



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
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October 21, 2014

Jimmy Koo  
Sunny Piedmont Cleaners  
4364 Piedmont Ave.  
Oakland, CA 94611  
(via electronic mail: [jimmykoo9@yahoo.com](mailto:jimmykoo9@yahoo.com))

Harvey J. and Donna J. Clar Trust  
230 Moraga Way  
Orinda, CA 94563-3837

Subject: Case Closure for Site Cleanup Program (SCP) RO0003013 and Geotracker Global ID  
T10000001597 Sunny Piedmont Cleaners, 4364 Piedmont Avenue, Oakland, CA 94611

Dear Mr. Koo, and Mr. and Mrs. Clar:

This letter confirms the completion of site investigation actions for the soil and groundwater at the above referenced site. We are also transmitting the enclosed case closure summary. These documents confirm the completion of the investigation at the subject site with the provision that the information provided to this agency was accurate and representative of existing conditions. The subject SCP case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (<http://geotracker.swrcb.ca.gov>) and the Alameda County Environmental Health website (<http://www.acgov.org/aceh/index.htm>).

#### SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

If you have any questions, please call Dilan Roe at (510) 567-6767. Thank you.

Sincerely,

Dilan Roe, P.E.  
Program Manager – Land Use & Local Oversight Program

Enclosure: Case Closure Summary

cc: Derek Wong, ICES, 3300 Powell St. #109, Emeryville, CA 94608 (via electronic mail:  
[derek\\_ices@yahoo.com](mailto:derek_ices@yahoo.com))  
Todd Brantley, First Republic Bank, [tbrantley@firstrepublic.com](mailto:tbrantley@firstrepublic.com)  
Dilan Roe, ACEH, [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org)  
Karel Detterman, ACEH, [karel.dettermasn@acgov.org](mailto:karel.dettermasn@acgov.org)  
GeoTracker, eFile

**CASE CLOSURE SUMMARY  
SITE CLEANUP PROGRAM**

**I. AGENCY INFORMATION**

Date: October 21, 2014

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6708
Responsible Staff Person: Karel Detterman	Title: Hazardous Materials Specialist

**II. CASE INFORMATION**

Site Facility Name: Sunny Piedmont Cleaners		
Site Facility Address: 4364 Piedmont Avenue, Oakland, CA 94611		
RB Case No.: ----	STID No.: ----	LOP Case No.: RO0003013
URF Filing Date: ----	Geotracker ID: T10000001597	APN: 13-1120-1-3
Current Land Use: Commercial		
Responsible Parties	Addresses	Phone Numbers
Jimmy Koo	4364 Piedmont Avenue Oakland, CA 94611	(510) 658-2119
Harvey J. & Donna J. Clar Trust	230 Moraga Way Orinda, CA 94563-3837	----

This Case Closure Summary along with the Case Closure Transmittal letter provides documentation of the case closure. This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions. Additional information on the case can be viewed in the online case file. The entire case file can be viewed over the Internet on the Alameda County Environmental Health (ACEH) website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Not all historic documents for the fuel leak case may be available on GeoTracker. A more complete historic case file for this site is located on the ACEH website.

### III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Dry cleaning operations		
Primary constituents of concern: Tetrachloroethene (PCE)		
Areas of site investigated for this case: Dry cleaning operations		
Remediation attempted or completed: Excavation of the PCE-affected soil within the immediate vicinity of the dry cleaning machines.		
Monitoring wells installed? No	Number: 0	Proper screened interval? - - -
Highest Groundwater depth Below Ground Surface (bgs): 43 feet bgs	Lowest Depth: 43 feet bgs	Flow Direction: To the south-southwest based on the closest fuel leak case RO0000534 located 1,900 feet southwest of site.
Most Sensitive Current Groundwater Use: Potential drinking water source		

Summary of Production Wells in Vicinity:	
<p>Two irrigation wells are located at 5000 Piedmont Avenue in Oakland approximately 1,000 feet northeast and upgradient of the site. There were no wells located downgradient (south-southwest) and within 2,000 feet of the site. Groundwater data collected at the site indicates that the underlying groundwater beneath the site has not been impacted by the onsite dry cleaning operations. Based on the groundwater data and location of the irrigation wells upgradient of the site, the irrigation wells are not expected to be impacted by or be a receptor for the site.</p>	
Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest Surface Water Name: Glen Echo Creek, formerly known as Cemetery Creek, is located approximately 500 feet northeast and upgradient of the site's northeastern boundary. No surface water bodies are located within 2,000 feet and downgradient of the site.

GROUNDWATER SPECIFIC CRITERIA – NON-PETROLEUM CONTAMINANTS – TETRACHLOROETHENE (PCE)					
Has a determination been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame?			Yes		
Site Data			Comments		
Plume Length	----				
Estimated Age of Plume	----				
Non-Aqueous Phase Liquid (NAPL)	No NAPL				
Plume Stable or Decreasing	----				
Distance to Nearest Water Supply Well	>1,000 feet				
Distance to Nearest Surface Water and Direction	Glen Echo Creek is located approximately 500 feet north east and upgradient of site				
GROUNDWATER CONCENTRATIONS FOR PRIMARY CONSTITUENTS OF CONCERN					
Constituent	Historic Site Maximum (ppb)	Current Site Maximum (ppb)	Constituent	Historic Site Maximum (ppb)	Current Site Maximum (ppb)
Tetrachloroethene	<0.5	<0.5			
t-Butyl alcohol	8.9	8.9			

ppb – parts per billion

Note: Groundwater data collected at the site indicates that the underlying groundwater beneath the site has not been impacted by the onsite dry cleaning operations.

VAPOR SPECIFIC CRITERIA - NON-PETROLEUM CONTAMINANTS – PCE	
Are current maximum soil vapor concentrations less than relevant screening criteria?	No *
Has a determination been made that the potential for vapor intrusion poses a low threat to human health and safety under the current land use?	Yes
Has a determination been made that the potential for vapor intrusion poses a low threat to human health and safety if land use changes to a residential or other conservative land use in the future?	Yes

DIRECT CONTACT CRITERIA - NON-PETROLEUM CONTAMINANTS – PCE	
Are maximum soil concentrations within the upper 10 feet less than relevant screening criteria?	Yes
Has a determination been made that the potential for direct contact with site contamination in shallow soil (upper 10 feet) poses a low threat to human health and safety under the current land use?	Yes
Has a determination been made that the potential for direct contact with site contamination in shallow soil (upper 10 feet) poses a low threat to human health and safety if land use changes to a residential or other conservative land use in the future?	Yes

\* See Section V Additional Comments and Conclusions

#### 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? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, it does not appear that the release would present a risk to human health based upon current land use and conditions.	
<b>Site Management Requirements:</b>  None. However, excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.	
Should corrective action be reviewed if land use changes? No	
Was a deed restriction or deed notification filed? ----	Date Recorded: ----

#### V. ADDITIONAL COMMENTS AND CONCLUSION

<p><b>Additional Comments:</b></p> <p>The maximum PCE soil vapor concentration detected adjacent to the dry cleaning machines are above the current acceptable screening levels for both residential and commercial land use but below the future acceptable screening levels for residential and commercial land use. The maximum PCE soil vapor concentration detected approximately 40 feet south of the dry cleaning machines are above the current acceptable screening level for residential land use but below the current acceptable screening level for commercial land use and also the future acceptable screening levels for residential and commercial land use.</p> <p>Soil vapor concentrations detected in the most recent sampling event contained PCE levels significantly below the current and future acceptable screening levels for both residential and commercial land use.</p> <p><b>Conclusion:</b></p> <p>The PCE-impacted material that was identified from a previous site investigation was excavated and disposed of at the Kettleman Hills landfill. Confirmation soil samples collected from the sidewalls and floor of the excavation indicated residual PCE and Volatile Organic Compound (VOC) concentrations below the current residential and commercial Environmental Screening Levels (ESLs). The groundwater data also confirmed that groundwater underlying the site contained PCE and VOC concentrations below their respective ESLs. Soil vapor concentrations detected in the most recent sampling event contained PCE and VOC levels that are significantly below the current and future acceptable screening levels for both residential and commercial land use.</p> <p>Alameda County Environmental Health staff believe that the site meets the condition for case closure. No further investigation of cleanup is necessary at this time.</p>
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**VI. LOCAL AGENCY REPRESENTATIVE DATA**

Prepared by: Karel Detterman, PG	Title: Hazardous Materials Specialist
Signature: <i>Karel Detterman</i>	Date: 10/21/2014
Approved by: Dilan Roe, PE	Title: LOP and SCP Program Manager
Signature: <i>Dilan Roe</i>	Date: 10/21/2014

**VII. REGIONAL BOARD AND PUBLIC NOTIFICATION**

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
Regional Board Notification Date: 8/7/2014	
Public Notification Date: 9/10/2014	

**VIII. MONITORING WELL DESTRUCTION**

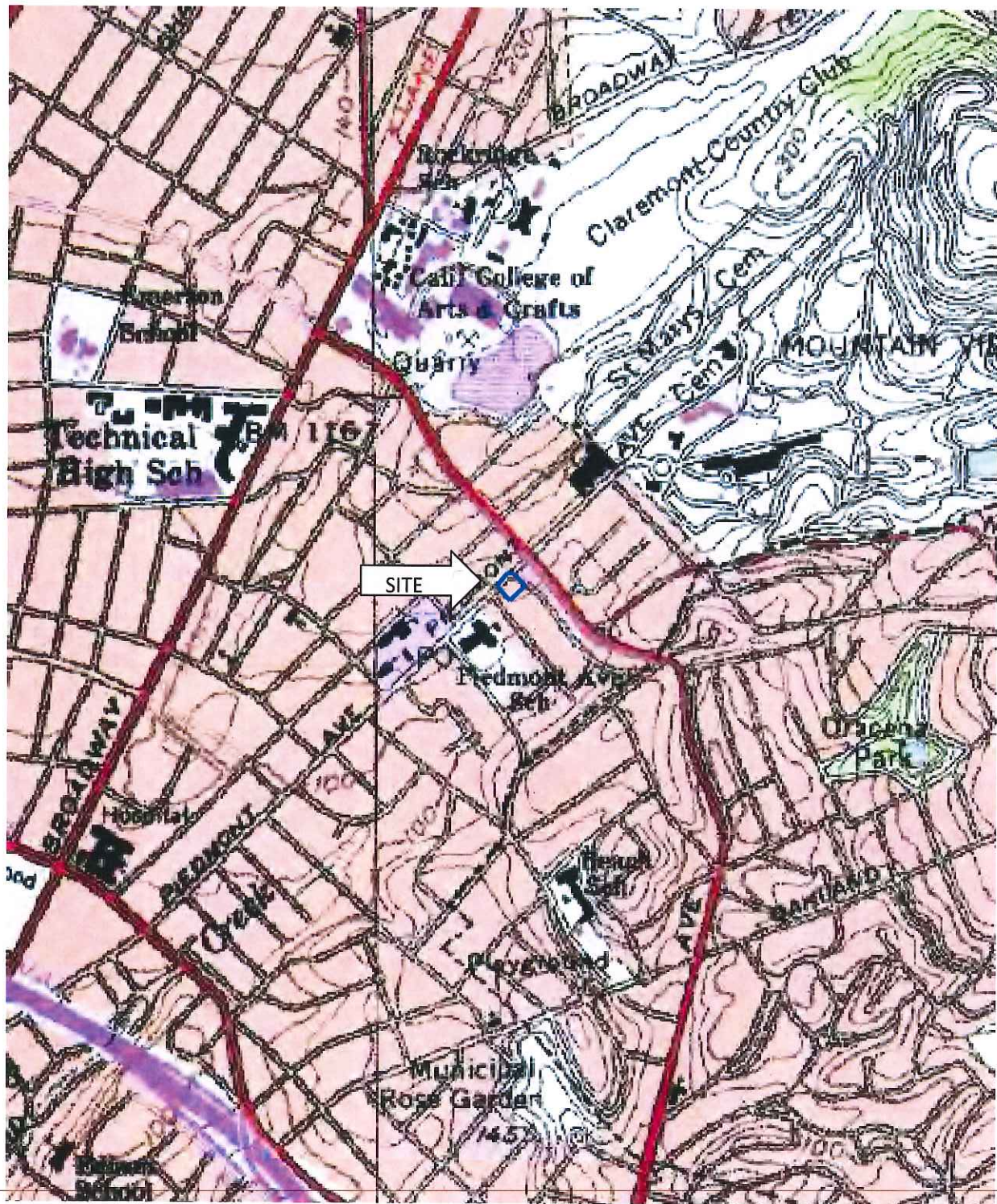
Date Requested by ACEH: ----	Date of Well Decommissioning Report: ----	
All Monitoring Wells Decommissioned: ----	Number Decommissioned: ----	Number Retained: ----
Reason Wells Retained: ----		
Additional requirements for submittal of groundwater data from retained wells: ----		
ACEH Concurrence - Signature: -----		Date: ----

Attachments:

1. Site Vicinity Map (4 pp)
2. Site Plan (3 p)
3. Photographs (2 pp)
4. Soil, Groundwater, and Soil Vapor Analytical Data (4 pp)

# ATTACHMENT 1





**TOPOGRAPHIC MAP**

Source: USGS 7.5 Minute Topographic Map  
Oakland East, CA Quadrangle 1980



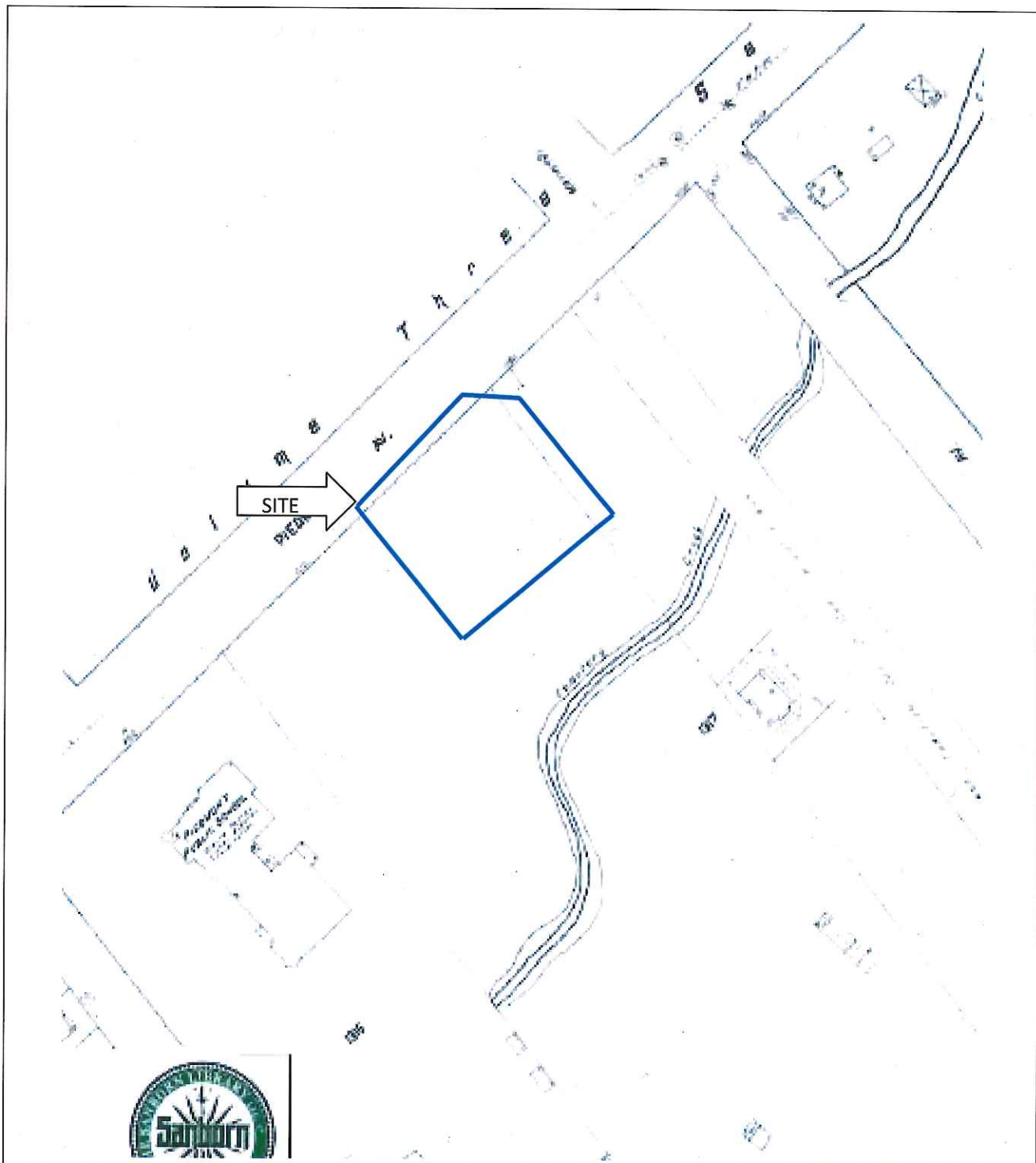
Scale: 1:24,000

**NOVA CONSULTING GROUP, INC.**

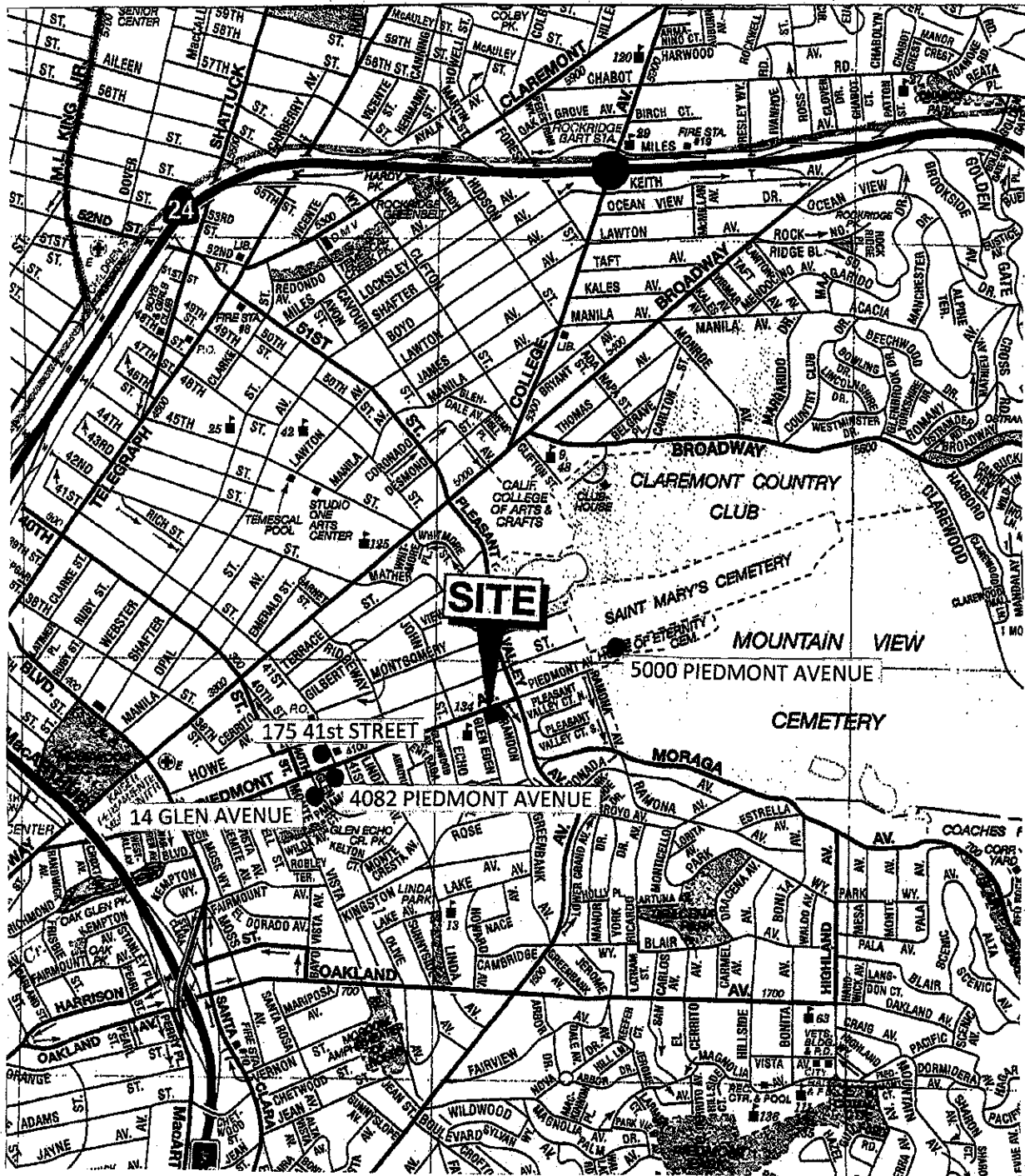
**Site Name:** Piedmont Retail  
4364 Piedmont Ave  
Oakland, California

**Project Number:** F09-0445





<p align="center"><b>SANBORN MAP</b></p>	<p>Source: EDR-Sanborn          Date: 1912</p> <p align="right"><b>N↑</b></p>
<p>NOVA CONSULTING GROUP, INC.</p>	<p>Site Name: Piedmont Retail          4364 Piedmont Avenue          Oakland, California</p> <p>Project Number: F09-0445</p>



MAP SOURCE:  
AAA

Scale: 1" = 1100 ft



# WELL SURVEY SUMMARY

Sunny Piedmont Cleaners  
Oakland, California

Project 3618

WELL SURVEY SUMMARY  
Sunny Piedmont Cleaners  
Oakland, California

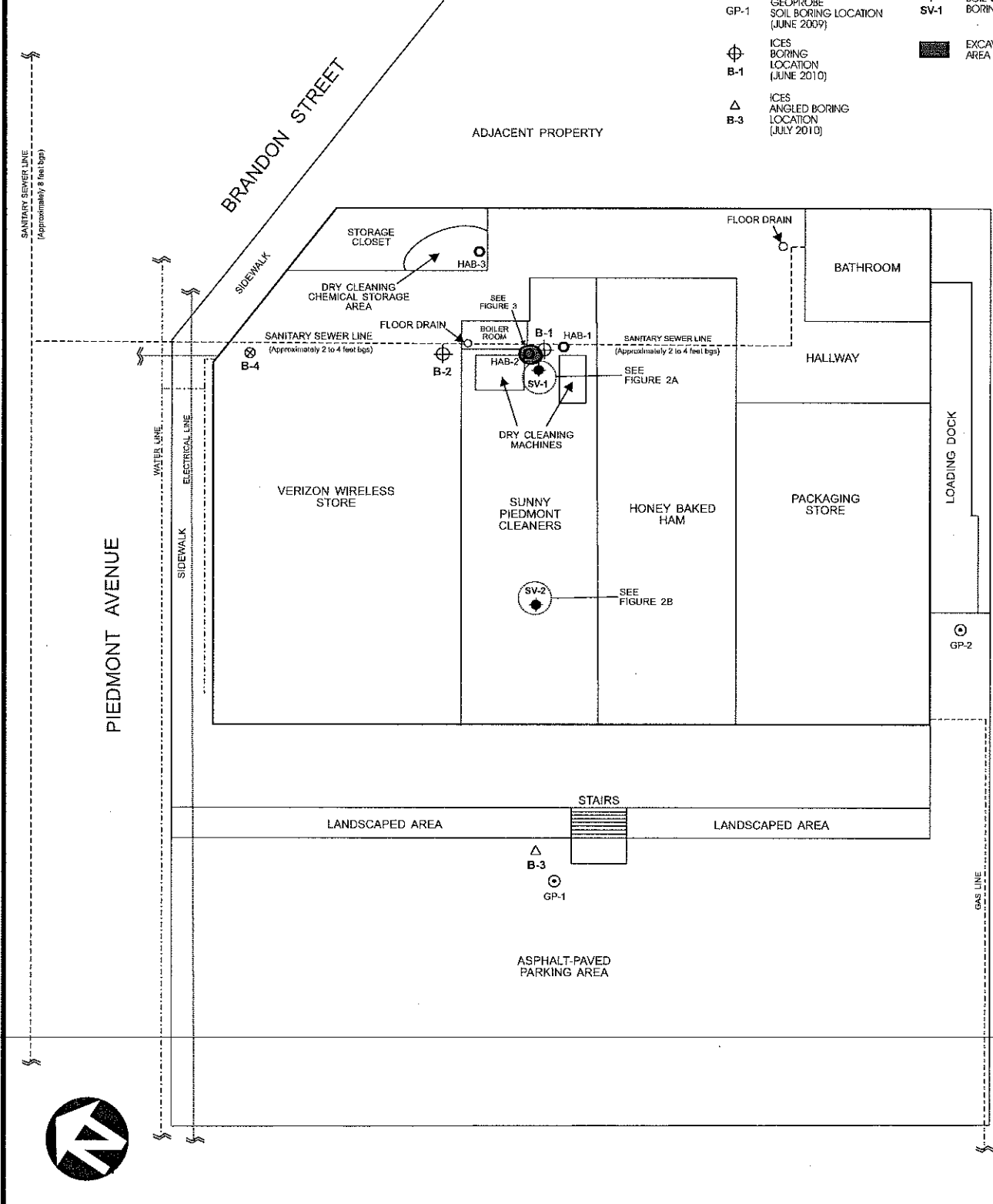
Site Location	# of Wells	Distance From Site (feet)	Direction from Site
Kaiser Hospital (East Broadway)	6	>2,000	SW
3505 Broadway	6	>2,000	SW
3701 Broadway	4	>2,000	SW
3785 Broadway	1	>2,000	SW
3943 Broadway	13	>2,000	SW
5175 Broadway	5	>2,000	NW
411 W. MacArthur Boulevard	6	>2,000	S
230 MacArthur Boulevard	4	>2,000	S
3701 MacArthur Boulevard	2	>2,000	SE
49th Street/Webster Street	1	>2,000	NW
Moutell Street/Robley Terrace	1	>2,000	NE
125 Hillside Avenue	1	>2,000	NE
Ricardo Avenue/Artuna Avenue	2	>2,000	E
Grand Avenue/Holly Place	2	>2,000	E
175 41st Street	3	>1,500	SW
14 Glen Avenue	1	>1,500	SW
4082 Piedmont Avenue	1	>1,500	SW
5000 Piedmont Avenue	2	1,000	N

# ATTACHMENT 2

0 25  
APPROXIMATE SCALE (feet)

EXPLANATION:

- HAB-1 ○ NOVA CONSULTING HAND AUGER SOIL BORING LOCATION (JUNE 2009)
- GP-1 ⊕ NOVA CONSULTING GEOPROBE SOIL BORING LOCATION (JUNE 2009)
- B-1 ⊕ ICES BORING LOCATION (JUNE 2010)
- B-3 △ ICES ANGLED BORING LOCATION (JULY 2010)
- B-4 ⊗ ICES SOIL BORING LOCATION (FEB 2012)
- SV-1 ● ICES SOIL VAPOR BORING LOCATION
- EXCAVATED AREA



March 2014




**SITE PLAN**  
Sunny Piedmont Cleaners  
Oakland, California


Figure **2**  
Project 7016

0 5  
 APPROXIMATE SCALE (feet)

EXPLANATION:

 NOVA CONSULTING  
 HAND AUGER  
 SOIL BORING LOCATION  
 (JUNE 2009)

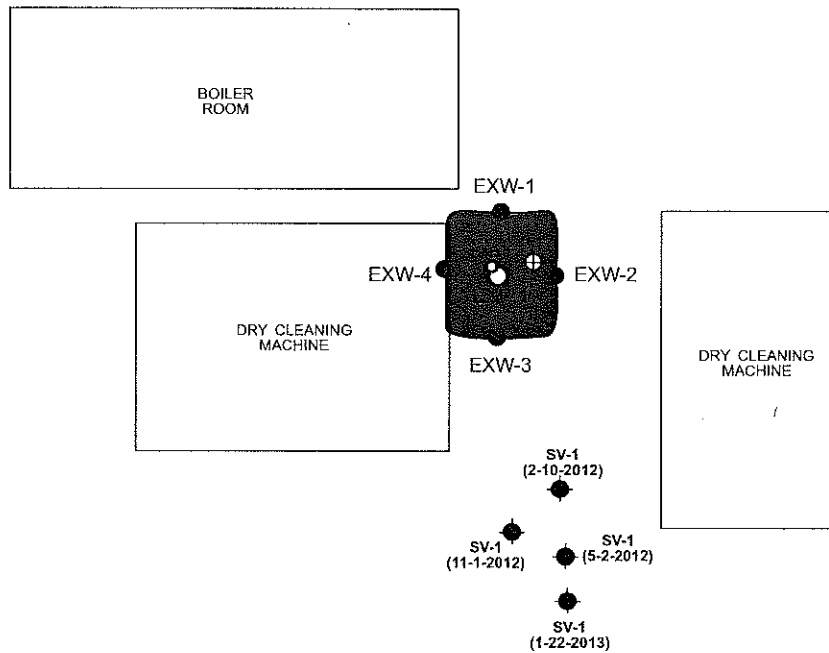
 ICES  
 BORING  
 LOCATION  
 (JUNE 2010)

 EXCAVATED  
 AREA

 EXCAVATION  
 FLOOR SAMPLE  
 LOCATION

 EXCAVATION  
 WALL SAMPLE  
 LOCATION

 ICES  
 SOIL VAPOR  
 BORING LOCATION  
 DATE SAMPLED → (2-10-2012)



March 2014

**ICES**  
 Innovative & Creative Environmental Solutions

**SITE PLAN**  
 Sunny Piedmont Cleaners  
 Oakland, California

Figure **2A**

Project 7016

0 5  
APPROXIMATE SCALE (feet)

EXPLANATION:  
● ICES  
SOIL VAPOR  
BORING LOCATION  
DATE SAMPLED → (2-10-2012)

VERIZON  
WIRELESS  
STORE

SUNNY  
PIEDMONT  
CLEANERS

HONEY  
BAKED  
HAM

SV-2  
(1-22-2013)  
SV-2  
(2-10-2012)  
SV-2  
(5-2-2012)  
SV-2  
(11-1-2012)



March 2014



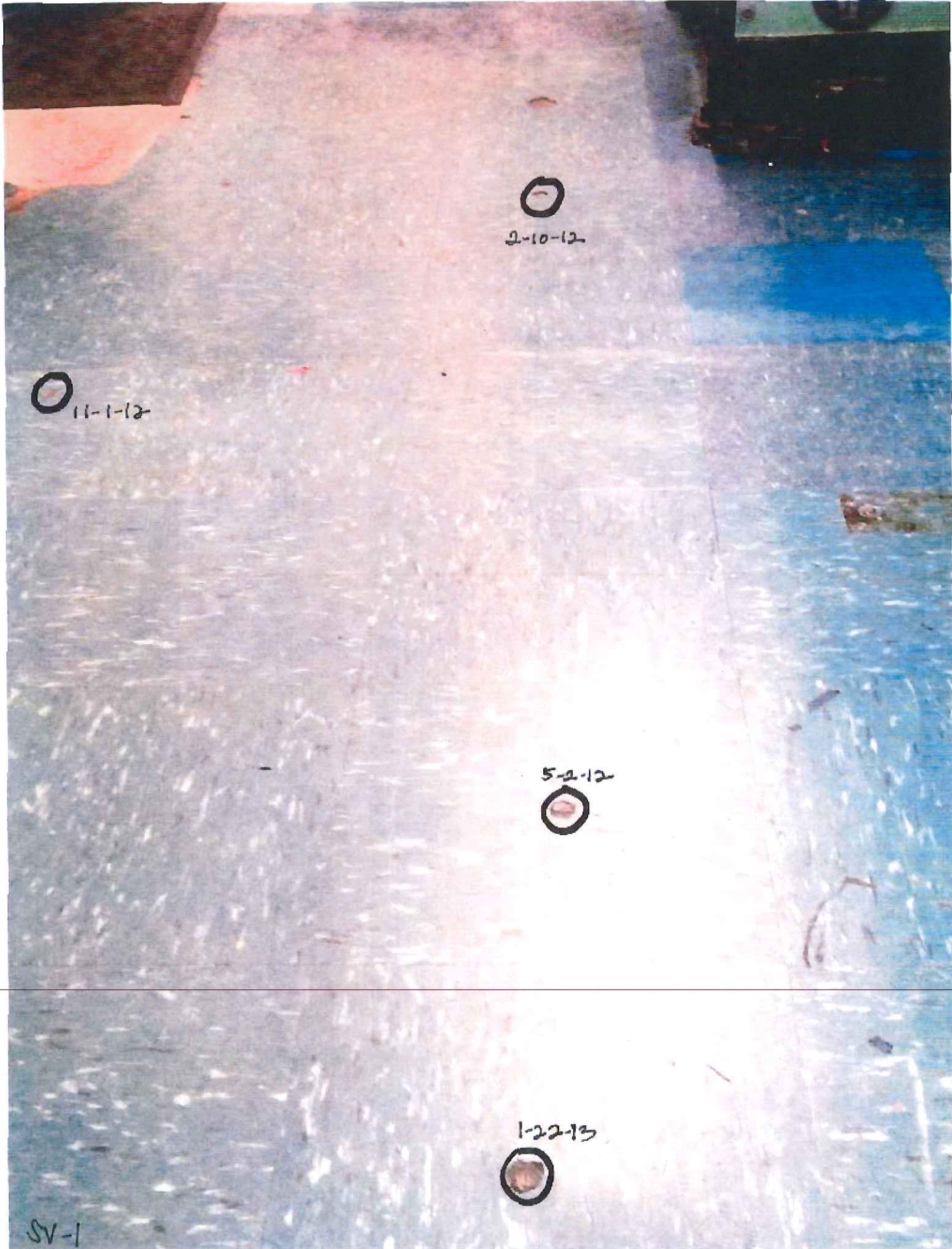
**SITE PLAN**  
Sunny Piedmont Cleaners  
Oakland, California

Figure **2B**

Project 7016



# ATTACHMENT 3



2-10-12

11-1-12

5-2-12

1-22-13

SV-1





SV-2

# ATTACHMENT 4

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SOIL SUMMARY  
Sunny Piedmont Cleaners  
Oakland, California

Sample ID	Date Sampled	Depth (feet)	Acetone (mg/kg)	2-Butanone (mg/kg)	Tetrachloroethene (mg/kg)	Trichloroethene (mg/kg)	VOCs (mg/kg)
<b>PHASE II ENVIRONMENTAL SITE ASSESSMENT - NOVA CONSULTING GROUP, INC. (JUNE 2009)</b>							
HAB-1	6/9/2009	4.0	0.062	0.0075	0.041	0.002	<0.0014-0.068
HAB-2	6/9/2009	4.0	<4.3	0.29	11	<0.085	<0.085-4.3
HAB-3	6/9/2009	4.0	<0.060	<0.012	0.016	<0.0012	<0.0012-0.060
GP-1	6/9/2009	20.0	<0.059	<0.012	0.0042	<0.0012	<0.0012-0.059
GP-2	6/9/2009	20.0	<0.061	<0.012	<0.0012	<0.0012	<0.0012-0.061
<b>SUPPLEMENTARY SITE CHARACTERIZATION - ICES (JUNE/JULY 2010)</b>							
B-1@5'	6/17/2010	5.0	<0.05	<0.02	0.021	<0.005	<0.004-0.1
B-1@16'	6/17/2010	16.0	<0.05	<0.02	<0.005	<0.005	<0.004-0.1
B-2@5'	6/17/2010	5.0	<0.05	<0.02	0.045	<0.005	<0.004-0.1
B-2@15'	6/17/2010	15.0	<0.05	<0.02	<0.005	<0.005	<0.004-0.1
B-3@42'	7/23/2010	42.0	<0.05	<0.02	<0.005	<0.005	<0.004-0.1
<b>SUPPLEMENTARY INVESTIGATION - ICES (FEBRUARY 2012)</b>							
B-4@5'	2/10/2012	5.0	<0.05	<0.02	<0.005	<0.005	<0.004-0.1
<b>SOIL REMEDIAL ACTIVITIES - EXCAVATION SIDEWALL SAMPLES - ICES (JANUARY 2012)</b>							
EXW-1	1/13/2012	2.5	<0.10	<0.040	0.25	<0.010	<0.008-0.20
EXW-2	1/13/2012	2.5	<0.05	<0.02	0.11	<0.005	<0.004-0.1
EXW-3	1/13/2012	2.5	<0.05	<0.02	0.085	<0.005	<0.004-0.1
EXW-4	1/13/2012	2.5	<0.05	<0.02	0.11	<0.005	<0.004-0.1
<b>SOIL REMEDIAL ACTIVITIES - EXCAVATION FLOOR SAMPLES - ICES (JANUARY 2012)</b>							
EXF-1	1/13/2012	5.0	<0.05	<0.02	0.041	<0.005	<0.004-0.1
Residential ESL <sup>1</sup>			0.50	4.50	0.55	0.46	---
Residential ESL <sup>2</sup>			0.50	4.50	0.70	0.46	---
Commercial ESL <sup>1</sup>			0.50	4.50	0.70	0.46	---
Commercial ESL <sup>2</sup>			0.50	4.50	0.70	0.46	---

Notes:

1. Shallow soils (<3 m bgs), where groundwater is a current or potential source of drinking water (RWQCB - December 2013)
2. Deep soils (>3 m bgs), where groundwater is a current or potential source of drinking water (RWQB - December 2013)

GROUNDWATER SUMMARY  
Sunny Piedmont Cleaners  
Oakland, California

Sample ID	Date Sampled	DTW (feet)	Tetrachloroethene (ug/L)	t-Butyl alcohol (ug/L)	VOCs (ug/L)
W-3	7/23/2010	43.0	<0.5	8.9	<0.5-10.0
ESL <sup>1</sup>			5.0	12.0	---

Note:

1. Groundwater is a current or potential source of drinking water (RWQCB - December 2013)

SOIL VAPOR SUMMARY  
Sunny Piedmont Cleaners  
Oakland, California

Sample ID	SV-1				SV-1 11/1/2012	SV-1 1/22/2013	Current <sup>1</sup>	Future <sup>2</sup>	Future <sup>3</sup>	Future <sup>4</sup>	Future <sup>5</sup>	Commercial Landuse <sup>7</sup>	Residential Landuse <sup>7</sup>
	2/10/2012	5/2/2012	SV-1 130	SV-1 19									
Compound													
Acetone (ug/m3)	130	200	130	<120.0		10,000	6,000	0.200	0.120	0.100	0.060	140,000,000	16,000,000
Benzene (ug/m3)	10	<6.5	13	19		0.950	0.950	0.019	0.019	0.010	0.010	420	42
1,3-Butadiene (ug/m3)	<4.5	<4.5	<4.5	48		2,400	2,400	0.048	0.048	0.024	0.024	NE	NE
Chloroform (ug/m3)	<9.9	28	<9.9	<9.9		1,400	0.495	0.028	0.010	0.014	0.005	2,300	230
Ethanol (ug/m3)	<96.0	<96.0	170	<96.0		8,500	4,800	0.170	0.096	0.085	0.048	NE	NE
Ethyl Acetate (ug/m3)	17	<7.3	<19.0	<19.0		0.950	0.950	0.019	0.019	0.010	0.010	NE	NE
Ethylbenzene (ug/m3)	10	11	<8.8	<8.8		0.550	0.440	0.011	0.009	0.006	0.004	4,900	490
Hexane (ug/m3)	2,500	580	<180.0	200		125,000	10,000	2,500	0.200	1.250	0.100	NE	NE
4-Methyl-2-pentanone (ug/m3)	12	<8.3	<8.3	<8.3		0.600	0.415	0.012	0.008	0.006	0.004	NE	NE
Methylene chloride (ug/m3)	110	<7.1	<7.1	<7.1		5,500	0.355	0.110	0.007	0.055	0.004	26,000	2,600
Naphthalene (ug/m3)	<11.0	<11.0	<11.0	<11.0		0.550	0.550	0.011	0.011	0.006	0.006	360	36
Propene (ug/m3)	<88.0	<88.0	<88.0	240		12,000	12,000	0.240	0.240	0.120	0.120	NE	NE
Tetrachloroethene (ug/m3)	100,000	24,000	<14.0	19		5000	0.950	100,000	0.019	50,000	0.010	2,100	210
Toluene (ug/m3)	33	12	19	25		1,650	1,250	0.033	0.025	0.017	0.013	1,300,000	160,000
Trichloroethene (ug/m3)	500	110	<11.0	<11.0		25,000	0.550	0.500	0.011	0.250	0.006	3,000	300
1,2,4-Trimethylbenzene (ug/m3)	<10.0	<10.0	<10.0	<10.0		0.500	0.500	0.010	0.010	0.005	0.005	NE	NE
1,3,5-Trimethylbenzene (ug/m3)	<10.0	<10.0	<10.0	<10.0		0.500	0.500	0.010	0.010	0.005	0.005	NE	NE
Xylenes (ug/m3)	41	52	<27.0	<27.0		2,600	1,350	0.052	0.027	0.026	0.014	440,000	52,000
VOCs (ug/m3)	<4.2-210.0	<4.2-210.0	<4.2-210.0	<4.2-210.0		---	---	---	---	---	---	---	---
Oxygen (ul/L)	150,000	90,000	170,000	200,000		---	---	---	---	---	---	---	---
Methane (ul/L)	5.4	2.5	3.0	3.7		---	---	---	---	---	---	---	---
Carbon Dioxide (ul/L)	7,400	100,000	36,000	15,000		---	---	---	---	---	---	---	---

Notes:

1. Attenuation Factor used to calculate the current residential and commercial value was 0.05. Current value of each compound was based on the highest sample result.
2. Attenuation Factor used to calculate the current residential and commercial value was 0.05. Current value of each compound was based on the most recent sampling event (January 2013).
3. Attenuation Factor used to calculate the future residential value was 0.001. Future value of each compound was based on the highest sample result.
4. Attenuation Factor used to calculate the future residential value was 0.001. Future value of each compound was based on the most recent sampling event (January 2013).
5. Attenuation Factor used to calculate the future commercial value was 0.0005. Future value of each compound was based on the highest sample result.
6. Attenuation Factor used to calculate the future commercial value was 0.0005. Future value of each compound was based on the most recent sampling event (January 2013).
7. Soil gas screening levels for evaluation of potential vapor intrusion (RWQCB - December 2013).

NE = Not Established



**SOIL VAPOR SUMMARY**  
**Sunny Piedmont Cleaners**  
**Oakland, California**

Sample ID	SV-2	SV-2	SV-2	SV-2	SV-2	Residential Landuse <sup>7</sup>						
	2/10/2012	5/2/2012	11/1/2012	1/22/2013								
Compound												
Acetone (ug/m3)	290	150	<120.0	<120.0	14,500	6,000	0.290	0.120	0.145	0.060	140,000,000	16,000,000
Benzene (ug/m3)	6.7	8.1	8.4	47	2,350	2,350	0.047	0.047	0.024	0.024	420	42
1,3-Butadiene (ug/m3)	<4.5	<4.5	<4.5	64	3,200	3,200	0.064	0.064	0.032	0.032	NE	NE
Chloroform (ug/m3)	19	<9.9	<9.9	<9.9	0.950	0.495	0.019	0.010	0.010	0.005	2,300	230
Ethanol (ug/m3)	350	99	180	<96.0	17,500	4,800	0.350	0.096	0.175	0.048	NE	NE
Ethyl Acetate (ug/m3)	35	17	<19.0	<19.0	1,750	0.950	0.035	0.019	0.018	0.010	NE	NE
Ethylbenzene (ug/m3)	<8.8	<8.8	<8.8	18	0.900	0.900	0.018	0.018	0.009	0.009	4,900	490
Hexane (ug/m3)	740	530	<180.0	200	37,000	10,000	0.740	0.200	0.370	0.100	NE	NE
4-Methyl-2-pentanone (ug/m3)	16	17	<8.3	<8.3	0.850	0.415	0.017	0.008	0.009	0.004	NE	NE
Methylene chloride (ug/m3)	37	<7.1	<7.1	<7.1	1,850	0.355	0.037	0.007	0.019	0.004	26,000	2,600
Naphthalene (ug/m3)	18	<11.0	<11.0	<11.0	0.900	0.550	0.018	0.011	0.009	0.006	360	36
Propene (ug/m3)	<88.0	<88.0	<88.0	320	16,000	16,000	0.320	0.320	0.160	0.160	NE	NE
Tetrachloroethene (ug/m3)	14,000	13,000	<14.0	71	700	3,550	14,000	0.071	7,000	0.036	2,100	210
Toluene (ug/m3)	23	26	15	77	3,850	3,850	0.077	0.077	0.039	0.039	1,300,000	160,000
Trichloroethene (ug/m3)	60	83	<11.0	<11.0	4,150	0.550	0.083	0.011	0.042	0.006	3,000	300
1,2,4-Trimethylbenzene (ug/m3)	<10.0	<10.0	<10.0	28	1,400	1,400	0.028	0.028	0.014	0.014	NE	NE
1,3,5-Trimethylbenzene (ug/m3)	<10.0	<10.0	<10.0	10	0.500	0.500	0.010	0.010	0.005	0.005	NE	NE
Xylenes (ug/m3)	45	<27.0	<27.0	96	4,800	4,800	0.096	0.096	0.048	0.048	440,000	52,000
VOCs (ug/m3)	<4.2-210.0	<4.2-210.0	<4.2-210.0	<4.2-210.0	---	---	---	---	---	---	---	---
Oxygen (uL/L)	110,000	93,000	180,000	190,000	---	---	---	---	---	---	---	---
Methane (uL/L)	4.6	6.0	1.8	17	---	---	---	---	---	---	---	---
Carbon Dioxide (uL/L)	49,000	110,000	36,000	48,000	---	---	---	---	---	---	---	---

**Notes:**

1. Attenuation Factor used to calculate the current residential and commercial value was 0.05. Current value of each compound was based on the highest sample result.
2. Attenuation Factor used to calculate the current residential and commercial value was 0.05. Current value of each compound was based on the most recent sampling event (January 2013).
3. Attenuation Factor used to calculate the future residential value was 0.001. Future value of each compound was based on the highest sample result.
4. Attenuation Factor used to calculate the future residential value was 0.001. Future value of each compound was based on the most recent sampling event (January 2013).
5. Attenuation Factor used to calculate the future commercial value was 0.0005. Future value of each compound was based on the highest sample result.
6. Attenuation Factor used to calculate the future commercial value was 0.0005. Future value of each compound was based on the most recent sampling event (January 2013).
7. Soil gas screening levels for evaluation of potential vapor intrusion (RWQCB - December 2013).

NE = Not Established