



Dilan Roe, Chief of Land and Water Division

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**ALAMEDA MARINA TOWNHOME  
REDEVELOPMENT  
CORRECTIVE ACTIONS AND MITIGATION  
MEASURES AVAILABLE FOR REVIEW**

Alameda Marina Townhome Redevelopment  
2021 Clement Avenue in Alameda  
Site Cleanup Program Case No. RO0003475

**Summary** – The Alameda County Department of Environmental Health (ACDEH) provides oversight of environmental investigation and cleanup activities in support of redevelopment the Alameda Marina Townhome Development at 2021 Clement Avenue in Alameda (Site). LS-Alameda Marina LLC (the Owner) is working with ACDEH to investigate environmental impacts and implement corrective actions and mitigation measures at the Townhomes Area in conjunction with redevelopment activities. ACDEH invites you to review and comment on the *Draft Corrective Action Plan (Draft CAP)* that addresses historical environmental impacts.

LS-Alameda Marina LLC is informing community members and other interested stakeholders about environmental corrective action activities at the Alameda Marina redevelopment project located at 2021 Clement Avenue in Alameda (Site). This fact sheet contains information on the Site background, environmental investigations, proposed corrective actions/mitigation measures, next steps, and informational contacts.



**Site Background** – The 44-acre Site is located in a light industrial and residential area in Alameda and bounded by Clement Avenue to the south, Alameda Marina Drive to the west, Willow Street to the east, and the Alameda Estuary to the north. The southwestern portion of the Site

## Community Meeting

Interested community members are invited to attend a virtual community meeting to learn more about Site conditions and the proposed corrective actions, discuss community protection measures, and answer questions and accept comments.

**When:** September 1, 2021

**Time:** 6:30 to 7:30 p.m.

**Join via Zoom:** <https://tinyurl.com/2021Clement>

**Join by Phone:** Dial 1-669-900-9128, enter meeting ID 880 4965 5374

Please contact Tracy Craig at 510-334-4866 or [tracy@craig-communications.com](mailto:tracy@craig-communications.com) if you need assistance accessing the meeting.

was used for manufactured gas storage at the end of the 19<sup>th</sup> century while the eastern portion was residential. Manufactured gas was used for lighting, heating and cooking needs before natural gas was available. By the 1940s, the area was redeveloped for Naval shipbuilding associated with World War II and later the repair and decommissioning of ships. By 1969, the facility had been converted into a commercial shipyard and marina providing boat slips, dry storage, and maintenance and repair services for boats and recreational vehicles.

In the 1980s, several underground storage tanks were removed from the Site. In 1990, soil was removed containing impacts from photo developing and etching operations that occurred at one on-site building: outside of the Townhomes area.

**Site Redevelopment** – The City of Alameda oversees redevelopment activities. Alameda Marina is in the process of being redeveloped into a commercial and residential mixed-use maritime development that retains and preserves 26.40 acres of maritime/commercial uses, adds up to 760 residential uses and creates 3.45 acres of open space and public shoreline access. The Townhomes Area includes the construction of thirty-one, three-story townhomes with a total of 182 units.

**Environmental Investigations** – Site-wide environmental investigations have found the presence of total petroleum hydrocarbons (TPH), and metals (primarily lead and barium) in soil, benzene, and other volatile organic compounds in soil gas (the air pockets between grains of soil), and minimal petroleum-related and metal impacts in

groundwater.

**Proposed Corrective Actions** – ACDEH is requiring corrective actions and mitigation actions to meet regulatory guidelines that are protective of human health to support redevelopment and provide long-term protection of future Site users and adjacent properties. The *Draft CAP* proposes the following corrective actions and mitigation measures:

- Soil excavations in the Townhomes Area to remove material above project goals and transportation of that material to a licensed, off-Site disposal facility.
- Soil and groundwater will be properly handled and managed during redevelopment activities, including construction dewatering.

ACDEH is also requiring the Owners to further evaluate potential soil gas risk in the Townhomes Area to determine if additional corrective actions or mitigation measures are necessary. These could include additional excavations and/or the installation of a vapor mitigation system beneath the buildings that is designed to stop vapors in soil from entering indoor air.

**Community Protection Measures** – Similar to previous portions of Alameda Marina that have been performing soil-disturbing work, the Owner, and its environmental contractors, under the oversight of ACDEH, will successfully manage potential dust and protecting surrounding community from dust and other nuisances. Measures will be taken to protect the surrounding community including:

- Controlling dust during soil disturbing activities by using water and covering soil stockpiles.
- Performing real-time and perimeter air monitoring during soil disturbing work
- Monitoring noise levels during work hours and reducing equipment speeds or using mufflers, as needed
- Cleaning truck tires and undercarriages to prevent dust track out.
- Having flaggers and traffic signage to safely manage area traffic and allow trucks to enter and exit the Site during soil transportation activities, as needed.
- Maintaining perimeter Site fencing with signage that includes a phone number for more information.
- Conducting work in accordance with all guidelines to limit risks associated with COVID-19.
- Providing weekly updates on environmental work progress to ACDEH staff and uploading to the Site GeoTracker webpage.

**Next Steps** – ACDEH will review and consider all public comments before making a final decision on the *Draft CAP*.

This document as well as the entire case file can be viewed is available for review online at the State Water Resources Control Board (Water Board) GeoTracker website at:

[https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T10000016781](https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000016781)

The Alameda County Case ID and GeoTracker Global ID numbers for the Site are RO0003475 and T10000016781, respectively

ACDEH will consider and respond to all comments received.

Following evaluation and incorporation of comments, where appropriate, the above documents will be finalized. Corrective and/or mitigation actions are planning to begin to be implemented in September 2021 in conjunction with redevelopment activities.

**For More Information** – For more information about the corrective action process and related documents, to provide comments or to request a project briefing, please contact:

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