AEI CONSULTANTS
ENVIRONMENTAL & ENGINEERING SERVICES

2500 Camino Diablo, Walnut Creek, CA 94597
tel 800-801-3224
fax 925-944-2895
www.aeiconsultants.com

March 6, 2007

Mr. Steven Plunkett
Environmental Health Services – Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: **1st Quarter 2008, Groundwater Monitoring report**
20957 Baker Road
Castro Valley, California 94546
Leak Case RO0002739
AEI Project # 273928

Dear Mr. Plunkett:

Attached is a copy of the first quarter 2008 groundwater monitoring event at the above referenced site with the perjury statement from the Client

If you have any questions I can be reached at 925-944-2899, extension 122.

Sincerely,
AEI Consultants

Robert F. Flory, P.G.

CERTIFICATION STATEMENT

I DECLARE , UNDER PENALTY OF PERJURY, THAT THE INFORMATION AND/OR RECOMMENDATIONS CONTAINED IN THE ATTACHED DOCUMENT OR REPORT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Natale Piazza 3/6/08

NATALE PIAZZA DATE

Darlene J. Piazza 3/6/08

DARLENE J. PIAZZA DATE

February 29, 2008

GROUNDWATER MONITORING REPORT
1st Quarter, 2008

20957 Baker Road
Castro Valley, California 94565

AEI Project No. 273928

Prepared For

Nat and Darlene Piazza
7613 Peppertree Road
Dublin, California 94568

Prepared By

AEI Consultants
2500 Camino Diablo
Walnut Creek, CA 94597
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AEI

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February 29, 2008

Nat and Darlene Piazza
7613 Peppertree Road
Dublin, California 94568

Subject: **Quarterly Groundwater Monitoring Report**
1st Quarter, 2008
20957 Baker Road
Castro Valley, California 94565
AEI Project No. 273928

Dear Mr. And Mrs. Piazza:

AEI Consultants (AEI) has prepared this report on your behalf to document groundwater quality at the above referenced site (Figure 1: Site Location Map). The purpose of this activity was to monitor groundwater quality near the former underground storage tanks (USTs). This report presents the findings of the 1st Quarter, 2008 groundwater monitoring event conducted on January 14, 2008.

I Site Description and Background

The subject property (hereafter referred to as the "site" or "property") is located at 20957 Baker Road in Castro Valley, California (Figure 1: Site Location Map). The site is located in a mixed residential and commercial/light-industrial area of Castro Valley. The site is approximately 81 feet by 300 feet in area; and is currently undeveloped and not in use. The site is partially covered with asphalt surfacing and concrete slabs with the remainder of the site graveled. The site occupies the southern two thirds of the fenced in area.

Baker Road makes up the east boundary of the site with a residential property to the east, beyond the road. Rutledge Road bounds the property to the west with commercial and residential property beyond the road. The property is bounded to the north by a partially vacant lot. The parcel to the north is split by a fence, with the southern half of the adjacent lot appearing to be part of the subject site. Two residential buildings are located in the northeast quadrant of this adjacent lot. To the south, the eastern half of the property is by an apartment complex and the western half bounded to the south by a plumbing contractor. The locations of these buildings relative to the subject site and locations of the former UST are shown on Figure 2, "Site Map".

Tank Removal

On April 21, 2004, AEI removed two 1,000-gallon USTs from the site (Figure 2). The removal was performed under permit from the ACEHS. Robert Weston, Inspector for the ACEHS, observed the tank removal. Two soil samples were collected from underneath each UST and analyzed for Total Petroleum Hydrocarbons as gasoline (TPH-g), benzene, toluene, ethylbenzene, xylenes (BTEX) and Methyl tertiary butyl ether (MTBE) by EPA Method 8021B/8015Cm. Total Petroleum Hydrocarbons as diesel (TPH-d) was analyzed by EPA Method 8015C and total lead by EPA method 7010.

Hydrocarbons were reported in all the soil samples analyzed. TPH-g was reported at concentrations ranging from 160 milligrams per kilogram (mg/kg) (T1W-EB8') to 1,400 mg/kg (T2W-EB8'). TPH-d was reported at concentrations ranging from 1,400 mg/kg (T2E-EB8') to 10,000 mg/kg (T1E-EB8'). Total xylenes were reported in two samples at 8.4 mg/kg (T2W-E8') and 0.25 mg/kg (T2E-EB8'). Benzene and ethylbenzene were reported as not detected. Total lead was reported at concentrations ranging from 6.1 mg/kg (T1W-E8') to 24 mg/kg (stockpile sample STKP1-4).

Preliminary Site Investigation

AEI performed a Preliminary investigation at the property on May 18, 2005. Eight (8) soil borings (SB-1 through SB-8) were advanced to depths ranging from 14 ft. to 18 ft. below ground surface (bgs) using a Geoprobe® Model 5410 direct-push drilling rig. The locations of the soil borings are shown on Figure 2, Site Map.

No detectable concentrations of TPH-g, TPH-d, TPH-mo, MTBE or BTEX, were reported in any of the soil samples from depths of 7.5 to 11 feet bgs at or above detection limits of 1.0 mg/kg, 1.0 mg/kg, 5.0 mg/kg, 0.05 mg/kg, and 0.005 mg/kg, respectively.

TPH-g was reported in the groundwater sample from soil boring SB-2 (SB-2W) at concentration of 7,300 micrograms per liter (µg/L). No TPH-g was reported in groundwater samples from any other borings at or above the detection limit of 50 µg/L.

The maximum concentration of TPH-d was reported at a concentration of 23,000 µg/L in the groundwater sample from boring SB-2 (SB-2W). TPH-d was reported in the other seven borings at concentrations ranging from ND<50 µg/L (SB-7) to 670 µg/L (SB-5).

TPH-mo was reported in groundwater samples from borings SB-1, SB-2, SB-5, SB-6 and SB-8 at concentrations ranging from 300 µg/L (SB-6) to 1400 µg/L (SB-1 and SB-5). No concentrations of TPH-mo were reported in groundwater samples from borings SB-3, SB-4 and SB-7 at or above a detection limit of 250 µg/L.
No MTBE was reported in the groundwater samples from any of the borings at or above a detection limit of 5.0 µg/L.

Monitoring Well Installation

On October 12, 2007 AEI installed five (5) 2-inch inside diameter (ID) groundwater monitoring wells, one on each side of the former tank hold (MW-1, MW-2), one through the center of the backfill (IN-1) and two down gradient of the former tank hold (MW-3, MW-4). The details of well construction are summarized in Table 1, *Well Construction Details.*

TPH-d was reported in well IN-1 at concentrations of 4.0 mg/kg, 5.1 mg/kg, and ND<1.0 in samples collected at depths of 8.5 feet bgs, 10 feet bgs, and 12 feet bgs, respectively. Two soil samples from borings MW-1 through MW-3 and three soil samples from wells MW-4 and IN-1 were analyzed for TPH-g and MBTEX by EPA Method 8015/8021B and TPH-d, TPH-mo, and TPH-bo by method 8015C.

No TPH-g, TPH-d, TPH-mo, TPH-bo, BTEX or MTBE was reported in any of the soil samples analyzed from wells MW-1 through MW-4 at or above standard reporting limits. No TPH-g, TPH-mo, BTEX or MTBE was reported in soil samples from well IN-1.

The wells were initially developed on October 15, 2007. Depth to water at the time the wells were developed ranged from 11.00 feet bgs (IN-1) to 14.57 feet bgs (MW-4). On October 18, 2007, at the time of the initial sampling event, the depth to groundwater ranged from 10.89 feet bgs (IN-1) to 14.92 feet bgs (MW-4). Depth to water in the wells was on November 6, 2007 ranged from 8.00 feet bgs (MW-4) to 11.37 feet bgs (MW-2). The depth to water in well MW-4 was anomalously low when the wells were installed and at the three times depth to water was measured in October 2007

Groundwater elevations on November 6, 2007 ranged from 148.59 feet bgs (MW-3) to 151.69 feet bgs (MW-4). The direction of groundwater flow at the time of measurement was to the south southeast with a groundwater gradient of 0.002 ft/ft.

Groundwater samples from the October 18, 2007 groundwater monitoring event were analyzed for TPH-g, MBTEX by method SW8021B/8015Cm and Total petroleum Hydrocarbons as Bunker oil (TPH-bo – C10+), TPH-d (C10-23) and TPH-mo (C18+) by method SW8015C.

No TPH-g, BTEX or MTBE were present at or above standard reporting limits in any of the groundwater samples.

No TPH-bo, TPH-d, or TPH-mo, were reported in samples from wells MW-2 through MW-4 and IN-1 at or above detection limits of 100 µg/L, 50 µg/L, and 250 µg/L, respectively. TPH-bo (C10+, middle - heavy residual fuel), TPH-d (C10 - 23, middle residual fuel), and TPH-mo (C28+ heavy residual fuel were reported in the water sample from well MW-1 at concentrations of 56 µg/L, 140 µg/L, and ND<250 µg/L, respectively. The difference between concentrations reported for TPH-bo and TPH-d indicate that the heavy residual concentration was 86 µg/L.

II Summary of Activities

On January 14, 2008, AEI conducted the regularly scheduled quarterly groundwater monitoring event at the site. The well caps were removed from each well (MW-1 to MW-4 and IN-1), allowing the wells to equilibrate with atmospheric pressure. The depth to groundwater was measured with an electric water level indicator.

Prior to sampling the wells, the well caps were all removed and the wells were allowed to equilibrate with the atmosphere for at least 15 minutes. The depth to water was then measured in each well to ± 0.01 foot using an electronic depth to water meter. Each well purged using a peristaltic pump with ¼-inch polyethylene drop tube. The wells were low flow [(12)] or micro-purged at a rate of approximately 0.5-liter per minute. During well purging temperature, pH, specific conductivity, dissolved oxygen, and oxidation-reduction potential (ORP) was measured at one-minute intervals. The wells were purged until

the three successive readings are within ± 0.1 for pH, ± 3% for conductivity, ± 10 mv for ORP, and ± 10% for temperature between three consecutive measurements or until the well dewatered. Visual estimates of turbidity were noted during the purging of the wells.

Once the groundwater parameters stabilized water samples were collected from each well using the peristaltic pump. Water samples were collected into containers with appropriate preservatives to each analysis. Samples for volatile analytes were collected into 40 milliliter (mL) hydrochloric acid preserved volatile organic analysis (VOA) vials, with zero headspace (no air bubbles). Samples were labeled with, at minimum, project number, sample number, time, date, and sampler's name. The samples were then entered on an appropriate chain-of-custody form and placed on water ice in the pre-chilled cooler pending same day transportation to the laboratory. Samples were transported the same day on ice under proper chain-of-custody protocol to McCampbell Analytical, Inc. of Pittsburg, California (Department of Health Services Certification #1644).

Five groundwater samples were analyzed for TPH-g, BTEX, and MTBE by EPA Methods SW8021B and SW8015Cm. Analysis for TPH-d was performed by EPA Method SW8015C.

III Field Results

No hydrocarbon odor was noted while groundwater was being purged from of the wells. No sheen was detected at any of the wells. Groundwater levels for the current monitoring episode ranged from 150.81 (MW-1) to 151.51 (MW-2) feet above mean sea level (amsl). The average groundwater elevation was 2.75 feet higher than at the time of the previous monitoring event. The direction of groundwater flow was to the southwest with a variable apparent hydraulic gradient ranging from 0.010 ft/ft to 0.029 ft/ft. Apparent gradients at the site have exhibited a high degree of variability since the wells were installed. This variability appears to be the result of sensitivity to rainfall and possibly due to local recharge from fractures in the underlying bedrock.

Water table contours and groundwater flow direction are shown in Figure 3. Groundwater elevation data are summarized in Tables 2 and 2a. Refer to Appendix A for the Groundwater Monitoring Well Field Sampling Forms.

IV Groundwater Quality

The TPH-d concentration in well MW-1 decreased from 56 μg/L last quarter to ND<50 μg/L. TPH-bo was reported as ND<250 μg/L. TPH-g, BTEX and MTBE continued to be reported as not detectable at or above the laboratory reporting limits of 50 μg/L, 0.5 μg/L and 5.0 μg/L respectively.

No TPH or MBTEX were reported at or above the laboratory reporting limits in the remaining groundwater monitoring wells (MW-2 through MW-4 and IN-1) during this event.

A summary of groundwater sample analytical data is presented in Table 3. Laboratory results and chain of custody documentation are included in Appendix B.

V Conclusions and Recommendations

No TPH-g, BTEX or MTBE were detected in any of the wells onsite during this groundwater monitoring event. The data from this and the previous monitoring event indicate that no significant hydrocarbon impact remains at the site. It appears that following the removal of the UST, natural attenuation mechanisms such as biodegradation and dispersion have reduced the contaminant concentrations to below detection limits. For this reason, AEI recommends immediate case closure for the site. A copy of the Case Closure Summary is attached as Appendix C.

VI Report Limitations and Signatures

This report presents a summary of work completed by AEI Consultants, including observations and descriptions of site conditions. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide required information, but it cannot be assumed that they are entirely representative of all areas not sampled. All conclusions and recommendations are based on these analyses, observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document.

These services were performed in accordance with generally accepted practices in the environmental engineering and construction field, which existed at the time and location of the work.

Please contact the undersigned for questions regarding the findings outlined in this report.

Sincerely,

AEI Consultants

Calvin Hee
Staff Engineer

Robert F. Flory, P.G.
Project Manager

PROFESSIONAL GEOLOGIST
ROBERT F. FLORY
No. 5825
10/31/08
STATE OF CALIFORNIA

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Figure 2Site Plan
Figure 3Groundwater Gradients – 1/14/08
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Table 2/2a Historical Groundwater Elevation Data
Table 3 Historical Groundwater Data

Appendix A
Groundwater Monitoring Well Field Sampling Forms

Appendix B
Laboratory Analyses with Chain of Custody Documentation

Appendix C
Site Closure Summary

Previous Documentation

1. *Geotechnical Exploration and Engineering Study, Proposed Baker Road Apartments*, December 3, 1986, prepared by JMK Environmental Solutions, Inc.

2. *Underground Storage Tank removal Final Report*, May 19, 2004, prepared by AEI Consultants

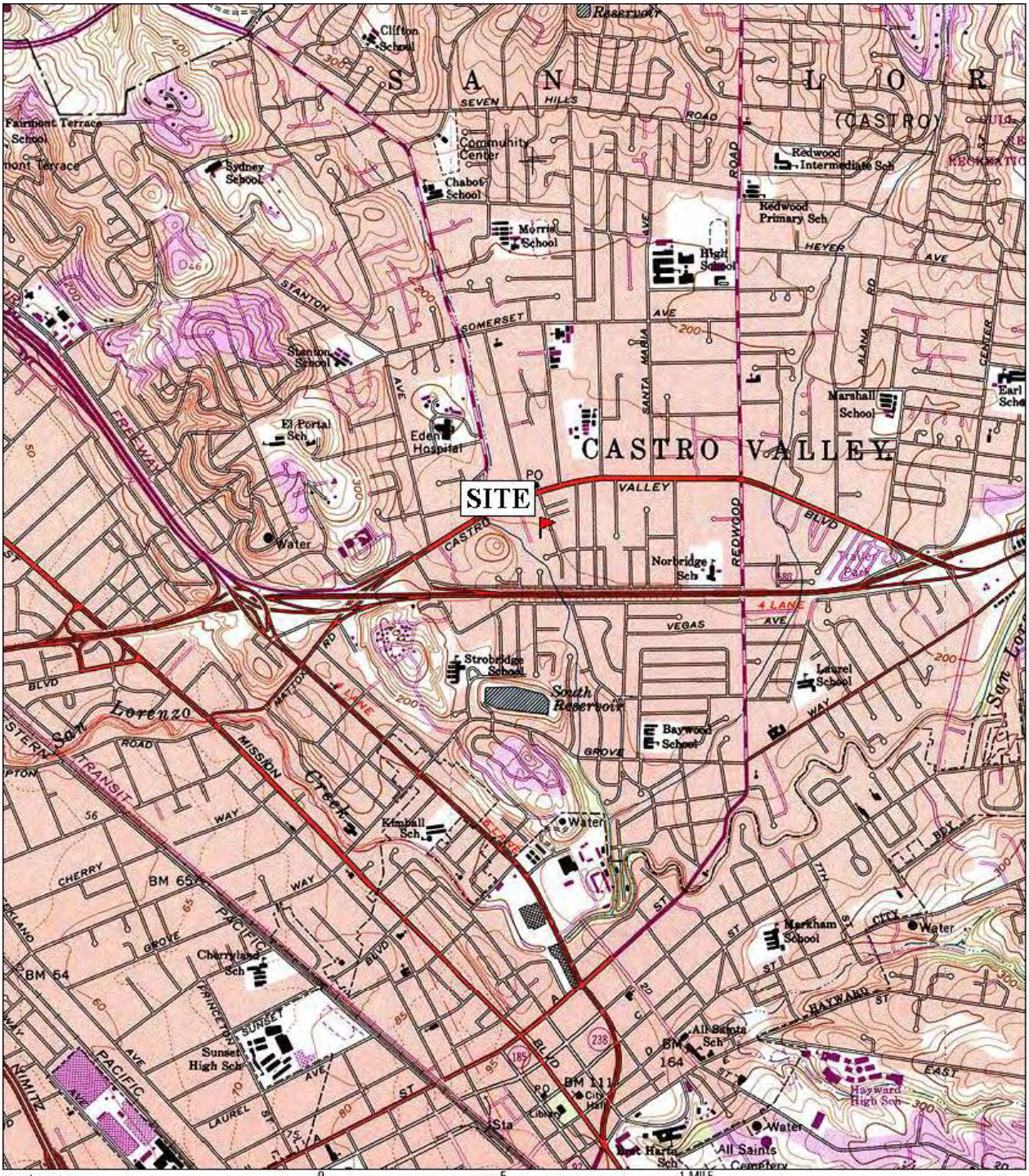
3. *Workplan for Soil and Groundwater Investigation and Interim Source Removal*, September 20, 2007, prepared by AEI Consultants

4. *Well Installation Report*, November 29, 2007, prepared by AEI Consultants

Distribution:

Nat Piazza, 7613 Pepper Tree Road, Dublin, California, 94568-3343	2 copies
Steven Plunkett, Alameda County Environmental Health Services	electronic
GeoTracker	electronic
File	

FIGURES



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

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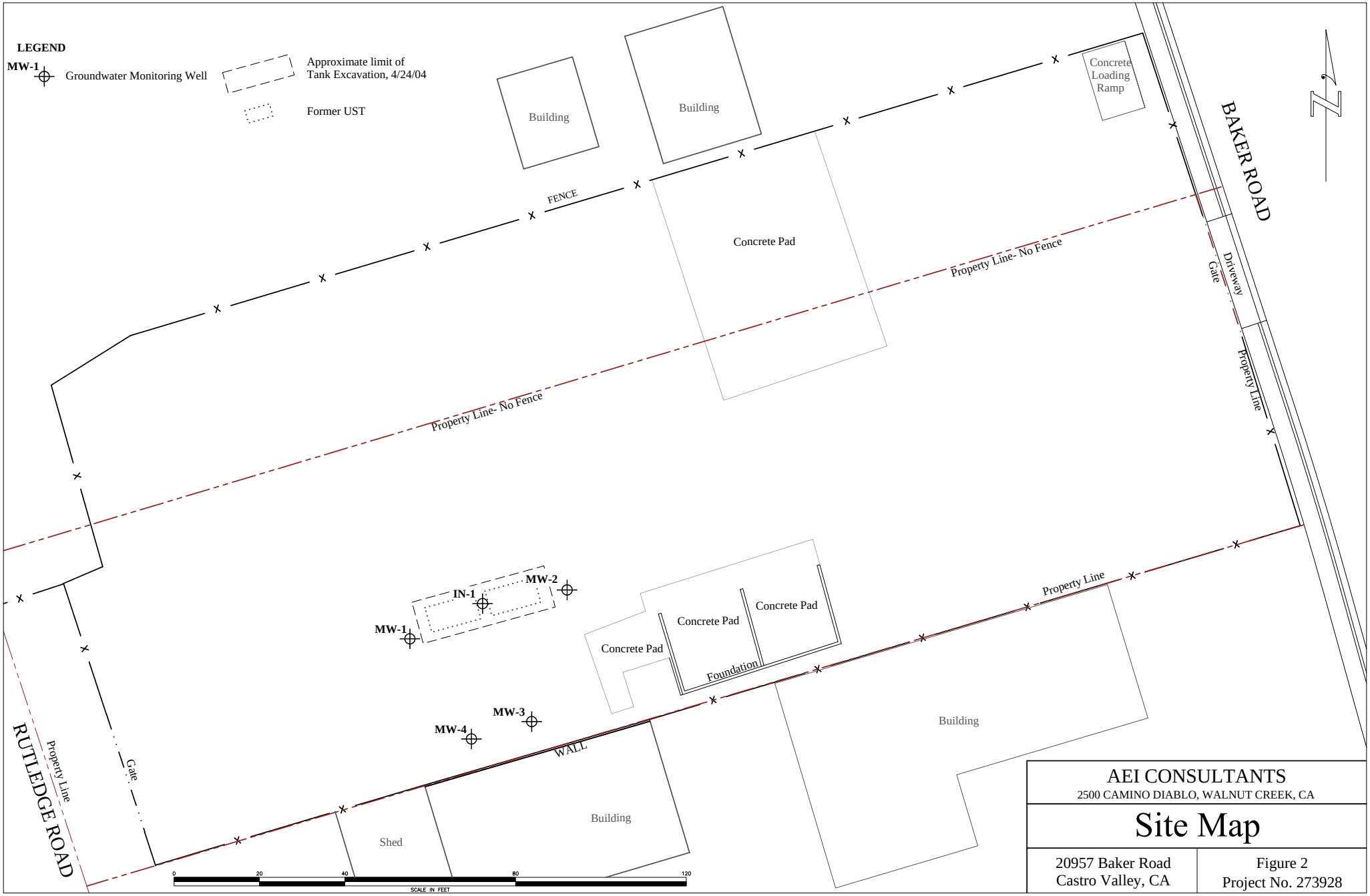
SITE LOCATION MAP

20957 BAKER ROAD CASTRO VALLEY, CALIFORNIA	**FIGURE 1** PROJECT NO. 273928



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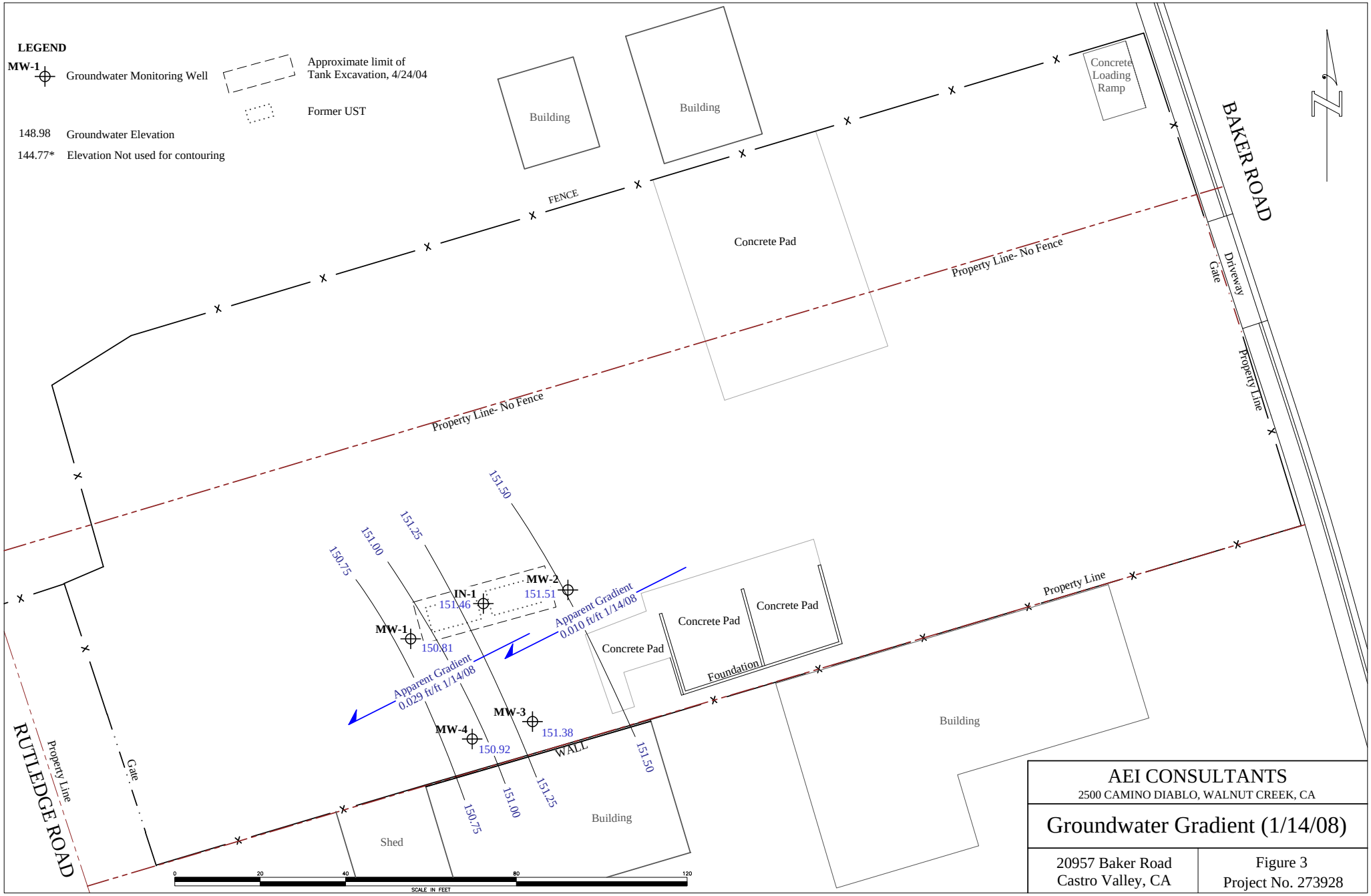
2500 CAMINO DIABLO, WALNUT CREEK, CA

Site Map

20957 Baker Road
Castro Valley, CA

Figure 2
Project No. 273928

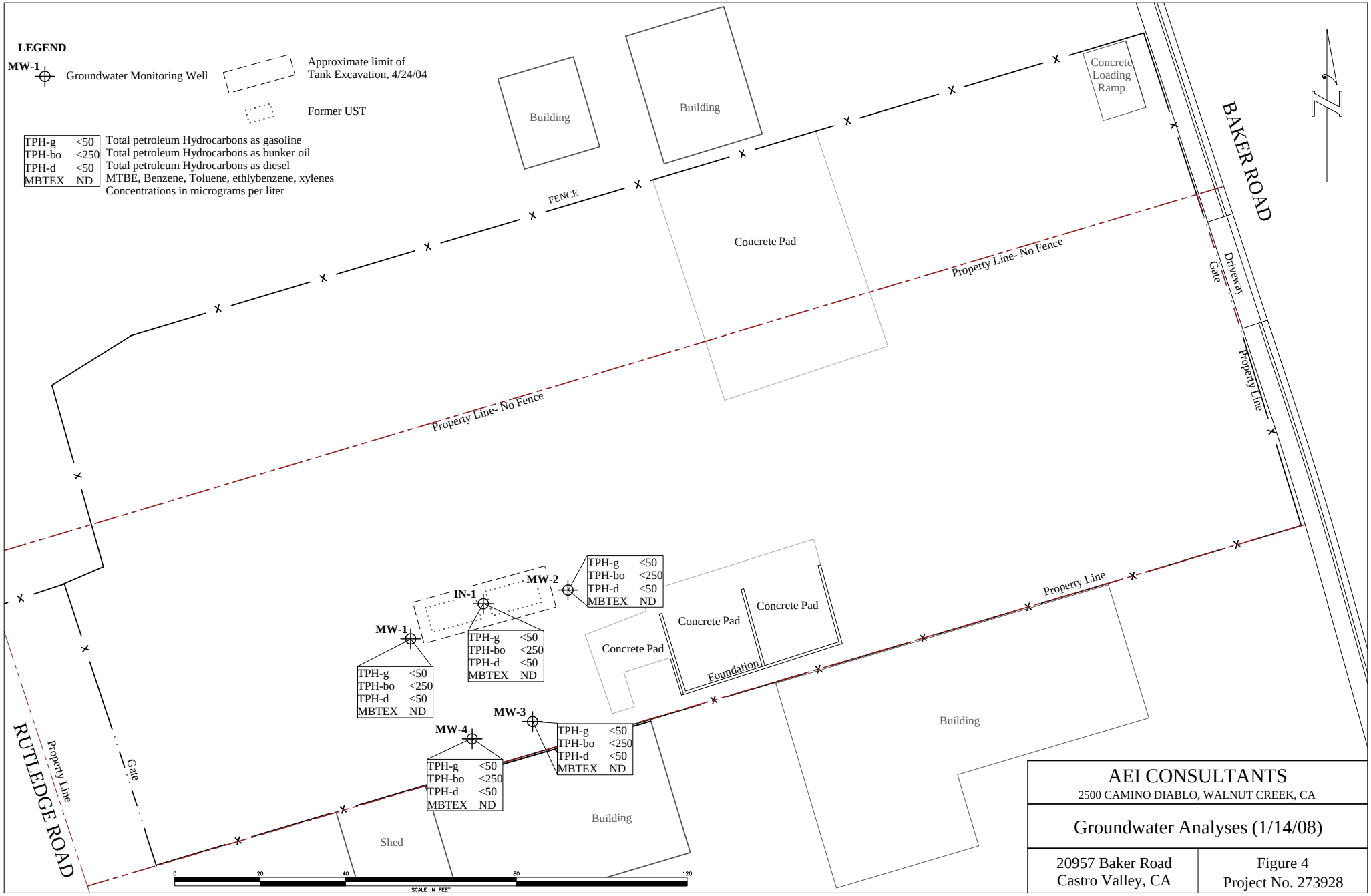


AEI CONSULTANTS
2500 CAMINO DIABLO, WALNUT CREEK, CA

Groundwater Gradient (1/14/08)

20957 Baker Road
Castro Valley, CA

Figure 3
Project No. 273928



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2500 CAMINO DIABLO, WALNUT CREEK, CA

Groundwater Analyses (1/14/08)

20957 Baker Road
Castro Valley, CA

Figure 4
Project No. 273928

TABLES

Table 1: Well Construction Details

Piazza, 20957 Baker Road, Castro Valley, CA

Well ID	Date Installed (feet)	Top of casing (feet)	Top of Well Box (feet)	Depth To Water 01/14/08 (feet)	Casing Material	Total Depth Boring (feet)	Total Depth Well (feet)	Borehole Diameter (inches)	Casing Diameter (inches)	Screened Interval (feet)	Slot Size (inches)	Filter Pack Interval (feet)	Filter Pack Sand (feet)	Bentonite Interval (feet)	Grout Interval (feet)
IN-1	10/12/07	160.12	159.85		PVC	16.5	16.5	8 1/4	2.0	6.5-16.5	0.020	6.0-16.5	2/12	5.0-5.5	.05-5.0
MW-1	10/12/07	159.84	159.62		PVC	16.5	16.5	8 1/4	2.0	6.5-16.5	0.020	6.0-16.5	2/12	5.0-6.5	.05-5.0
MW-2	10/12/07	160.30	160.00		PVC	16.5	16.5	8 1/4	2.0	6.5-16.5	0.020	6.0-16.5	2/12	5.0-6.5	.05-5.0
MW-3	10/12/07	160.04	159.79		PVC	16.5	16.5	8 1/4	2.0	6.5-16.5	0.020	6.0-16.5	2/12	5.0-6.5	.05-5.0
MW-4	10/12/07	159.95	159.69		PVC	16.5	16.5	8 1/4	2.0	6.5-16.5	0.020	6.0-16.5	2/12	5.0-6.5	.05-5.0

Table 2 **Groundwater Elevation Data**
Piazza, 20957 Baker Road, Castro Valley, CA

Well ID	Date	Well Elevation (ft amsl)	Depth to Water (ft)	Groundwater Elevation (ft amsl)	Elevation Change (ft)
IN-1	10/15/07	159.85	11.00	148.85	----
	10/18/07	159.85	10.89	148.96	0.11
	10/22/2007*	159.85	10.93	148.92	-0.04
	11/06/07	159.85	11.20	148.65	-0.27
	01/14/08	**159.85**	**8.39**	**151.46**	**2.81**
MW-1	10/15/07	159.62	14.30	145.32	----
	10/18/07	159.62	11.64	147.98	2.66
	10/22/07	159.62	10.86	148.76	0.78
	11/06/07	159.62	10.95	148.67	-0.09
	01/14/08	**159.62**	**8.81**	**150.81**	**2.14**
MW-2	10/15/07	160.00	13.28	146.72	----
	10/18/07	160.00	11.74	148.26	1.54
	10/22/07	160.00	11.32	148.68	0.42
	11/06/07	160.00	11.35	148.65	-0.03
	01/14/08	**160.00**	**8.49**	**151.51**	**2.86**
MW-3	10/15/07	159.79	11.01	148.78	----
	10/18/07	159.79	11.10	148.69	-0.09
	10/22/07	159.79	10.95	148.84	0.15
	11/06/07	159.79	11.20	148.59	-0.25
	01/14/08	**159.79**	**8.41**	**151.38**	**2.79**
MW-4	10/15/07	159.69	14.57	145.12	----
	10/18/07	159.69	14.92	144.77	-0.35
	10/22/07	159.69	14.65	145.04	0.27
	10/22/07 Well loaded with fresh water- surged for 15 minutes- water level dropping slowly @ 4.0 feet bgs				
	11/06/07	159.69	8.00	151.69	6.65
	01/14/08	**159.69**	**8.77**	**150.92**	**-0.77**

Depth to water measured from the top of well casing
ft amsl = feet above mean sea level

Table 2a **Groundwater Elevation and Gradient**
Piazza, 20957 Baker Road, Castro Valley, CA

Event	Date	Average Water Table Elevation (ft amsl)	Water Table Elevation Change (ft)	Hydraulic Gradient Flow Direction (ft/ft)
Develop wells	10/15/07	147.42	----	variable
1	10/18/07	148.47	1.06	variable
Develop well MW-4	10/22/07	148.80	0.33	variable
----	11/06/07	148.64	-0.16	0.002/SSE
	01/14/08	**151.22**	**2.58**	**0.010-0.029/SE**

Notes

Table 3 Groundwater Analytical Data
Piazza, 20957 Baker Road, Castro Valley, CA

Sample ID	Date	Depth to Water feet	TPH-g C6-C12 µg/L	TPH-d C10-C23	TPH-mo C18+ µg/L	TPH-bo C10+	MTBE µg/L	Benzene µg/L	Toluene µg/L	Ethyl-benzene µg/L	Xylenes µg/L
			EPA Method 8015				*EPA Method 8021B*				
IN-1	10/18/07		ND<50	ND<50	ND<250	ND<100	ND<5.0	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	1/14/2008		**ND<50**	**ND<50**	**----**	**ND<250**	**ND<5.0**	**ND<0.5**	**ND<0.5**	**ND<0.5**	**ND<0.5**
MW-1	10/18/07		ND<50	56	ND<250 (86) [1]	140 [2]	ND<5.0	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	1/14/2008		**ND<50**	**ND<50**	**----**	**ND<250**	**ND<5.0**	**ND<0.5**	**ND<0.5**	**ND<0.5**	**ND<0.5**
MW-2	10/18/07		ND<50	ND<50	ND<250	ND<100	ND<5.0	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	1/14/2008		**ND<50**	**ND<50**	**----**	**ND<250**	**ND<5.0**	**ND<0.5**	**ND<0.5**	**ND<0.5**	**ND<0.5**
MW-3	10/18/07		ND<50	ND<50	ND<250	ND<100	ND<5.0	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	1/14/2008		**ND<50**	**ND<50**	**----**	**ND<250**	**ND<5.0**	**ND<0.5**	**ND<0.5**	**ND<0.5**	**ND<0.5**
MW-4	10/18/07		ND<50	ND<50	ND<250	ND<100	ND<5.0	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	1/14/2008		**ND<50**	**ND<50**	**----**	**ND<250**	**ND<5.0**	**ND<0.5**	**ND<0.5**	**ND<0.5**	**ND<0.5**
RWQCB ESLs**			100	100	100	----	5.0	1.0	40	30	20

Notes
BOLD = Current groundwater data
TPH-g = total petroleum hydrocarbons as gasoline
TPH-d = total petroleum hydrocarbons as diesel
TPH-mo = total petroleum hydrocarbons as motor oil
µg/L = micrograms per liter (parts per billion)
ft amsl = feet above mean sea level
ND = Not reported at or above the indicated method detection limit
TPH-mo = total petroleum hydrocarbons as motor oil
TPH-bo = total petroleum hydrocarbons as bunker oil
MTBE = methyl tert-butyl ether
1 = value in parenthesis is approximate "residual fuel", C10+ value minus TPH-d value
2 = diesel range compounds are significant, no recognizable pattern
** = RWQCB ESLs November 2007, TABLE F-1a. Groundwater Screening levels, Groundwater is a current or potential drinking water resource

APPENDIX A

Groundwater Monitoring Well
Field Sampling Forms

AEI CONSULTANTS

GROUNDWATER MONITORING WELL FIELD SAMPLING FORM

Monitoring Well Number: MW-1

Project Name:	Nat Piazza	Date of Sampling:	1/14/2008
Job Number:	273928	Name of Sampler:	A Nieto
Project Address:	20957 Baker Road, Castro valley, California		

MONITORING WELL DATA

Well Casing Diameter (2"/4"/6")	2		
Wellhead Condition	OK		
Elevation of Top of Casing (feet above msl)	159.62		
Depth of Well	16.50		
Depth to Water (from top of casing)	9.81		
Water Elevation (feet above msl)	149.81		
Well Volumes Purged	Micropurged		
Actual Volume Purged (liters)	4.0		
Appearance of Purge Water	Clear		
Free Product Present?	No	Thickness (ft):	----

GROUNDWATER SAMPLES

Number of Samples/Container Size: 3 - 40 ml VOA, 1 1-liter Amber,

Time	Vol Removed (liter)	Temperature (deg C)	pH	Conductivity (µS/cm)	DO (mg/L)	ORP (meV)	Comments
	1liter	20.09	7.10	2660	3.41	73.1	clear
	2liters	20.03	7.07	2651	3.26	74.8	clear
	3liters	20.00	7.06	2598	3.28	76.9	clear
	4liters	19.94	7.04	2539	3.29	78.6	clear

COMMENTS (i.e., sample odor, well recharge time & percent, etc.)

Purge water clear with no odor

Tubin line at 15 feet deep

AEI CONSULTANTS

GROUNDWATER MONITORING WELL FIELD SAMPLING FORM

Monitoring Well Number: MW-2

Project Name:	Nat Piazza	Date of Sampling:	1/14/2008
Job Number:	273928	Name of Sampler:	A Nieto
Project Address:	20957 Baker Road, Castro valley, California		

MONITORING WELL DATA

Well Casing Diameter (2"/4"/6")	2		
Wellhead Condition	OK		
Elevation of Top of Casing (feet above msl)	160.00		
Depth of Well	16.50		
Depth to Water (from top of casing)	8.49		
Water Elevation (feet above msl)	151.51		
Well Volumes Purged	Micropurged		
Actual Volume Purged (liters)	4.0		
Appearance of Purge Water	Clear		
Free Product Present?	No	Thickness (ft):	----

GROUNDWATER SAMPLES

Number of Samples/Container Size: 3 - 40 ml VOA, 1 1-liter Amber

Time	Vol Removed (liter)	Temperature (deg C)	pH	Conductivity (µS/cm)	DO (mg/L)	ORP (meV)	Comments
	1liter	19.22	7.01	1098	2.03	66.1	clear
	2liters	19.18	6.95	1076	1.92	73.4	clear
	3liters	19.09	6.86	1037	1.96	80.7	clear
	4liters	19.12	6.83	1026	1.98	84.2	clear

COMMENTS (i.e., sample odor, well recharge time & percent, etc.)

Purge water clear with no odor

AEI CONSULTANTS

GROUNDWATER MONITORING WELL FIELD SAMPLING FORM

Monitoring Well Number: MW-3

Project Name:	Nat Piazza	Date of Sampling:	1/14/2008
Job Number:	273928	Name of Sampler:	A Nieto
Project Address:	20957 Baker Road, Castro valley, California		

MONITORING WELL DATA

Well Casing Diameter (2"/4"/6")	2		
Wellhead Condition	OK		
Elevation of Top of Casing (feet above msl)	159.79		
Depth of Well	16.50		
Depth to Water (from top of casing)	8.41		
Water Elevation (feet above msl)	151.38		
Well Volumes Purged	Micropurged		
Actual Volume Purged (liters)	2.0		
Appearance of Purge Water	Clear		
Free Product Present?	No	Thickness (ft):	----

GROUNDWATER SAMPLES

Number of Samples/Container Size: 3 - 40 ml VOA, 1 1-liter Amber,

Time	Vol Removed (liter)	Temperature (deg C)	pH	Conductivity (µS/cm)	DO (mg/L)	ORP (meV)	Comments
	1liter	18.08	6.71	1049	0.37	60.3	clear
	2liters	18.14	6.68	1042	0.35	57.0	clear
	3liters	18.19	6.65	1036	0.33	55.7	clear
	4liters	18.18	6.62	1031	0.32	55.3	clear

COMMENTS (i.e., sample odor, well recharge time & percent, etc.)

Purge water clear with no odor

300 RPM'S

AEI CONSULTANTS

GROUNDWATER MONITORING WELL FIELD SAMPLING FORM

Monitoring Well Number: MW-4

Project Name:	Nat Piazza	Date of Sampling:	1/14/2008
Job Number:	273928	Name of Sampler:	A Nieto
Project Address:	20957 Baker Road, Castro valley, California		

MONITORING WELL DATA

Well Casing Diameter (2"/4"/6")	2		
Wellhead Condition	OK		
Elevation of Top of Casing (feet above msl)	159.69		
Depth of Well	16.50		
Depth to Water (from top of casing)	8.77		
Water Elevation (feet above msl)	150.92		
Well Volumes Purged	Micropurged		
Actual Volume Purged (liters)	2.0		
Appearance of Purge Water	Clear		
Free Product Present?	No	Thickness (ft):	----

GROUNDWATER SAMPLES

Number of Samples/Container Size: 3 - 40 ml VOA, 1 1-liter Amber,

Time	Vol Removed (liter)	Temperature (deg C)	pH	Conductivity (µS/cm)	DO (mg/L)	ORP (meV)	Comments
	1liter	17.72	7.25	2442	2.09	59.2	clear
	2liters	17.67	7.24	2432	2.13	60.0	clear
	3liters	17.56	7.18	2389	2.40	64.4	clear
	4liters	17.59	7.15	2376	2.01	63.3	clear

COMMENTS (i.e., sample odor, well recharge time & percent, etc.)

Tubing line at 12 feet deep

Purge water clear with no odor

Water turned brown at 2 liters

AEI CONSULTANTS

GROUNDWATER MONITORING WELL FIELD SAMPLING FORM

Monitoring Well Number: IN-1

Project Name:	Nat Piazza	Date of Sampling:	1/14/2008
Job Number:	273928	Name of Sampler:	A Nieto
Project Address:	20957 Baker Road, Castro valley, California		

MONITORING WELL DATA

Well Casing Diameter (2"/4"/6")	2		
Wellhead Condition	OK		
Elevation of Top of Casing (feet above msl)	159.85		
Depth of Well	16.50		
Depth to Water (from top of casing)	8.39		
Water Elevation (feet above msl)	151.46		
Well Volumes Purged	Micropurged		
Actual Volume Purged (liters)	4.0		
Appearance of Purge Water	Clear		
Free Product Present?	No	Thickness (ft):	----

GROUNDWATER SAMPLES

Number of Samples/Container Size: 3 - 40 ml VOA, 1 1-liter Amber,

Time	Vol Removed (liter)	Temperature (deg C)	pH	Conductivity (µS/cm)	DO (mg/L)	ORP (meV)	Comments
	1liter	19.96	6.50	1105	0.87	88.5	clear
	2liters	20.06	6.47	1099	0.65	87.2	clear
	3liters	20.03	6.46	1080	0.62	86.1	clear
	4liters	20.01	6.45	1077	0.58	86.4	clear

COMMENTS (i.e., sample odor, well recharge time & percent, etc.)

Purge water clear with no odor.

Tubin line at 12 feet deep with geo pump head set at 300rpm's

APPENDIX B

Laboratory Analytical Reports
With
Chain of Custody Documentation

McCampbell 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

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #273928; Piazza	Date Sampled: 01/14/08
		Date Received: 01/14/08
	Client Contact: Robert Flory	Date Reported: 01/17/08
	Client P.O.:	Date Completed: 01/17/08

WorkOrder: 0801339

January 17, 2008

Dear Robert:

Enclosed within are:

1) The results of the **5** analyzed samples from your project: **#273928; Piazza,**
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

McCampbell Analytical Laboratories for your analytical needs.

Best regards,

Angela Rydelius
Laboratory Manager
McCampbell Analytical, Inc.

McCampbell Analytical, Inc.
1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0801339 **ClientID: AEL**

☑ EDF ☐ Excel ☐ Fax ☑ Email ☐ HardCopy ☐ ThirdParty

Report to:
Robert Flory
AEI Consultants
2500 Camino Diablo, Ste. #200
Walnut Creek, CA 94597
Email: rflory@aeiconsultants.com
TEL: (925) 283-6000 FAX: (925) 283-6121
ProjectNo: #273928; Piazza
PO:

Bill to:
Denise Mockel
AEI Consultants
2500 Camino Diablo, Ste. #200
Walnut Creek, CA 94597
dmockel@aeiconsultants.com

Requested TAT: **5 days**

Date Received: **01/14/2008**
Date Printed: **01/16/2008**

Sample ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
0801339-001	MW-1	Water	01/14/2008	☐	A	A	B									
0801339-002	MW-2	Water	01/14/2008	☐	A		B									
0801339-003	MW-3	Water	01/14/2008	☐	A		B									
0801339-004	MW-4	Water	01/14/2008	☐	A		B									
0801339-005	IN-1	Water	01/14/2008	☐	A		B									

Test Legend:

1	G-MBTEX_W	2	PREDF REPORT	3	TPH(D)_W	4		5	
6		7		8		9		10	
11		12							

Prepared by: Samantha Arbuckle

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.

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Sample Receipt Checklist

Client Name: **AEI Consultants**

Date and Time Received: **01/14/08 5:15:54 PM**

Project Name: **#273928; Piazza**

Checklist completed and reviewed by: Samantha Arbuckle

WorkOrder N°: **0801339** 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: 3.8°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 ☑

Client contacted: Date contacted: Contacted by:

Comments:

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AEI Consultants	Client Project ID: #273928; Piazza	Date Sampled: 01/14/08
2500 Camino Diablo, Ste. #200		Date Received: 01/14/08
Walnut Creek, CA 94597	Client Contact: Robert Flory	Date Extracted: 01/15/08
	Client P.O.:	Date Analyzed 01/15/08

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

Extraction method SW5030B Analytical methods SW8021B/8015Cm Work Order: 0801339

Lab ID	Client ID	Matrix	TPH(g)	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	DF	% SS
001A	MW-1	W	ND	ND	ND	ND	ND	ND	1	85
002A	MW-2	W	ND	ND	ND	ND	ND	ND	1	88
003A	MW-3	W	ND	ND	ND	ND	ND	ND	1	88
004A	MW-4	W	ND	ND	ND	ND	ND	ND	1	89
005A	IN-1	W	ND	ND	ND	ND	ND	ND	1	92

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	1	µg/L
	S	NA	NA	NA	NA	NA	NA	1	mg/Kg

* 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 McCampbell 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.

DHS ELAP Certification N° 1644

Angela Rydelius, Lab Manager

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AEI Consultants	Client Project ID: #273928; Piazza	Date Sampled: 01/14/08
2500 Camino Diablo, Ste. #200		Date Received: 01/14/08
Walnut Creek, CA 94597	Client Contact: Robert Flory	Date Extracted: 01/14/08
	Client P.O.:	Date Analyzed 01/14/08-01/15/08

Diesel Range (C10-C23) & Bunker Oil Range (C10+) Extractable Hydrocarbons as Diesel & Bunker Oil*

Extraction method: SW3510C Analytical methods: SW8015C Work Order: 0801339

Lab ID	Client ID	Matrix	TPH(d)	TPH(bo)	DF	% SS
0801339-001B	MW-1	W	ND	ND	1	97
0801339-002B	MW-2	W	ND	ND	1	95
0801339-003B	MW-3	W	ND	ND	1	96
0801339-004B	MW-4	W	ND	ND	1	96
0801339-005B	IN-1	W	ND	ND	1	96

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.

+The following descriptions of the TPH chromatogram are cursory in nature and McCampbell 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/jet fuel range; l) bunker oil; m) fuel oil; n) stoddard solvent/mineral spirit.

DHS ELAP Certification N° 1644

Angela Rydelius, Lab Manager

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QC SUMMARY REPORT FOR SW8021B/8015Cm

W.O. Sample Matrix: Water QC Matrix: Water WorkOrder: 0801339

EPA Method SW8021B/8015Cm	Extraction SW5030B				BatchID: 33177			Spiked Sample ID: 0801335-003A			
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)£	ND	60	109	112	2.64	107	107	0	70 - 130	30	70 - 130	30
MTBE	ND	10	102	103	0.727	122	119	2.54	70 - 130	30	70 - 130	30
Benzene	ND	10	101	97.7	3.75	104	96.7	7.71	70 - 130	30	70 - 130	30
Toluene	ND	10	101	97	4.44	115	107	7.92	70 - 130	30	70 - 130	30
Ethylbenzene	ND	10	106	101	4.33	112	104	7.62	70 - 130	30	70 - 130	30
Xylenes	ND	30	117	110	5.88	123	113	8.45	70 - 130	30	70 - 130	30
%SS:	88	10	92	93	0.433	95	88	7.66	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 33177 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0801339-001A	01/14/08 11:40 AM	01/15/08	01/15/08 10:19 AM	0801339-002A	01/14/08 11:00 AM	01/15/08	01/15/08 8:05 AM
0801339-003A	01/14/08 12:30 PM	01/15/08	01/15/08 8:38 AM	0801339-004A	01/14/08 12:00 PM	01/15/08	01/15/08 9:12 AM
0801339-005A	01/14/08 11:20 AM	01/15/08	01/15/08 9:46 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.

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QC SUMMARY REPORT FOR SW8015C

W.O. Sample Matrix: Water QC Matrix: Water WorkOrder 0801339

EPA Method SW8015C **Extraction SW3510C** **BatchID: 33175** **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	109	109	0	N/A	N/A	70 - 130	30
%SS:	N/A	2500	N/A	N/A	N/A	97	97	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 33175 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0801339-001B	01/14/08 11:40 AM	01/14/08	01/14/08 9:06 PM	0801339-002B	01/14/08 11:00 AM	01/14/08	01/14/08 10:16 PM
0801339-003B	01/14/08 12:30 PM	01/14/08	01/14/08 11:25 PM	0801339-004B	01/14/08 12:00 PM	01/14/08	01/15/08 12:35 AM
0801339-005B	01/14/08 11:20 AM	01/14/08	01/15/08 1:44 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.

APPENDIX C

Site Closure Summary

CASE CLOSURE SUMMARY

I. AGENCY INFORMATION

Date: 2/29/08

Agency Name: **Alameda County Environmental health**	Address: **1131 Harbor Bay Parkway**
City/State/Zip: **Alameda, California 94502**	Phone: **510-383-1767**
Responsible Staff Person: **Steven Plunkett**	Title: **Hazardous Materials Specialist**

II. SITE INFORMATION

Site Facility Name: **Nat Piazza Property**		
Site Facility Address: **20957 Baker Road, Castro valley, CA 94565**		
RB Case Nos.:	Local or LOP Case No.: **RO00002739**	Priority: **Low**
URF Filing Date:	SWEEPS No.:	
Responsible Parties (include addresses and phone numbers)		
Nat and Darlene Piazza, 7613 Peppertree Road, Dublin, CA 94568		
Home: 925-828-1577 Fax: 925-828-1538		

Tank No.	Size in Gallons	Contents	Closed In—Place/Removed?	Date
1	**1000**	**gasoline**	**Removed**	**4/21/2004**
2	**1000**	**diesel**	**Removed**	**4/21/2004**

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: **Leaking UST**		
Site characterization complete? **Yes**	Date Approved by Oversight Agency:	
Monitoring wells installed? **Yes**	Number: **5**	Proper screened interval? **yes**
Highest GW Depth Below Ground Surface: **14.92**	Lowest Depth: **8.39**	Flow Direction: **SE**
Most Sensitive Current Use: **Commercial/Industrial**		
Most Sensitive Potential Use and Probability of Use **Residential**		
Are drinking water wells affected? **No**	Aquifer Name: ------	
Is surface water affected? **No**	Nearest surface water name: **San Lorenzo creek**	
Off-Site Beneficial Use Impacts (Addresses/Locations): **None**		
Report(s) on file? **Yes**	Where is report(s) filed? **ACEH/GeoTracker**	

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tanks	**2 1000 gallon tanks**	**Triple rinse removal and disposal ECI**	**4/21/2004**
Piping	**unknown**	**Removal and disposal by ECI**	**4/21/2004**
Free Product	**Trace/tank contents**	**disposal by Excel**	**4/21/2004**
Soil	**unknown**	**unknown**	
Groundwater	**None removed**	**Biodegradation/natural attenuation**	**To date**
Barrels			

MAXIMUM DOCUMENTED POLLUTANT CONCENTRATIONS—BEFORE AND AFTER CLEANUP

POLLUTANT	Soil (ppm)		Water (ppb)		POLLUTANT	Soil (ppm)		Water (ppb)	
	Before	After	Before	After		Before	After	Before	After
TPH-mo	**----**	**----**	**1,400**	**ND<250**	**Toluene**	**ND<1.7**	**----**	**ND<1.7**	**ND<0.5**
TPH-d	**10,000**	**----**	**23,000**	**ND<50**	**Xylenes**	**8.4**	**----**	**27**	**ND<0.5**
TPH-g	**1,400**	**----**	**7,300**	**ND<50**					
MTBE	**ND<17**	**----**	**ND<5.0**	**ND<5.0**					
Benzene	**ND<1.7**	**----**	**ND<1.7**	**ND<0.5**					
Ethylbenzene	**ND<1.7**	**----**	**11**	**ND<0.5**					

Comments (Depth of Remediation, etc.):

No TPH-g, -d, mo above 100 ug/L in groundwater from wells.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? **Yes**		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **Yes**		
Does corrective action protect public health for current land use? **Yes**		
Site Management Requirements: **NONE**		
Should corrective action be reviewed if land use changes: **NO**		
Monitoring Wells Decommissioned: **None to date**	Number Decommissioned: **0**	Number Retained: **5**
List Enforcement Actions Taken: **None**		
List Enforcement Actions Rescinded: **None**		

V. TECHNICAL REPORTS, CORRESPONDENCE, ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

Well Installation Report, 11/29/07	
Groundwater Monitoring Report, 1st Quarter 2008, 2/29/08	

VI. ADDITIONAL COMMENTS, DATA, ETC.

See referenced reports

This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official site file.