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TRANSMITTAL

DATE: April 14, 2010 REFERENCE NO.: 629100

PROJECT NAME: 1436 Grant Avenue, San Lorenzo

TO: Mr. Mark Detterman
Alameda County Environmental Health
Department
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

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QUANTITY	DESCRIPTION
1	Groundwater Monitoring Report - First Quarter 2010

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COMMENTS:
Should you have any questions regarding the contents of this document, please contact Eric Syrstad at (510) 420-3317.

Copy to: Phil Jaber, Encinal Properties
Completed by: Eric Syrstad [Please Print] Signed: *Eric Syrstad*

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GROUNDWATER MONITORING REPORT - FIRST QUARTER 2010

FORMER OLYMPIC SERVICE STATION
1436 GRANT AVENUE
SAN LORENZO, CALIFORNIA

AGENCY CASE NO. RO0373

APRIL 14, 2010
REF. NO. 629100 (5)

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**Prepared by:
Conestoga-Rovers
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1.0 INTRODUCTION

Conestoga-Rovers & Associates (CRA), on behalf of the George and Frida Jaber 1989 Family Trust, has prepared the *Groundwater Monitoring Report - First Quarter 2010* documenting groundwater monitoring and sampling activities and analytic results for the former Olympic Service Station site located at 1436 Grant Avenue in San Lorenzo, California.

1.1 SITE BACKGROUND

The site is located at the southwest corner of the intersection of Channel Street and Grant Avenue in San Lorenzo, California (Figure 1). San Lorenzo Auto Repair currently operates on the site. Soil and groundwater investigations, as well as five quarterly groundwater monitoring and sampling events occurred on the site from 1999 to 2002. No additional work appears to have occurred between 2002 and 2007. Alameda County Environmental Health Department (ACEHD) requested reinstatement of the groundwater monitoring program in a letter dated December 4, 2006, and monitoring/sampling resumed in February 2007. The property is owned by the George and Frida Jaber 1989 Family Trust 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 and the remaining properties in the vicinity of the site are residential.

On July 10, 1998, four steel, single-walled underground storage tanks (USTs) were removed from the site. These USTs consisted of one 10,000-gallon gasoline, one 8,000-gallon gasoline, one 5,000-gallon diesel and one 250-gallon used-oil tank (Figure 2). Six dispensers, located on two islands north of the auto repair building, were also removed. The primary constituents of concern (COCs) in groundwater at the site are benzene and methyl tert-butyl ether (MTBE).

1.2 SITE INFORMATION

Site Address	1436 Grant Avenue, San Lorenzo
Site Use	San Lorenzo Auto Repair
Client and Contact	George and Frida Jaber 1989 Family Trust, Philip Jaber
Consultant and Contact Person	CRA, Eric Syrstad
Lead Agency and Contact	ACEH, Mark Detterman
Agency Case No.	RO#0373

2.0 SITE ACTIVITIES AND RESULTS

2.1 CURRENT QUARTER'S ACTIVITIES

On February 3, 2010, Muskan Environmental Sampling (MES) monitored and sampled groundwater in wells MW-1, MW-2 and MW-3 (Figure 2). Depth to water in each well was monitored using an electric interface probe. A minimum of three casing volumes of groundwater were purged from each well prior to sampling. During purging, field parameters of temperature, pH, and electrical conductivity were monitored and recorded after the extraction of each successive casing volume. Purging was performed using a new disposable bailer. Well purging continued until consecutive pH, specific conductance, and temperature measurements appeared to stabilize. Groundwater sampling was performed using a new disposable bailer for all wells. Monitoring well construction details are presented in Table 1. Field data sheets for monitoring and sampling of each well are presented in Appendix C.

Groundwater samples were collected in laboratory-prepared containers, sealed, labeled and placed in an ice-cooled chest for subsequent delivery under chain-of-custody procedures to a state-certified analytical laboratory for chemical analysis. McCampbell Analytical, a state-certified laboratory, analyzed the groundwater samples for Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX) by EPA Method 8021, MTBE by EPA Method 8260B, and total petroleum hydrocarbons as gasoline (TPHg) by EPA Method 8015M. The analytical laboratory reports are presented as Appendix B.

On February 9 through February 12, 2010, CRA conducted site investigation activities, installing four soil vapor probes, five soil borings, and one monitoring well. On February 25, 2010, CRA collected soil vapor samples from the four soil vapor probes. A site investigation report detailing the activities will be submitted under separate cover.

2.2 CURRENT QUARTER'S RESULTS

Groundwater Flow Direction	Southwest
Hydraulic Gradient	0.004
Average Depth to Water	5.87 ft
Is Free Product Present on Site	No
Current Remediation Techniques	Monitored Natural Attenuation

2.2.1 GROUNDWATER FLOW DIRECTION

Based on the February 3, 2010 depth-to-water measurements, the overall groundwater flow direction and gradient beneath the site was calculated to the southwest at a gradient of 0.004 ft/ft (Figure 2). The calculated groundwater flow direction and gradient are generally consistent with previous results, which indicate groundwater flow ranging west to southwest. Depth-to-water and groundwater elevation data are presented in Table 2.

2.2.2 HYDROCARBON DISTRIBUTION IN GROUNDWATER

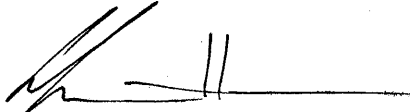
TPHg was not detected in any wells. Benzene was detected in well MW-3 at a concentration of 0.55 µg/L. No toluene, ethylbenzene, or total xylenes constituents were detected in any of the wells. MTBE was detected in wells MW-1, MW-2, and MW-3 at concentrations of 39, 0.86, and 25 µg/L, respectively. Groundwater monitoring and analytical data are presented in Table 2 and the analytical laboratory report is presented as Appendix B.

2.3 PROPOSED ACTIVITIES

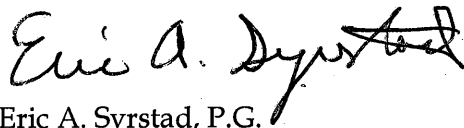
CRA will contract a groundwater sampling company to gauge and sample monitoring wells MW-1 through MW-3 according to the established semi-annual monitoring and reporting program for this site, with sampling activities conducted during the first and third quarters. Groundwater samples will be analyzed for TPHg by EPA Method 8015, BTEX, and MTBE by EPA Method 8260B. Following field activities, CRA will prepare a groundwater monitoring report that includes a groundwater contour map and tabulated analytical data.

As discussed above, CRA has recently completed site investigation activities and will submit a site investigation report under separate cover.

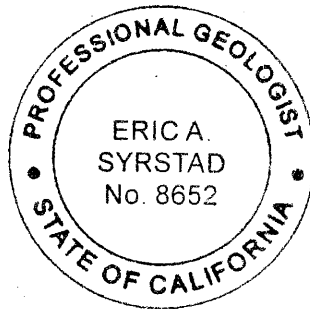
All of Which is Respectfully Submitted,
CONESTOGA-ROVERS & ASSOCIATES



Calvin Hee
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FIGURES



HA:ENCINAL PROPERTY-SAN LORENZO\FIGURES\VICINITY-MAP.A1

SOURCE: TOPOI MAPS

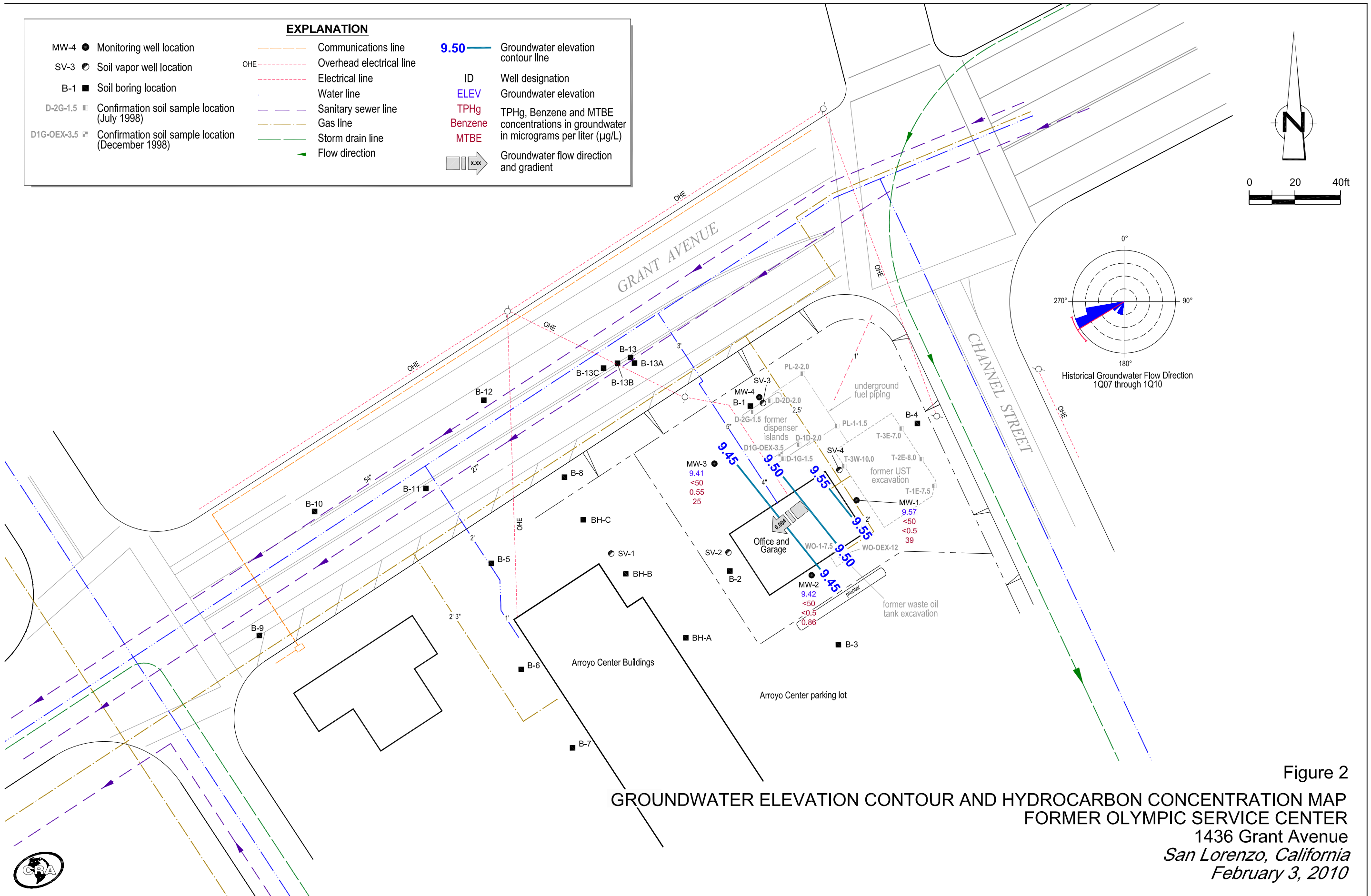
FIGURE 1

Olympic Service Station
 1436 Grant Avenue
 San Lorenzo, California



**CONESTOGA-ROVERS
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Vicinity Map



TABLES

**MONITORING WELL CONSTRUCTION DETAILS
ENCINAL PROPERTIES
FORMER OLYMPIC SERVICE STATON
1436 GRANT AVENUE
SAN LORENZO, CALIFORNIA**

<i>Well ID</i>	<i>Date Installed</i>	<i>Borehole diameter (in)</i>	<i>Depth of borehole (ft)</i>	<i>Casing diameter (in)</i>	<i>Screened interval (ft bgs)</i>	<i>Slot Size (in)</i>	<i>Filter Pack (ft bgs)</i>	<i>Bentonite seal (ft bgs)</i>	<i>Cement (ft bgs)</i>	<i>TOC elevation (ft above msl)</i>
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.

Prior to this date, TOC elevation were relative to a project datum determined by Aqua Science Engineers, Inc. in 1998.

TABLE 2

GROUNDWATER ANALYTICAL DATA
ENCINAL PROPERTIES
FORMER OLYMPIAN SERVICE STATION
1436 GRANT AVENUE, SAN LORENZO, CALIFORNIA

Well ID	Date	DTW	GWE	TPHmo	TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	DIPE	TAME	ETBE	TBA	Ethanol	EDB	1,2-DCA	Notes		
TOC	Sampled	(ft)	(ft above msl)	Oil & Grease	Concentrations in micrograms per liter (µg/L)																
(ft above msl)												SVOCs & HVOCs									
Final ESL (F-1a) : Groundwater is a current or potential drinking water resource				NE	NE	100	100	1	40	30	20	5	--	NE	NE	NE	NE	NE	NE	0.5	
Final ESL (E-1) Groundwater Screening Levels for Evaluation of Potential Vapor Intrusion	Residential	NE	NE	use soil gas	use soil gas	540	380,000	170,000	160,000	24,000	--	NE	NE	NE	use soil gas	NE	NE	200			
	Commercial	NE	NE	use soil gas	use soil gas	1,800	530,000	170,000	160,000	80,000	--	NE	NE	NE	use soil gas	NE	NE	690			
<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	<50	--	--		
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	--	--		
B-1-gw	2/25/2008	3/3.95	--	--	--	260,000	4,600	330	<5.0	33	<5.0	370	--	<5.0	<5.0	<5.0	<20	<500	<5.0	*	
B-2-gw	2/25/2008	7.5/6.95	--	--	--	1,900	540	12	<2.5	<2.5	<2.5	220	--	<2.5	<2.5	<2.5	<10	<250	<2.5	<2.5	*
B-3-gw	2/26/2008	8/NA	--	--	--	<50	<50	<0.5	<0.5	<0.5	<0.5	4.0	--	<0.5	<0.5	<0.5	<2.0	<50	<0.5	<0.5	*
B-4-gw	2/25/2008	7.5/7.80	--	--	--	6,800	7,300	150	<50	150	<50	2,700	--	<50	<50	<50	1,700	<5,000	<50	<50	*
B-5-gw	2/26/2008	8/6.40	--	--	--	250	320	<10	<10	13	<10	630	--	<10	<10	<10	<40	<1,000	<10	<10	*
B-6-gw	2/26/2008	8/6.95	--	--	--	120	<50	<5.0	<5.0	<5.0	<5.0	240	--	<5.0	<5.0	<5.0	<20	<500	<5.0	<5.0	*
B-7-gw	2/26/2008	8/6.55	--	--	--	84	<50	<0.5	<0.5	<0.5	<0.5	27	--	<0.5	<0.5	<0.5	<2.0	<50	<0.5	<0.5	*
B-8-gw	2/25/2008	8/6.10	--	--	--	1,000	930	37	<2.5	64	23	160	--	<2.5	<2.5	<2.5	<10	<250	<2.5	<2.5	*
B-9	2/11/2010	6.33	--	--	--	<50	<50	<2.5	<2.5	<2.5	<2.5	160	--	<2.5	<2.5	<2.5	<10	<250	<2.5	<2.5	*
B-10	2/11/2010	6.89	--	--	--	<50	<50	<0.5	<0.5	<0.5	<0.5	5.1	--	<0.5	<0.5	<0.5	<2.0	<50	<0.5	<0.5	*
B-11	2/10/2010	5.20	--	--	--	3,700	130	0.69	<0.5	<0.5	<0.5	25	--	<0.5	<0.5	<0.5	<2.0	<50	<0.5	<0.5	*
B-12	2/11/2010	6.65	--	--	--	<50	<50	<0.5	<0.5	<0.5	<0.5	1.2	--	<0.5	<0.5	<0.5	<2.0	<50	<0.5	<0.5	*
B-13C	2/12/2010	8.97	--	--	--	3,400	2,300	<2.5	<2.5	<2.5	<2.5	92	--	<2.5	<2.5	<2.5	92	<250	<2.5	<2.5	*
<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	--	--	--	--	--	--	--	*	
15.71	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	*
	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	*
	8/1/2007	7.77	7.94	--	--	<50	<50	<25	<25	<25	<25	520	--	<25	<25	<25	<250	<2500	<25	<25	*
	11/1/2007	7.71	8.00	--	--	<50	<50	<12	<12	<12	<12	460	--	<12	<12	<12	<120	<1,200	<12	<12	*
15.71	2/1/2008	5.71	10.00	--	--	<50	<50	<2.5	<2.5	<2.5	<2.5	110	--	<2.5	<2.5	<2.5	<10	<250	<2.5	<2.5	*
	5/2/2008	7.52	8.19	--	<250	<50	<50	<5.0	<5.0	<5.0	<5.0	240	--	<5.0	<5.0	<5.0	<20	<500	<5.0	<5.0	*

TABLE 2

GROUNDWATER ANALYTICAL DATA
ENCINAL PROPERTIES
FORMER OLYMPIAN SERVICE STATION
1436 GRANT AVENUE, SAN LORENZO, CALIFORNIA

Well ID TOC	Date Sampled	DTW (ft)	GWE (ft above msl)	Oil & Grease	TPHmo	TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	SVOCs & HVOCs						Notes		
													DIPE	TAME	ETBE	TBA	Ethanol	EDB		1,2-DCA	
(ft above msl)				Concentrations in micrograms per liter (µg/L)																	
Final ESL (F-1a) : Groundwater is a current or potential drinking water resource				NE	NE	100	100	1	40	30	20	5	--	NE	NE	NE	NE	NE	NE	0.5	
Final ESL (E-1) Groundwater Screening Levels for Evaluation of Potential Vapor Intrusion	Residential			NE	NE	use soil gas	use soil gas	540	380,000	170,000	160,000	24,000	--	NE	NE	NE	use soil gas	NE	NE	200	
	Commercial			NE	NE	use soil gas	use soil gas	1,800	530,000	170,000	160,000	80,000	--	NE	NE	NE	use soil gas	NE	NE	690	
MW-1 cont.	8/1/2008	8.02	7.69	--	--	<50	<50	<10	<10	<10	<10	500	--	<10	<10	<10	<40	<1,000	<10	<10	*
	11/4/2008	7.28	8.43	--	--	<50	<50	<5.0	<5.0	<5.0	<5.0	260	--	<5.0	<5.0	<5.0	26	<500	<5.0	<5.0	
	8/11/2009	8.08	7.63	--	--	<50	<50	<5.0	<5.0	<5.0	<5.0	270	--	<5.0	<5.0	<5.0	<20	<500	<5.0	<5.0	
	2/3/2010	6.14	9.57	--	--	--	<50	<0.5	<0.5	<0.5	<0.5	39	--	--	--	--	--	--	--	--	
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	*
	8/1/2007	7.35	7.82	--	--	<50	<50	<5.0	<5.0	<5.0	<5.0	130	--	<5.0	<5.0	<5.0	<50	<500	<5.0	<5.0	*
	11/1/2007	7.27	7.90	--	--	<50	<50	<0.5	<0.5	<0.5	<0.5	19	--	<0.5	<0.5	<0.5	<5.0	<50	<0.5	<0.5	
	2/1/2008	5.25	9.92	--	--	<50	<50	<0.5	<0.5	<0.5	<0.5	3.3	--	<0.5	<0.5	<0.5	<2.0	<50	<0.5	<0.5	*
	5/2/2008	7.12	8.05	--	--	<50	<50	<2.5	<2.5	<2.5	<2.5	83.0	--	<2.5	<2.5	<2.5	<10	<250	<2.5	<2.5	
	8/1/2008	7.59	7.58	--	--	<50	<50	<1.0	<1.0	<1.0	<1.0	52	--	<1.0	<1.0	<1.0	<4.0	<100	<1.0	<1.0	*
	11/4/2008	6.84	8.33	--	--	80	<50	<0.5	<0.5	<0.5	<0.5	5.9	--	<0.5	<0.5	<0.5	<2.0	<50	<0.5	<0.5	*
	8/11/2009	7.65	7.52	--	--	<50	<50	<0.5	<0.5	<0.5	<0.5	9.4	--	<0.5	<0.5	<0.5	<2.0	<50	<0.5	<0.5	
	2/3/2010	5.75	9.42	--	--	--	<50	<0.5	<0.5	<0.5	<0.5	0.86	--	--	--	--	--	--	--	--	
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	<17	<170	<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	*
	8/1/2007	7.40	7.73	--	--	<50	130	12	<2.5	<2.5	<2.5	98	--	<2.5	<2.5	<2.5	<25	<250	<2.5	<2.5	*
	11/1/2007	7.35	7.78	--	--	<50	77	<2.5	<2.5	<2.5	<2.5	68	--	<2.5	<2.5	<2.5	<25	<250	<2.5	<2.5	*
	2/1/2008	5.28	9.85	--	--	<50	<50	<2.5	<2.5	<2.5	<2.5	97	--	<2.5	<2.5	<2.5	<10	<250	<2.5	<2.5	

TABLE 2

GROUNDWATER ANALYTICAL DATA
 ENCINAL PROPERTIES
 FORMER OLYMPIAN SERVICE STATION
 1436 GRANT AVENUE, SAN LORENZO, CALIFORNIA

Well ID	Date	DTW	GWE	TPHmo	TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	DIPE	TAME	ETBE	TBA	Ethanol	EDB	1,2-DCA	Notes		
TOC	Sampled	(ft)	(ft above msl)	Oil & Grease	Concentrations in micrograms per liter (µg/L)											SVOCs & HVOCs					
(ft above msl)																					
Final ESL (F-1a) : Groundwater is a current or potential drinking water resource				NE	NE	100	100	1	40	30	20	5	--	NE	NE	NE	NE	NE	NE	0.5	
Final ESL (E-1) Groundwater Screening Levels for Evaluation of Potential Vapor Intrusion	Residential	NE	NE	use soil gas	use soil gas	540	380,000	170,000	160,000	24,000	--	NE	NE	NE	use soil gas	NE	NE	200			
	Commercial	NE	NE	use soil gas	use soil gas	1,800	530,000	170,000	160,000	80,000	--	NE	NE	NE	use soil gas	NE	NE	690			
MW-3 cont.	5/2/2008	7.15	7.98	--	--	<50	68	2.3	<1.7	<1.7	<1.7	86	--	<1.7	<1.7	<1.7	7.20	<170	<1.7	<1.7	
	8/1/2008	7.66	7.47	--	--	<50	85	3.5	<1.0	<1.0	<1.0	66	--	<1.0	<1.0	<1.0	7.2	<100	<1.0	<1.0	*
	11/4/2008	6.96	8.17	--	--	<50	<50	<1.0	<1.0	<1.0	<1.0	40	--	<1.0	<1.0	<1.0	<4.0	<100	<1.0	<1.0	
	8/11/2009	7.72	7.41	--	--	<50	110	33	<0.5	<0.5	<0.5	28	--	<0.5	<0.5	<0.5	<2.0	<50	<0.5	<0.5	*
	2/3/2010	5.72	9.41	--	--	--	<50	0.55	<0.5	<0.5	<0.5	25	--	--	--	--	--	--	--	--	

Abbreviations / Notes

- NE = Not Evaluated
- 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
- ND = Not detected above laboratory reporting limit
- 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 8260
- Di-isopropyl ether (DIPE), tertiary-amyl 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
- 1,2 DCA = 1,2 dichloroethane
- EDB = 1,2-dibromoethane
- * = 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.

APPENDIX A

STANDARD FIELD PROCEDURES
FOR GROUNDWATER MONITORING AND SAMPLING

Conestoga–Rovers & Associates

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. Cambria's specific field procedures are summarized below.

Groundwater Elevation 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 non-aqueous phase liquid (NAPL) 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 NAPL, 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 measured last. In wells with a history of NAPL, the NAPL 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 NAPL or floating NAPL globules. If a sheen is observed, the well should be purged and a groundwater sample collected only if no NAPL 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 least once per well casing volume removed. 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 also be measured prior to collection of each groundwater sample.

Groundwater samples shall be collected after the well has been purged. If the well is slow to recharge, a sample shall be collected after the water column is allowed to recharge to 80% of the pre-purging static water level. If the well does not recover to 80% in 2 hours, a sample shall be collected once there is enough groundwater in the well. 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

Conestoga–Rovers & Associates

used for sampling each well. If a PVC bailer or down-hole pump is used for groundwater purging, it shall be 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. A copy of the COC 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.

Waste Handling and Disposal

Groundwater extracted during sampling shall be stored onsite in sealed U.S. DOT H17 55-gallon drums and shall be labeled with the contents, date of generation, generator identification, and consultant contact. Extracted groundwater may be disposed offsite by a licensed waste handler or may be treated and discharged via an operating onsite groundwater extraction/treatment system.

APPENDIX B

CERTIFIED ANALYTICAL REPORTS AND
CHAIN-OF-CUSTODY DOCUMENTATION



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: #629100; Encinal Properties Former Olympic Station	Date Sampled: 02/03/10
	Client Contact: Eric Syrstad	Date Received: 02/05/10
	Client P.O.:	Date Reported: 02/11/10
		Date Completed: 02/10/10

WorkOrder: 1002154

February 11, 2010

Dear Eric:

Enclosed within are:

- 1) The results of the **3** analyzed samples from your project: **#629100; Encinal Properties Former**
- 2) A QC report for the above samples,
- 3) A copy of the chain of custody, and
- 4) An invoice 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 or concerns, please feel free to give me a call. Thank you for choosing

McC Campbell Analytical Laboratories for your analytical needs.

Best regards,

Angela Rydelius
Laboratory Manager
McC Campbell Analytical, Inc.

1002154



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 "J" flag is required

Report To: Eric Syrstad Bill To: Conestoga-Rovers & Associates
 Company: Conestoga-Rovers & Associates
5900 Hollis St., Ste A
Emeryville, CA
 E-Mail: eesy@crworld.com
 E-Mail: esyrstad@crworld.com
 Tele: (510) 420-3317 Fax: (510) 420-9170
 Project #: 629100 Project Name: Enclinal Properties
Former Olympic Station
 Project Location: 1436 Grant Ave., San Lorenzo, CA
 Sampler Signature: Muskam Environmental Sampling

SAMPLE ID	LOCATION/ Field Point Name	SAMPLING		# Containers	Type Containers	MATRIX					METHOD PRESERVED				Analysis Request	Other	Comments	
		Date	Time			Water	Soil	Air	Sludge	Other	ICE	HCL	HNO ₃	Other				
MLW-1		2-3-10	10:35	4	VOA	X					X	X						Filter Samples for Metals analysis: Yes / No MTBE by 8260B
MLW-2			9:30															
MLW-3			10:00	X														
TB		X	-	-	X	X					X	X						

Relinquished By: [Signature] Date: 2-5-10 Time: 3:15 Received By: [Signature]
 Relinquished By: [Signature] Date: 2/5/10 Time: 5:45pm Received By: Erick Ousey
 Relinquished By: Erick Ousey Date: 2/5/10 Time: 7:47pm Received By: Me Vall

ICE/° 2.6°C 8.0°C
 GOOD CONDITION
 HEAD SPACE ABSENT
 DECHLORINATED IN LAB
 APPROPRIATE CONTAINERS
 PRESERVED IN LAB
 PRESERVATION VOAS O&G METALS OTHER
 pH<2

+
+
+
✓

Hold

McC Campbell Analytical, Inc.



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

CHAIN-OF-CUSTODY RECORD

WorkOrder: 1002154

ClientCode: CETE

WaterTrax
 WriteOn
 EDF
 Excel
 Fax
 Email
 HardCopy
 ThirdParty
 J-flag

Report to:	Eric Syrstad Conestoga-Rovers & Associates 5900 Hollis St, Suite A Emeryville, CA 94608 (510) 420-0700 FAX (510) 420-9170	Email: esyrstad@croworld.com cc: chee@croworld.com PO: ProjectNo: #629100; Encinal Properties Former Olympic Station	Bill to:	Accounts Payable Conestoga-Rovers & Associates 5900 Hollis St, Ste. A Emeryville, CA 94608	Requested TAT: 5 days
					<i>Date Received: 02/05/2010</i> <i>Date Printed: 02/05/2010</i>

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
1002154-001	MW-1	Water	2/3/2010 10:35	<input type="checkbox"/>	A	B	A									
1002154-002	MW-2	Water	2/3/2010 9:30	<input type="checkbox"/>	A	B										
1002154-003	MW-3	Water	2/3/2010 10:00	<input type="checkbox"/>	A	B										

Test Legend:

1	G-MBTEX_W	2	MTBE_W	3	PREFD REPORT	4		5	
6		7		8		9		10	
11		12							

Prepared by: Melissa Valles

Comments:

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
 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: **2/5/2010 9:22:59 PM**
Project Name: **#629100; Encinal Properties Former Olympic Statio** Checklist completed and reviewed by: **Melissa Valles**
WorkOrder N°: **1002154** Matrix Water Carrier: EnviroTech (RC)

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: 2.6°C NA
Water - VOA vials have zero headspace / no bubbles? Yes No No VOA vials submitted
Sample labels checked for correct preservation? Yes No
Metal - pH acceptable upon receipt (pH<2)? Yes No NA
Samples Received on Ice? Yes No

(Ice Type: WET ICE)

* NOTE: If the "No" box is checked, see comments below.

Client contacted: Date contacted: Contacted by:

Comments:



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Conestoga-Rovers & Associates 5900 Hollis St, Suite A Emeryville, CA 94608	Client Project ID: #629100; Encinal Properties Former Olympic Station	Date Sampled: 02/03/10
	Client Contact: Eric Syrstad	Date Received: 02/05/10
	Client P.O.:	Date Extracted: 02/09/10-02/10/10
		Date Analyzed: 02/09/10-02/10/10

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline with BTEX and MTBE*

Extraction method: SW5030B

Analytical methods: SW8021B/8015Bm

Work Order: 1002154

Lab ID	Client ID	Matrix	TPH(g)	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	DF	% SS	Comments
001A	MW-1	W	ND	---	ND	ND	ND	ND	1	98	
002A	MW-2	W	ND	---	ND	ND	ND	ND	1	101	
003A	MW-3	W	ND	---	0.55	ND	ND	ND	1	100	

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	50	5.0	0.5	0.5	0.5	0.5	0.5	μg/L
	S	1.0	0.05	0.005	0.005	0.005	0.005	0.005	mg/Kg

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

cluttered chromatogram; sample peak coelutes w/surrogate peak; low surrogate recovery due to matrix interference.

+The following descriptions of the TPH chromatogram are cursory in nature and McC Campbell Analytical is not responsible for their interpretation:



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Conestoga-Rovers & Associates 5900 Hollis St, Suite A Emeryville, CA 94608	Client Project ID: #629100; Encinal Properties Former Olympic Station	Date Sampled: 02/03/10
	Client Contact: Eric Syrstad	Date Received: 02/05/10
	Client P.O.:	Date Analyzed: 02/09/10
		Date Extracted: 02/09/10

Methyl tert-Butyl Ether*

Extraction method SW5030B

Analytical methods SW8260B

Work Order: 1002154

Lab ID	Client ID	Matrix	Methyl-t-butyl ether (MTBE)	DF	% SS	Comments
001B	MW-1	W	39	2	97	
002B	MW-2	W	0.86	1	94	
003B	MW-3	W	25	1	95	

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	0.5	µg/L
	S	NA	NA

* 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/method detection limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.



QC SUMMARY REPORT FOR SW8021B/8015Bm

W.O. Sample Matrix: Water

QC Matrix: Water

BatchID: 48510

WorkOrder 1002154

Analyte	EPA Method SW8021B/8015Bm		Extraction SW5030B						Spiked Sample ID: 1002150-006A			
	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) [£]	ND	60	97.2	93.3	4.05	94.9	95.9	1.10	70 - 130	20	70 - 130	20
MTBE	ND	10	113	116	3.05	91.6	102	10.8	70 - 130	20	70 - 130	20
Benzene	ND	10	94.9	95.5	0.610	96.1	94.1	2.12	70 - 130	20	70 - 130	20
Toluene	ND	10	94.7	94.8	0.158	95.2	93.9	1.36	70 - 130	20	70 - 130	20
Ethylbenzene	ND	10	93.2	93.8	0.660	93.8	92.6	1.35	70 - 130	20	70 - 130	20
Xylenes	ND	30	95.9	96.1	0.210	96.3	95.4	0.980	70 - 130	20	70 - 130	20
%SS:	99	10	97	97	0	100	97	3.06	70 - 130	20	70 - 130	20

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

BATCH 48510 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1002154-001A	02/03/10 10:35 AM	02/09/10	02/09/10 7:19 AM	1002154-002A	02/03/10 9:30 AM	02/09/10	02/09/10 7:52 AM
1002154-003A	02/03/10 10:00 AM	02/10/10	02/10/10 4:19 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.

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

cluttered chromatogram; sample peak coelutes with surrogate peak.

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

NR = matrix interference and/or 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, or inconsistency in sample containers.



QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Water

QC Matrix: Water

BatchID: 48508

WorkOrder 1002154

Analyte	EPA Method SW8260B		Extraction SW5030B						Spiked Sample ID: 1002148-010B			
	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
Methyl-t-butyl ether (MTBE)	ND	10	90.5	104	14.2	95.5	95.1	0.420	70 - 130	30	70 - 130	30
%SS1:	115	25	106	110	3.81	109	111	1.63	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 48508 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1002154-001B	02/03/10 10:35 AM	02/09/10	02/09/10 4:34 PM	1002154-002B	02/03/10 9:30 AM	02/09/10	02/09/10 6:05 AM
1002154-003B	02/03/10 10:00 AM	02/09/10	02/09/10 6:48 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.

Laboratory extraction solvents such as methylene chloride and acetone may occasionally appear in the method blank at low levels.

APPENDIX C

FIELD DATA SHEETS



WELL SAMPLING FORM

Date:		2/3/2010				
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:	24.37	Fe=	mg/L			
Depth to Water:	6.14	ORP=	mV			
Water Column Height:	18.23	DO=	mg/L			
Gallons/ft:	0.16					
1 Casing Volume (gal):	2.91	COMMENTS: very turbid, silty				
3 Casing Volumes (gal):	8.73					
	CASING VOLUME (gal)	TEMP (Celsius)	pH	COND. (µS)		
TIME:						
10:15	3.0	19.3	6.75	1029		
10:20	6.0	18.9	6.76	1022		
10:30	9.0	19.5	6.76	1030		
Sample ID:	Sample Date:	Sample Time:	Container Type	Preservative	Analytes	Method
MW-1	2/3/10	10:35	40 mL VOA	HCl, ICE	TPH, BTEX, MTBE	8015, 8021, 8260
				Signature:		

