

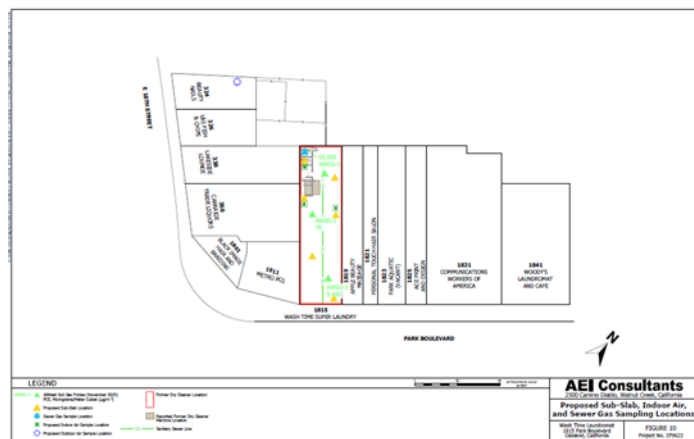


Fact Sheet on Environmental Assessment

Wash Time Laundromat

1815 Park Boulevard
 Oakland, California
 Alameda County
 ACDEH File No. RO0002895
 July 2018

The Alameda County Department of Environmental Health (ACDEH) is issuing this fact sheet to inform you of ongoing investigation work at the former dry cleaners (site), located at 1815 Park Boulevard in Oakland, California (Figure 1).



The purpose of the investigation work is to gather more information on the nature and extent of soil gas contamination in the vicinity of the former dry cleaning operation suite. This fact sheet contains information concerning site background, results of recent investigations, mitigation activities, and information contacts. A glossary of certain terms also is included.

Site Background - The former tenant was a dry cleaning business located in a small tenant suite, approximately 3,000 square feet, situated within the one-story commercial building. The building is located within a mixed commercial and residential area of Oakland, and is on the north side of Park Boulevard, east of 18th Street.

Between 1967 and approximately 1997, the former dry cleaners, operated in one of the units of the shopping center, located at the southwestern portion of the building. The dry cleaning operation utilized tetrachloroethene (PCE) as the dry cleaning solvent. Volatile Organic Compounds (VOCs) such as PCE are able to move in the environment, from soil to groundwater, from

This fact sheet is being provided to describe site background, past work to investigate and remediate site contamination, next steps, the oversight process for the site, and how you can obtain more information.

groundwater to soil, and from groundwater or soil to air. Of particular interest is the potential for movement of VOCs into the inside of buildings where people could be exposed to contaminated air. This process is called soil-vapor intrusion into indoor air.

Glossary of Terms
<p>Soil Gas—Soil gas refers to the air that is present in the open spaces between soil particles between the ground surface and the water table. It includes air (primarily oxygen and nitrogen, like above ground), water vapor, and occasionally pollutants.</p>
<p>Volatile organic compounds (VOCs)—VOCs are organic liquids, including many common solvents that readily evaporate at temperatures normally found at ground surface and at shallow depths. Many VOCs are known human carcinogens. Examples of VOC usage include dry cleaning solvent, carburetor cleaner, brake cleaner, and paint solvents.</p>

Historical Investigation Activities - Environmental investigations have been performed at the site beginning in March 2005; these investigations have included sampling and analysis of soil, soil-vapor, and groundwater to assess the type and extent of contamination at the site.

Investigations performed at the site have identified that VOCs, specifically PCE, leaked into the subsurface beneath the subject building. Soil, groundwater, and soil vapor samples have been collected beneath and in the vicinity of the dry cleaning operation. The completed activities have delineated the extent of contamination.

Next Steps – Based on the results of the soil, soil-vapor, and groundwater sampling, additional sub-slab and indoor air sampling activities are planned at the suite during the month of July 2018 to further evaluate indoor air quality and to assess if mitigation measures are appropriate.

Fact Sheet on Environmental Assessment

Wash Time Laundromat

The case file can be viewed over the internet on the ACDEH at <http://www.acgov.org/aceh/lop/ust.htm> or at the State of California Water Resources Control Board website at <http://geotracker.swrcb.ca.gov>.

Please send written comments regarding the investigation and proposed actions to Mark Detterman or Peter McIntyre at the addresses below.

For More Information

Please contact any of the following individuals with

questions or concerns you may have:

Mark Detterman
Alameda County Environmental Health Case Manager
Mark.Detterman@acgov.org

Peter McIntyre
AEI Consultants; Consultant
925-746-6000
pmcintyre@aeiconsultants.com

