



October 8, 2020

FACT SHEET ON CORRECTIVE ACTIONS AND MITIGATION MEASURES

Alameda Marina
1815 Clement Avenue in Alameda
Site Cleanup Program Case No. RO0003430

Summary – The Alameda County Department of Environmental Health (ACDEH) is informing community members and other interested stakeholders about environmental corrective action activities at the Alameda Marina redevelopment project located at 1815 Clement Avenue in Alameda (Site). Alameda Marina LLC (the Owner) is working with ACDEH to investigate environmental impacts and implement corrective actions and mitigation measures at the Wrap A Area in conjunction with redevelopment activities. 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 western portion of the Site was used for manufactured gas storage at the end of the 19th 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.

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: October 21, 2020

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

Join via Zoom: <https://bit.ly/3d7Ebd2>

Join by Phone: Dial 669-900-9128 and enter access code 843 1747 3155 #

Please contact Tracy Craig at 510-334-4866 or tracy@craig-communications.com if you need assistance accessing the meeting.

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. Today, portions of the commercial buildings and the marina continue to operate while portions of the Site are undergoing redevelopment.

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 Wrap A Area includes the construction of a five-story apartment building with 368 units and a five-story, 400-stall parking garage. The apartment and garage buildings will be completely above ground with below-ground utility corridors and elevator shafts. Demolition activities are currently underway in the Wrap A Area and work is being conducted under ACDEH oversight.

Environmental Investigations – Site-wide environmental investigations have found the presence of total petroleum hydrocarbons (TPH) and metals (primarily lead) in soil, benzene and ethylbenzene in soil gas (the air pockets between grains of soil), and minimal petroleum-related impacts in groundwater. In addition, the remnants of a former gas holder and a layer of tarry material was found in the Wrap A Area. An additional investigation is currently in progress to better understand environmental conditions in this area.

Proposed Corrective Actions – ACDEH is requiring corrective actions and mitigation actions to meet regulatory guidelines that are protective of human health to support redevelopment of the Wrap A Area. The following corrective actions and mitigation measures are proposed:

- Soil excavations in the Wrap A Area to remove material containing tar and transportation of that material to a licensed, off-Site disposal facility.
- Placement of at least 1 foot of clean fill over existing soil throughout the Wrap A Area, with clean fill extending deeper in areas where underground utility corridors will be installed. This will create a clean cap over all areas where impacted soil may remain.

ACDEH is also requiring the Owners collect additional soil gas and groundwater data in the Wrap A Area to determine if additional corrective actions or mitigation measures are necessary. These could include additional excavations to remove contaminated soil, groundwater treatment to facilitate the natural breakdown of chemicals, 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 – Soil-disturbing work is underway in the Wrap A Area and the Owner and its environmental contractors, under the oversight of ACDEH, have been successfully managing dust and protecting the surrounding community from dust and other nuisances. They will continue to use the same methods to manage dust during the planned corrective actions, which include:

- Use of dust and odor control measures including water, odor-suppressing foam and plastic tarps.
- Performing real-time and perimeter air monitoring during soil-disturbing work and reporting results to ACDEH.
- Cleaning truck tires and undercarriages to prevent dust track out.
- Adhering to the City of Alameda–approved truck route.
- Having flaggers and traffic signage to safely manage area traffic and allow trucks to enter and exit the Site during soil transportation activities.
- 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 – Results from the investigations in the Wrap A Area along with the proposed corrective actions and mitigation measures outlined above are presented in two documents dated October 9, 2020:

- A *Draft Environmental Engineering Controls Plan* that outlines the approach for the clean cap and other measures to protect future site construction and maintenance workers and occupants.
- A *Draft Remedial Action Plan for Soil and Groundwater* that presents plans for removal of material containing tar, and also includes potential additional remediation measures.

These documents are 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=T10000014410

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 will begin to be implemented at the end of October 2020 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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