



FACT SHEET
SNOW CLEANERS
November 30, 2009

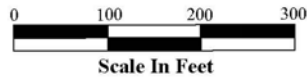
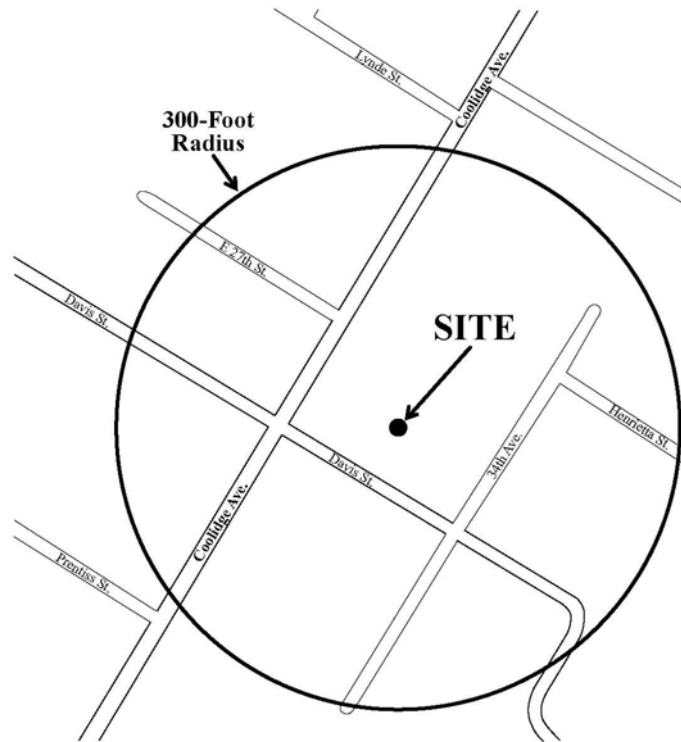
Site Location: 2678 Coolidge Avenue, Oakland, CA 94566
SLIC Case #RO000357 and Geotracker Global ID #T0600101294

Summary – This fact sheet has been prepared to inform community members and other interested parties of environmental site investigation activities conducted for a former dry cleaning facility located at 2678 Coolidge Avenue in Oakland, California. This property was occupied by a dry cleaning plant from approximately 1907 until 1994 when dry cleaning operations were moved to an off-site facility. Currently, the site is used as a dry cleaning pick up and drop off facility with dry cleaning operations conducted at an off-site facility. A release of dry cleaning solvents (Stoddard solvent and tetrachloroethene [PCE]) has been identified at the site.

Site investigation activities have detected petroleum hydrocarbons as Stoddard solvent, PCE, and other volatile organic compounds (VOCs) that are breakdown products of PCE, in soil, soil vapor, and groundwater in the area of the former dry cleaning operations and six underground storage tanks. Prior to removal of the tanks in August 1990, the tanks were located beneath the sidewalk adjacent to Davis Street on the south side of the property. During the most recent site investigation activities, the results of which are presented in a report entitled, “*Subsurface Investigation Report (SG1-SG18, B12, B15-B19, B21-B32, C1-C5, MW3 and MW4)*,” dated August 19, 2009, petroleum hydrocarbons as Stoddard solvent, PCE, and other VOCs were detected in soil, soil vapor, and groundwater beneath the site and extending off-site to neighboring properties at concentrations that exceed applicable regulatory screening levels. The presence of petroleum hydrocarbons as Stoddard solvent, PCE, and other VOCs at concentrations exceeding regulatory screening levels does not indicate adverse impacts to human health or the environment, but rather it indicates that additional evaluation is warranted.

Next Step – Further investigation is required to define the nature and extent of the contamination extending off-site from 2678 Coolidge Avenue. The owner of the property at 2678 Coolidge Avenue, Mr. Harold Turner, is the responsible party for the site and is conducting the work under regulatory oversight of Alameda County Environmental Health. Mr. Turner has retained the services of P&D Environmental, Inc. an environmental consulting firm, to prepare a Work Plan for soil vapor and/or indoor air sampling at two residential properties immediately adjacent to the site. The Work Plan will also contain plans and a schedule for additional soil, soil vapor, and groundwater sampling to further define the extent of petroleum hydrocarbons and VOCs in the area of the site. The information obtained in the additional investigation will be used to develop a cleanup plan for the site.

More Information –The most recent site investigation results are presented in a report prepared by P&D Environmental, Inc. on behalf of Mr. Harold Turner, entitled, “*Subsurface Investigation Report (SG1-SG18, B12, B15-B19, B21-B32, C1-C5, MW3 and MW4)*,” dated August 19, 2009. The public is invited to review this report and entire case file, which can be viewed over the Internet on the ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board Geotracker website (<http://geotracker.swrcb.ca.gov>).



General comments or inquiries:

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510-567-6791 or by email at jerry.wickham@acgov.org

Questions regarding plans for future work:

Mr. Paul King, Environmental Consultant, P&D Environmental, Inc.
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