
Central Valley Regional Water Quality Control Board

PUBLIC NOTICE

Team Enterprises, Inc.
2400 Coffee Road, Modesto, Stanislaus County

Proposed No Further Action Determination

Public Comment Period:

1 July 2026 – 31 July 2026

PUBLIC NOTICE:

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is providing notice of a Proposed No Further Action Determination for the Team Enterprises project at 2400 Coffee Road in Modesto. Team Enterprises has been investigating the dry-cleaning solvent tetrachloroethene (PCE) that has impacted soil and groundwater. Team Enterprises proposes no further cleanup action is needed at the Site.

NOTICE TO THE HEARING IMPAIRED:

TDD users can obtain information about the Site by using the California State Relay Service (800) 735-2929 to reach the Public Participation Specialist. Ask them to contact the Central Valley Water Board at (916) 464-3291 regarding the proposed “No Further Action” determination for Team Enterprises.

CASE SUMMARY:

The Pro-Discount Cleaners in the Coffee Plaza historically used the dry-cleaning solvent PCE between 1972 and 2006. Investigations have been conducted at and around the site since 2004, revealing the presence of PCE in soil vapor and groundwater from the operation of the dry cleaner on site.

Groundwater monitoring between 2004 and 2014 showed a decreasing trend in the concentrations of PCE. Additional groundwater sampling was conducted in 2010, 2011, 2014, 2018, and 2023, which further confirmed that PCE groundwater concentrations were continuing to decrease.

Soil gas investigations were conducted in 2024 and 2025. Sampling detected PCE above commercial soil gas screening levels for protecting indoor air from vapor intrusion. However, PCE was not found in indoor air samples during either sampling event indicating that vapor intrusion is not a concern for the current site uses.

Team Enterprises is seeking determination from the State that no further cleanup action is needed at the Site. Central Valley Water Board staff concur that the remaining PCE

**NOTICE OF PUBLIC
COMMENT PERIOD**

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BEGINS: 1 July 2026
ENDS: 31 July 2026

pollution does not pose a threat to human health and the environment. A land use covenant will be recorded on the property that restricts use and access to any remaining polluted soil and groundwater while the PCE pollution continues to decrease at the Site. The Central Valley Regional Water Quality Control Board is providing the public an opportunity to comment on the request for no further action.

FOR MORE INFORMATION:

Visit the GeoTracker website (<https://geotracker.waterboards.ca.gov/>) and search for the address, Site name, or case ID number listed below:

- Team Enterprise, Inc.
- 2400 Coffee Road, Modesto
- SL0609986129

HOW DO I PARTICIPATE?

You may have questions or comments. If so, please contact Nhat Nguyen with the Central Valley Water Board.

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