



**CONESTOGA-ROVERS
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TRANSMITTAL

DATE: October 23, 2009 REFERENCE NO.: 629100
PROJECT NAME: 1436 Grant Avenue, San Lorenzo

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

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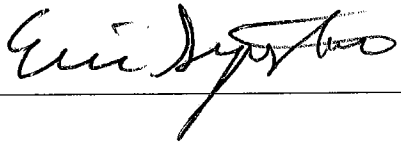
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QUANTITY	DESCRIPTION
1	Groundwater Monitoring Report - Third Quarter 2009

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GROUNDWATER MONITORING REPORT - THIRD QUARTER 2009

FORMER OLYMPIC SERVICE STATION
1436 GRANT AVENUE
SAN LORENZO, CALIFORNIA

AGENCY CASE NO. RO0373

OCTOBER 23, 2009
REF. NO. 629100 (3)

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**Prepared by:
Conestoga-Rovers
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1.0 INTRODUCTION

Conestoga-Rovers & Associates (CRA), on behalf of Encinal Properties, has prepared the *Groundwater Monitoring Report - Third Quarter 2009* 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 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 and the remaining properties in the vicinity of the site are residential.

On July 10, 1998, four (4) steel, single-walled underground storage tanks (USTs) were removed from the site. These USTs consisted of one (1) 10,000-gallon gasoline, one (1) 8,000-gallon gasoline, one (1) 5,000-gallon diesel and one (1) 250-gallon used-oil tank (Figure 2). Six (6) dispensers, located on two islands north of the auto repair building, were also removed. Third Quarter 2009 activities are summarized below.

1.2 SITE INFORMATION

Site Address	1436 Grant Avenue, San Lorenzo
Site Use	San Lorenzo Auto Repair
Client and Contact	Encinal Properties, Phil Jaber
Consultant and Contact Person	CRA, Eric A. Syrstad
Lead Agency and Contact	ACEH, Steven Plunkett
Agency Case No.	RO#0373

2.0 SITE ACTIVITIES AND RESULTS

2.1 CURRENT QUARTER'S ACTIVITIES

On August 11, 2009, Muskan Environmental Sampling (Muskan) 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 Appendix C. CRA's standard field procedures for groundwater monitoring and sampling are presented as Appendix A.

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), Methyl tert-butyl ether (MTBE), 1,2-Dichloroethane (1,2-DCA), and other oxygenates, by EPA Method 8260B, and total petroleum hydrocarbons as gasoline (TPHg) and total petroleum hydrocarbons as diesel (TPHd) with silica gel clean-up, by EPA Method 8015M. The analytical laboratory reports are presented as Appendix B.

2.2 CURRENT QUARTER'S RESULTS

Groundwater Flow Direction	Southwest
Hydraulic Gradient	0.004
Average Depth to Water	7.82 ft
Is Free Product Present on Site	No
Current Remediation Techniques	Monitored Natural Attenuation

2.2.1 GROUNDWATER FLOW DIRECTION

Based on the August 11, 2009 depth-to-water measurements, the overall groundwater flow direction and gradient beneath the site was calculated to the west-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 1.

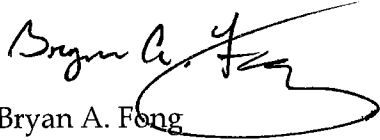
2.2.2 HYDROCARBON DISTRIBUTION IN GROUNDWATER

Total petroleum hydrocarbons as gasoline (TPHg) was only detected in well MW-3 at a concentration of 110 micrograms per Liter ($\mu\text{g/L}$). TPH as diesel (TPHd) was not detected in any of the wells. Benzene was detected in well MW-3 at a concentration of 33 $\mu\text{g/L}$. 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 270 $\mu\text{g/L}$, 9.4 $\mu\text{g/L}$, and 28 $\mu\text{g/L}$, respectively. No other fuel oxygenates were detected in any of the wells. CRA recommends a continuation of the groundwater monitoring program to track petroleum hydrocarbon concentration trends as site delineation continues. However, CRA proposes a reduction to the analytical program based on recent and historical data reported below the laboratory detection limit. The details of this request will be described in the following section. Groundwater elevation and analytical data are presented in Table 2 and the analytical laboratory report is presented as Appendix B.

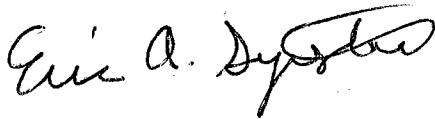
2.3 PROPOSED ACTIVITIES FOR NEXT QUARTER

CRA will contract a groundwater sampling company to gauge and sample monitoring wells MW-1 through MW-3 according to a modified monitoring program. Per State Water Resources Control Board Resolution 2009-0042 adopted May 19, 2009, we will implement a semiannual monitoring and reporting schedule at the site, with sampling activities conducted during the first and third quarters. Groundwater samples will be analyzed for TPHg, BTEX, and MTBE by EPA Method 8260B. CRA proposes to remove TPHd, EDB, EDC, TAME, ETBE, DIPE, TBA, Ethanol, and 1,2-DCA from the analytical program due to recent and historical data reported below the laboratory detection limit. Following field activities, CRA will prepare a groundwater monitoring report that includes a groundwater contour map and tabulated analytical data.

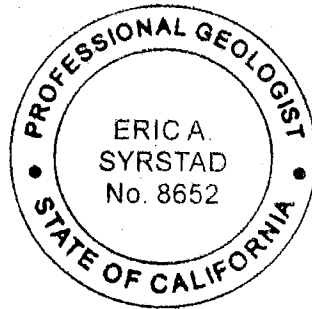
All of Which is Respectfully Submitted,
CONESTOGA-ROVERS & ASSOCIATES



Bryan A. Fong
Staff Geologist



Eric A. Syrstad, P.G.
Project Geologist



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FIGURES



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

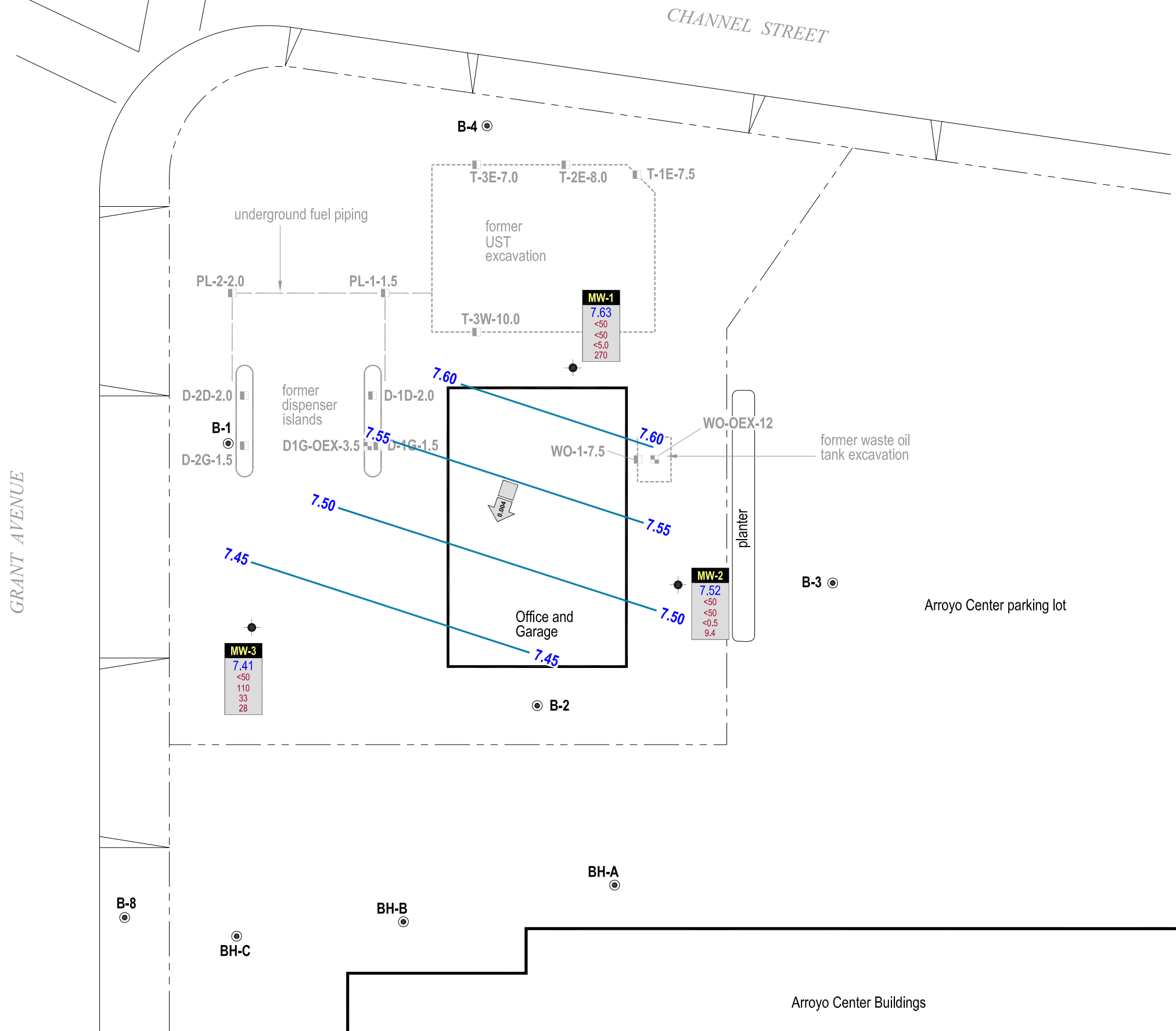
FIGURE 1

Olympic Service Station
 1436 Grant Avenue
 San Lorenzo, California



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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)
- 7.50 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

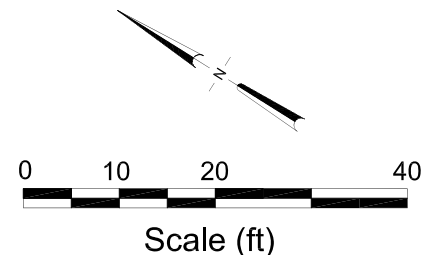
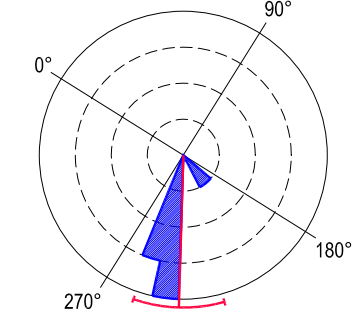


FIGURE
2

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 Sampled	DTW (ft)	GWE (ft above msl)	Oil & Grease	TPHmo	TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	SVOCs & HVOCs	DIPE	TAME	ETBE	TBA	Ethanol	EDB	1,2- DCA	Notes	
				Concentrations in micrograms per liter (µg/L)																		
Final ESL (E-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	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	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	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	<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					
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	<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	*	
<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	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	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		
	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		
	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		
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	*	
	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	<40	<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		
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	--	--	--	--	--	--	--	--		

TABLE 2

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

Well ID	Date Sampled	DTW (ft)	GWE (ft above msl)	Oil & Grease	TPHmo	TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	SVOCs & HVOCs	DIPE	TAME	ETBE	TBA	Ethanol	EDB	1,2- DCA	Notes	
				Concentrations in micrograms per liter (µg/L)																		
Final ESL (E-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	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		
	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	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
15.13	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	*	
	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		
	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	*	

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 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
 * = 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.
 1,2 dichloroethane (1,2 DCA), and Ethanol
 1,2-dibromoethane (EDB)

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: 08/11/09
	Client Contact: Eric Syrstad	Date Received: 08/11/09
	Client P.O.:	Date Reported: 08/18/09
		Date Completed: 08/18/09

WorkOrder: 0908239

August 18, 2009

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.

McC Campbell Analytical, Inc.



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

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0908239

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) 420-3327 FAX (510) 420-9170	Email: esyrstad@croworld.com cc: 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 Date Received: 08/11/2009 Date Printed: 08/11/2009
--	--	---	---

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
0908239-001	MW-1	Water	8/11/2009 10:45	<input type="checkbox"/>	A	B	A									
0908239-002	MW-2	Water	8/11/2009 9:45	<input type="checkbox"/>	A	B										
0908239-003	MW-3	Water	8/11/2009 10:15	<input type="checkbox"/>	A	B										

Test Legend:

1	G-MBTEX_W	2	MBTEXOXY-8260B_W	3	PREFD REPORT	4		5	
6		7		8		9		10	
11		12							

The following SampleIDs: 001A, 002A, 003A contain testgroup.

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: **8/11/2009 3:55:53 PM**
Project Name: **#629100; Encinal Properties-Former Olympic Statio** Checklist completed and reviewed by: **Melissa Valles**
WorkOrder N°: **0908239** Matrix Water Carrier: Dropped Off @ Envirotech; Delivered By: R.P.

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: 7.4°C NA
Water - VOA vials have zero headspace / no bubbles? Yes No No VOA vials submitted
Sample labels checked for correct preservation? Yes No
TTLC 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: 08/11/09
		Date Received: 08/11/09
	Client Contact: Eric Syrstad	Date Extracted: 08/11/09-08/12/09
	Client P.O.:	Date Analyzed: 08/11/09-08/12/09

Oxygenates and BTEX by GC/MS*

Extraction Method: SW5030B

Analytical Method: SW8260B

Work Order: 0908239

Lab ID	0908239-001B	0908239-002B	0908239-003B		Reporting Limit for DF =1	
Client ID	MW-1	MW-2	MW-3			
Matrix	W	W	W			
DF	10	1	1		S	W

Compound	Concentration			ug/kg	ug/L
tert-Amyl methyl ether (TAME)	ND<5.0	ND	ND	NA	0.5
Benzene	ND<5.0	ND	33	NA	0.5
t-Butyl alcohol (TBA)	ND<20	ND	ND	NA	2.0
1,2-Dibromoethane (EDB)	ND<5.0	ND	ND	NA	0.5
1,2-Dichloroethane (1,2-DCA)	ND<5.0	ND	ND	NA	0.5
Diisopropyl ether (DIPE)	ND<5.0	ND	ND	NA	0.5
Ethanol	ND<500	ND	ND	NA	50
Ethylbenzene	ND<5.0	ND	ND	NA	0.5
Ethyl tert-butyl ether (ETBE)	ND<5.0	ND	ND	NA	0.5
Methyl-t-butyl ether (MTBE)	270	9.4	28	NA	0.5
Toluene	ND<5.0	ND	ND	NA	0.5
Xylenes	ND<5.0	ND	ND	NA	0.5

Surrogate Recoveries (%)

%SS1:	103	103	103		
%SS2:	101	98	98		
Comments					

* 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.



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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: 08/11/09
	Client Contact: Eric Syrstad	Date Received: 08/11/09
	Client P.O.:	Date Extracted: 08/11/09
		Date Analyzed 08/13/09

Total Extractable Petroleum Hydrocarbons with Silica Gel Clean-Up*

Extraction method: SW3510C/3630C

Analytical methods: SW8015B

Work Order: 0908239

Lab ID	Client ID	Matrix	TPH-Diesel (C10-C23)	DF	% SS	Comments
0908239-001A	MW-1	W	ND	1	113	
0908239-002A	MW-2	W	ND	1	114	
0908239-003A	MW-3	W	ND	1	113	

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

* 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:



QC SUMMARY REPORT FOR SW8015B

W.O. Sample Matrix: Water

QC Matrix: Water

BatchID: 45096

WorkOrder 0908239

EPA Method SW8015B		Extraction SW3510C/3630C							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-Diesel (C10-C23)	N/A	1000	N/A	N/A	N/A	86.2	82.7	4.17	N/A	N/A	70 - 130	30
%SS:	N/A	2500	N/A	N/A	N/A	84	84	0	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 45096 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
0908239-001A	08/11/09 10:45 AM	08/11/09	08/13/09 3:17 AM	0908239-002A	08/11/09 9:45 AM	08/11/09	08/13/09 4:26 AM
0908239-003A	08/11/09 10:15 AM	08/11/09	08/13/09 7:51 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.



QC SUMMARY REPORT FOR SW8021B/8015Bm

W.O. Sample Matrix: Water

QC Matrix: Water

BatchID: 45097

WorkOrder 0908239

Analyte	Extraction SW5030B			Spiked Sample ID: 0908230-008B								
	Sample µg/L	Spiked µg/L	MS % Rec.	MSD % Rec.	MS-MSD % RPD	LCS % Rec.	LCSD % Rec.	LCS-LCSD % RPD	Acceptance Criteria (%)			
TPH(btex) [£]	ND	60	100	102	2.31	121	121	0	70 - 130	20	70 - 130	20
MTBE	ND	10	114	111	2.83	111	115	2.95	70 - 130	20	70 - 130	20
Benzene	ND	10	104	107	2.24	103	106	2.76	70 - 130	20	70 - 130	20
Toluene	ND	10	93.8	96.2	2.58	93.2	95.1	2.03	70 - 130	20	70 - 130	20
Ethylbenzene	ND	10	94	95.6	1.75	94.1	96.3	2.39	70 - 130	20	70 - 130	20
Xylenes	ND	30	107	108	1.24	109	110	1.56	70 - 130	20	70 - 130	20
%SS:	96	10	98	100	2.21	96	98	2.76	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 45097 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
0908239-001A	08/11/09 10:45 AM	08/14/09	08/14/09 6:57 PM	0908239-002A	08/11/09 9:45 AM	08/14/09	08/14/09 8:38 PM
0908239-003A	08/11/09 10:15 AM	08/18/09	08/18/09 7:27 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: 45055

WorkOrder 0908239

Analyte	Extraction SW5030B			Spiked Sample ID: 0908193-004A								
	Sample µg/L	Spiked µg/L	MS % Rec.	MSD % Rec.	MS-MSD % RPD	LCS % Rec.	LCSD % Rec.	LCS-LCSD % RPD	Acceptance Criteria (%)			
tert-Amyl methyl ether (TAME)	ND	10	82.9	81.9	1.19	89.7	85.9	4.38	70 - 130	30	70 - 130	30
Benzene	ND	10	95.4	94.9	0.535	104	96.9	7.08	70 - 130	30	70 - 130	30
t-Butyl alcohol (TBA)	ND	50	78	77	1.29	72.8	82.5	12.4	70 - 130	30	70 - 130	30
1,2-Dibromoethane (EDB)	ND	10	106	104	2.43	103	98	4.61	70 - 130	30	70 - 130	30
1,2-Dichloroethane (1,2-DCA)	ND	10	90.2	88.8	1.51	97.6	92.9	4.96	70 - 130	30	70 - 130	30
Diisopropyl ether (DIPE)	ND	10	86.1	84.8	1.56	102	96	5.74	70 - 130	30	70 - 130	30
Ethyl tert-butyl ether (ETBE)	ND	10	86.8	85	2.09	96.6	93.3	3.39	70 - 130	30	70 - 130	30
Methyl-t-butyl ether (MTBE)	ND	10	92.4	91.7	0.700	98.7	93.5	5.35	70 - 130	30	70 - 130	30
Toluene	ND	10	103	103	0	105	97.2	7.91	70 - 130	30	70 - 130	30
%SS1:	105	25	94	94	0	92	93	0.882	70 - 130	30	70 - 130	30
%SS2:	99	25	102	104	2.41	103	103	0	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 45055 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
0908239-001B	08/11/09 10:45 AM	08/12/09	08/12/09 1:37 PM	0908239-002B	08/11/09 9:45 AM	08/11/09	08/11/09 10:41 PM
0908239-003B	08/11/09 10:15 AM	08/11/09	08/11/09 11:25 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.

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

APPENDIX C

FIELD DATA SHEETS

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

PUSH 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: esyrsstad@erowald.com

Tele: (510) 420-3317

Fax: (510) 420-9170

Project #: 629100

Project Name: Facial Properties - Former Olympic Station

Project Location: 1436 Grant Ave, San Lorenzo, CA

Sampler Signature: Muskan Environmental Sampling

Analysis Request

Other

Comments

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
MW-1		2-11-00	10:45	4	VOA HMB	X						X	X				
MW-2			9:45		X												
MW-3			10:15		X												
TB		*			VOA	X						X	X				

ETEX & TPH as Gas (602 / 8021 + 8015) / NTBE
TPH as Diesel (8015) with silicage
Total Petroleum Oil & Grease (1664 / 8520 E/R&F)
Total Petroleum Hydrocarbons (41&1)
EPA 502.2 / 601 / 8010 / 8021 (HVOCs)
MTBE / BTX ONLY (EPA 602 / 8021)
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 524.2 / 624 / 8260 (VOCs)
EPA 525.2 / 625 / 8270 (SVOCs)
EPA 870 SIM / 8510 (PAHs / PNAAs)
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)

LONG 2015M
TPH 505, 608, 8081, 8082
ETEX, BTX ONLY
ETEX, BTX ONLY

Filter
Samples
for Metals
analysis:
Yes / No

Hold

Relinquished By: [Signature] Date: 2/4/09 Time: 12:05 Received By: ENVIRO-TECH SERVICES AA

Relinquished By: _____ Date: _____ Time: _____ Received By: _____

Relinquished By: _____ Date: _____ Time: _____ Received By: _____

ICE# _____ COMMENTS: _____
GOOD CONDITION _____
HEAD SPACE ABSENT _____
DECHLORINATED IN LAB _____
APPROPRIATE CONTAINERS _____
PRESERVED IN LAB _____

PRESERVATION VOAS O&G METALS OTHER
pH<2