Grundfos™ or DC Purger pump).

Groundwater wells shall be purged approximately three to ten well-casing volumes (depending on the regulatory agency requirements) or until groundwater parameters of temperature, pH, and conductivity have stabilized to within 10% for three consecutive readings. Temperature, pH, and conductivity shall be measured and recorded at the start of purging, once per well casing volume removed, and at the completion of purging. The total volume of groundwater removed shall be recorded along with any other notable physical characteristic such as color and odor. If required, field parameters such as turbidity, dissolved oxygen (DO), and oxidation-reduction potential (ORP) shall be measured prior to collection of each groundwater sample.

Groundwater samples shall be collected after the well has been purged and allowed to recharge to 80% of the pre-purging static water level, or if the well is slow to recharge, after waiting a minimum of 2 hours. Groundwater samples shall be collected using clean disposable bailers or pumps (if an operating remediation system exists on site and the project manager approves of its use for sampling) and shall be decanted into clean containers supplied by the analytical laboratory. New latex gloves and disposable tubing or bailers shall be used for sampling each well. If a PVC bailer or down-hole pump is used for groundwater purging, it shall be

CRA

decontaminated before purging each well by using soapy water consisting of Liqui-nox™ or Alconox™ followed by one rinse of clean tap water and then two rinses of distilled water. If a submersible pump with non-dedicated discharge tubing is used for groundwater purging, both the inside and outside of pump and discharge tubing shall be decontaminated as described above.

Sample Handling

Except for samples that will be tested in the field, or that require special handling or preservation, samples shall be stored in coolers chilled to 4° C for shipment to the analytical laboratory. Samples shall be labeled, placed in protective foam sleeves or bubble wrap as needed, stored on crushed ice at or below 4° C, and submitted under chain-of-custody (COC) to the laboratory. The laboratory shall be notified of the sample shipment schedule and arrival time. Samples shall be shipped to the laboratory within a time frame to allow for extraction and analysis to be performed within the standard sample holding times.

Sample labels shall be filled out using indelible ink and must contain the site name; field identification number; the date, time, and location of sample collection; notation of the type of sample; identification of preservatives used; remarks; and the signature of the sampler. Field identification must be sufficient to allow easy cross-reference with the field datasheet.

All samples submitted to the laboratory shall be accompanied by a COC record to ensure adequate documentation. One copy of the COC shall be kept in the QA/QC file and another copy shall be retained in the project file. Information on the COC shall consist of the project name and number; project location; sample numbers; sampler/recorder's signature; date and time of collection of each sample; sample type; analyses requested; name of person receiving the sample; and date of receipt of sample.

Laboratory-supplied trip blanks shall accompany the samples and be analyzed to check for cross-contamination, if requested by the project manager.

Well Development

Wells shall be developed using a combination of groundwater surging and extraction. A surge block shall be used to swab the well and agitate the groundwater in order to dislodge any fine sediment from the sand pack. After approximately ten minutes of swabbing the well, groundwater shall be extracted from the well using a bailer, pump and/or reverse air-lifting through a pipe to remove the sediments from the well. Alternating surging and extraction shall continue until the sediment volume in the groundwater (i.e. turbidity) is negligible, which typically requires extraction of approximately ten well-casing volumes of groundwater. Preliminary well development usually is performed during well installation prior to placing the sanitary surface seal to ensure sand pack stabilization. Well development that is performed after surface seal installation, should occur 72 hours after seal installation to ensure that the cement has had adequate time to set.

Waste Handling and Disposal

Groundwater extracted during development and sampling shall be stored onsite in sealed U.S. DOT H17 55-gallon drums. Each drum shall be labeled with the contents, date of generation, generator identification and consultant contact.

IR Document Tracking Form

Site Name/Address: 1436 Grant Ave. San Lorenzo / Encond prop

Report Name: 2007

CRA PM: BSW/CH

CRA Project and Phase No: 029100 - 008

File Name: _____

ITEM	Budget (hrs)	Effort (hrs)	Completed by	Date	QC'd by	Date
Field Activity			MES	5/1/07		
Field Sheet Received			SCM	5/15/07		
Geo well			CM	6/4/07		
Lab Results Received			CM	5/9/07		
EDF Received						
QM Tables + Toc ele. Summary update			CH	5/21/07	CH	5/31/07
QM Tables trend graphs						
Figures			CM	6/4/07	BF	6/11/07
Figures Review					7/1/07 BSW	
Draft Text			CM	6/4/07		
PM Review			BSW	7/9/07		
RG/PE Review			↓	↓		
Final Edits			CM	7/10/07		
Final Sig/Stamp			BSW	7/10/07		
EDF Uploaded						
Copied/Mailed						
IR Database Updated						

Report/Copying Distribution:

Send original to: CC list

Send 2 Copies to: CRA

Send _____ Copies to: _____

Send _____ Copies to: _____

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Send _____ Copies to: _____

- Bound Clipped Stapled
- Bound Clipped Stapled
- Bound Clipped Stapled
- Bound Clipped Stapled
- Bound Clipped Stapled
- Bound Clipped Stapled

Other Instructions: Please Scan - Upload to the ACEHD FTP Site + Geotracker

Shipping label info (name, address, ph#):

- Unishippers (Airborne Express) 10:30 (next day by 10:30 a.m. add \$3 to Express rates) Express (next day by noon) Standard (next afternoon) 2 Day (2nd bus day) 3 Day (3rd bus day)
- UPS Next Day Air Second Day Air Ground
- Postal Service First Class Certified (mailing receipt/online delivery status) Registered (return receipt)
- Express (fastest, 365 days/yr) Priority (preferential handling) Certificate of Mailing (receipt evidence of mailing)

Recipient's Account # _____ for bill recipient or 3rd party