








ALLWEST

Dry Cleaner Related Projects
2016 – 2023

Location/Date	Client	Property Description
<p>French Cleaners Fountain Valley, CA 2016-2023</p>	<p>Warner Winebright, LLC</p>	<p>AllWest conducted several subsurface assessments at the property addressing soil, soil vapor, indoor air quality and groundwater constituents. AllWest subsequently prepared a voluntary cleanup agreement on the client's behalf and submitted to DTSC – SoCal. Current project efforts have essentially defined IAQ & groundwater impact. Future work will include characterizing soil vapor contamination and remediating contaminated soils. Mass excavation is being considered by the site owner.</p>
<p>Borel Cleaners San Mateo 2021-2023</p>	<p>Finn Capital</p>	<p>AllWest retained to remediate groundwater contamination via chemical injection of 16,000 gallon of microbial agents introduced to the subsurface within and exterior to a building tenant. PCE concentrations have been dramatically reduced as a result and groundwater monitoring may be terminated in 2023.</p>
<p>Shelton Cleaners Napa, CA 2020-2023</p>	<p>West Pueblo Partners</p>	<p>AllWest was brought into the project by the site owners after another consultant conducted preliminary testing. Our efforts to date have been to define the soil vapor plume within the tenant suite and adjoining parking lot. The property is now under Regional Water Board oversight with continued efforts to determine spatial plume elements.</p>
<p>London Pride Petaluma, CA 2019-2023</p>	<p>Paragon Commercial Group</p>	<p>AllWest defined site contamination at the property between 2019 and 2021 and ushered the property into the DTSC's Voluntary Clean Up program. The site's elevated PCE IAQ levels were mitigated by sealing the floor slab and increasing HVAC capacity. DTSC agreed to a Site Management Plan for the property accompanied by long term monitoring program. With this in place AllWest's original client was able to successfully transact the property in 2021. AllWest remains the project consultant.</p>



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Town and Country Cleaners Hayward, CA 2016-2023	Schafer Park Investors	PCE soil vapor contamination was suspected at the site during a Phase I Assessment and later confirmed via a Phase II investigation in 2015. AllWest was subsequently retained by the property owner to characterize site conditions and interface with the Regional Water Quality Control Board. Current activities at the property include off-site property sampling as a sewer line is the apparent conduit of site contaminants to neighboring properties. Current activities at the site are primarily long term monitoring.	
Police Credit Union San Francisco, CA 2019-2023	The Police Credit Union	Conducting a disposition due diligence environmental assessment AllWest identified a “cleaner” that operated on the site circa 70 years ago and more recently a 40 year old former dry cleaner adjoining the property to the south. AllWest characterized soil, soil vapor, IAQ and groundwater conditions both on and off the subject property and then shepherded the project into the DTSC voluntary clean-up program. AllWest efforts also provided a sound technical basis for eventual site clean-up and purchase by a third party who will redevelop the site for residential purposes.	
Martinizing Dry Cleaners Campbell, CA 2016-2023	Kirkorian Plaza Partners, LLC; Kirkorian Family Partnership, LP	Three former dry cleaners operated at this 50 year old shopping center resulting in extensive soil vapor contamination distributed through a large part of the site via sewer lines. AllWest characterized site conditions and working under the auspices of Santa Clara County Health Department installed a mobile soil vapor extraction system consisting of 57 extraction wells in 2018 to mitigate contaminant. Remedial activities are active with site closure anticipated in 2024.	
Former Carriage Cleaners Los Angeles, CA 2017-2023	Playa Proper IV c/o The Kor Group	During the acquisition due diligence ESA in 2017, AllWest discovered the site’s former dry- cleaners hazmat release had been mischaracterized by previous consultants. This information resulted in a very large credit to the buyer to address site contaminants. Since then site conditions have been characterized with the primary contaminant of concern: PCE in soil vapor with the lead regulatory agency; DTSC.	
Launderland Menlo Park, CA 2021-2022	DW Trust	AllWest retained to characterize site conditions through an extensive indoor air and soil vapor sampling program. Proposed activities include stepping out initial efforts, defining groundwater and potential off-site impact as well as mitigation strategies for improving indoor air quality.	
Former Dry Cleaners 2022	Oakland Realty Services	As part of a real estate transaction AllWest was retained to assess the environmental impact of a strip retail property’s former dry cleaners. To date the assessment has focused on defining the spatial extent of the release and potential impact to current property tenants.	