



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
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## NOTIFICATION OF POTENTIAL CASE CLOSURE ALAMEDA ISLANDER HOTEL

July 9, 2013

Site Location: 2428 Central Avenue, Alameda, CA 94601

SLIC Case RO0003075 and GeoTracker Global ID T10000003048

**Summary** – This fact sheet has been prepared to inform community members and other interested parties of potential case closure for a Spills, Leaks, Investigations, and Cleanup (SLIC) case at the Alameda Islander Hotel at the corner of Central Avenue and Park Avenue in Alameda, California (see attached map on back). A gasoline service station occupied the site from 1947 until 1970. Underground storage tanks (USTs) were reportedly removed from the site in 1970. Investigation and monitoring of the fuel leak was conducted at various times between 1993 and 1998. The fuel leak case was closed by Alameda County Environmental Health (ACEH) on December 27, 2001 with risk management measures and a restriction on future land use.

In May 2009, a SLIC case was opened to evaluate redevelopment of the site that included use of the existing three-story motel building for residential housing units above a first floor parking garage and construction of two additional buildings southwest of the existing motel building. To evaluate site conditions, a site investigation that included collection of soil samples, groundwater samples, and soil vapor samples at eight locations was conducted in July 2011. Based on the results of the additional site investigation, the additional buildings and use of the existing three-story motel building for residential housing units are acceptable provided that the first floor of the existing motel building remains a parking garage.

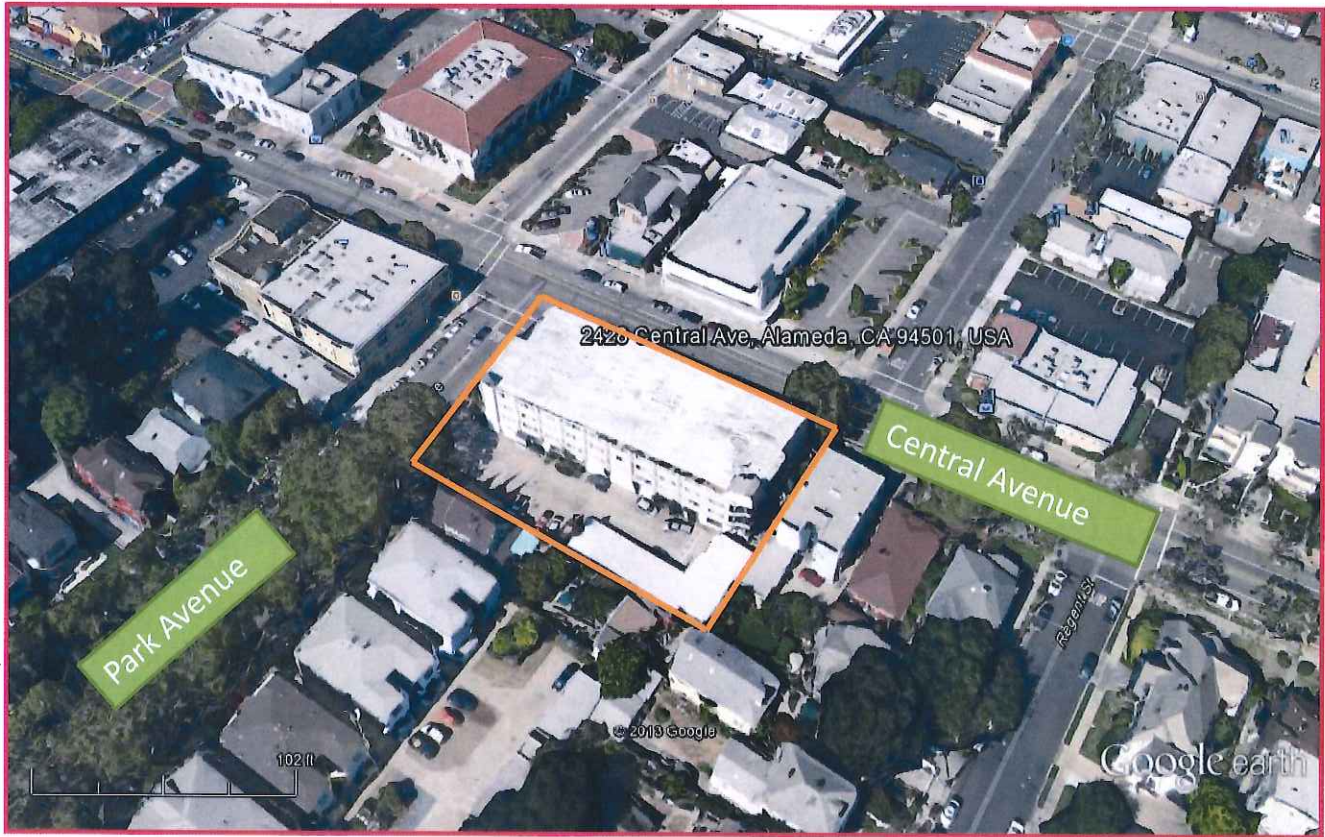
During redevelopment of the motel building, visibly contaminated soil was observed in the area of the elevator shaft. Laboratory analyses of soil samples indicated the presence of heavy-chain petroleum hydrocarbons in the area of the elevator shaft. Contaminated soil was excavated and removed where feasible but much of the contaminated soil could not be removed due to proximity to the building, sidewalk, and construction activities to the south and west. In order to investigate whether the hydraulic fluid or heavy oil in the elevator shaft area had affected groundwater and moved off-site, two soil borings were advanced immediately north of the elevator area along Park Avenue. Results from soil and groundwater sampling in the two borings indicated that the contamination had not moved off-site and was limited to the elevator area on site.

A Covenant and Environmental Restriction on Property will be recorded for the site to restrict future excavation in areas of residual contamination and limit modifications to the first-floor parking garage. Site investigation and cleanup activities have been completed and it does not appear that residual contamination from the fuel release or in the elevator area presents a risk to human health for residents of the property, nearby residents of the neighborhood, or site workers. Therefore, ACEH is considering potential closure of the SLIC case.

**Next Step** – The public is invited to review and comment on the potential closure of the SLIC case. The entire case file can be viewed over the Internet on the ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.swrcb.ca.gov>). Please send written comments to Jerry Wickham at the address below; all comments will be forwarded to the responsible parties. **Comments received within 60 days of the date on this notification** will be considered and responded to prior to a final determination on the proposed case closure.

Additional information: Contact Jerry Wickham of the Alameda County Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502 at 510-567-6791 or by email at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)





**CASE RO0003075 ALEMMA ISLANDER HOTEL  
2428 CENTRAL AVENUE, ALAMEDA, CA**

Aerial View Google  
Earth 2013

ALLEN JAMES T &  
Parcel #: 70-185-9  
2532 SANTA CLARA AVE #440  
ALAMEDA CA 94501

APPLEGATE WYDNER  
Parcel #: 70-170-17-5  
1410 EVERETT ST  
ALAMEDA CA 94501

APPLEGATE WYDNER  
Parcel #: 70-170-15  
1410 EVERETT ST  
ALAMEDA CA 94501

BLASE CELIA TR  
Parcel #: 70-185-10  
1234 VERSAILLES  
ALAMEDA CA 94501

BORIKAS GEORGE J TR  
Parcel #: 70-186-2  
1500 GIBBONS DR  
ALAMEDA CA 94501

BRUCE KARL TR  
Parcel #: 70-186-10-2  
1212 PARK ST  
ALAMEDA CA 94501

CAHALAN DENISE A TR  
Parcel #: 70-170-32  
160 CUMBERLAND WAY  
ALAMEDA CA 94502

CECCONI 2515 CENTRAL 106E  
Parcel #: 70-170-24  
24 SOTELO AVE  
PIEDMONT CA 94611

CENTRAL ALAMEDA LLC  
Parcel #: 70-187-11  
PO BOX 517  
NEWMAN CA 95360

CENTRAL ALAMEDA LLC  
Parcel #: 70-188-10  
PO BOX 517  
NEWMAN CA 95360

CHUNG IN C  
Parcel #: 70-187-10  
2431 CENTRAL AVE  
ALAMEDA CA 94501

COUSTIER MICHAEL B & ANN  
Parcel #: 70-186-33  
1350 PARK AVE  
ALAMEDA CA 94501

DUNWORTH HEATHER  
Parcel #: 70-170-27  
2515 CENTRAL AVE #203K  
ALAMEDA CA 94501

EDISON JAMES A & VICTORIA  
Parcel #: 70-185-8  
1349 PARK AVE  
ALAMEDA CA 94501

FLEMING JUDITH E TR  
Parcel #: 70-170-25  
2515 CENTRAL AVE #201  
ALAMEDA CA 94501

G & L PROPERTIES  
Parcel #: 70-185-5  
1406 WEBSTER ST  
ALAMEDA CA 94501

G & L PROPERTIES  
Parcel #: 70-185-6  
2424 CENTRAL AVE  
ALAMEDA CA 94501

GARCIA MICHELLE H  
Parcel #: 70-170-28  
2515 CENTRAL AVE #204  
ALAMEDA CA 94501

GARDNER LAWRENCE L &  
Parcel #: 70-171-1  
2970 NORTHWOOD DR  
ALAMEDA CA 94501

GONZALEZ KEN & LIZ TRS &  
Parcel #: 70-186-32  
1115 BAY ST  
ALAMEDA CA 94501

HARTER JERRY D & CAROL B  
Parcel #: 70-170-26  
1023 AUBURN CT  
ALAMEDA CA 94502

KHAN SHARIQ & KHALIL  
Parcel #: 70-170-33  
3160 FIJI LN  
ALAMEDA CA 94502

KUGLER THOMAS M &  
Parcel #: 70-186-29  
54 CRANE CT  
ALAMEDA CA 94502

LAU ANDREW  
Parcel #: 70-170-21  
2515 CENTRAL AVE #103  
ALAMEDA CA 94501

LEE JOHN D & MURPHY  
Parcel #: 70-186-4  
2452 CENTRAL AVE  
ALAMEDA CA 94501

LISTON PAUL  
Parcel #: 70-170-23  
2515 CENTRAL AVE #105  
ALAMEDA CA 94501

LITZKY ERIC & APPLELITZKY  
Parcel #: 70-186-9-1  
1349 REGENT ST  
ALAMEDA CA 94501

LOWBEVETT LIANE J  
Parcel #: 70-170-34  
2515 CENTRAL AVE #306  
ALAMEDA CA 94501

MCNAMAR SHAWN P &  
Parcel #: 70-186-11-1  
1337 REGENT ST  
ALAMEDA CA 94501

MEWAR MADHVI  
Parcel #: 70-170-31  
2515 CENTRAL AVE #301  
ALAMEDA CA 94501

MEYLOR JOSEPH & PENA  
Parcel #: 70-186-5  
1361 REGENT ST  
ALAMEDA CA 94501

MILLOSOVICH JOSEPH M &  
Parcel #: 70-170-29  
2515 CENTRAL AVE #205  
ALAMEDA CA 94501

NG BENNIE TR  
Parcel #: 70-170-20  
2515 CENTRAL AVE #102A  
ALAMEDA CA 94501

NG MING F & MEI K  
Parcel #: 70-186-7  
4465 EWING RD  
CASTRO VALLEY CA 94546

PANG DONALD & SYLVIA TRS  
Parcel #: 70-187-8  
8 TULLAMORE PL  
ALAMEDA CA 94502

PANG DONALD & SYLVIA TRS  
Parcel #: 70-187-9  
8 TULLAMORE PL  
ALAMEDA CA 94502

PANG DONALD & SYLVIA TRS  
Parcel #: 70-187-7  
8 TULLAMORE PL  
ALAMEDA CA 94502

PARK STREET PROPERTIES  
Parcel #: 70-185-3-1  
6000 MARGARIDO DR  
OAKLAND CA 94618

PARK WEST PROPERTY LLC  
Parcel #: 70-187-12  
1410 PARK AVE  
ALAMEDA CA 94501

PRIEN RICHARD E  
Parcel #: 70-170-30  
2515 CENTRAL AVE #206  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-186-29  
1338 PARK AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-186-1  
2428 CENTRAL AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-186-2  
2444 CENTRAL AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-186-7  
1357 REGENT ST  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-186-32  
1348 PARK AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-187-8  
1400 EVERETT ST  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-187-9  
2433 CENTRAL AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-186-31  
1344 PARK AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-187-10  
2429 CENTRAL AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-187-11  
1400 PARK AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-187-12  
1408 PARK AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-186-30  
1340 PARK AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-187-7  
1413 EVERETT ST  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-188-10  
2417 CENTRAL AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-170-17-5  
2501 CENTRAL AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-170-15  
2507 CENTRAL AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-171-20  
1354 REGENT ST  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-171-1  
2500 CENTRAL AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-170-20  
2515 CENTRAL AVE #102  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-170-24  
2515 CENTRAL AVE #106  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-170-27  
2515 CENTRAL AVE #203  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-170-32  
2515 CENTRAL AVE #302  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-170-22  
2515 CENTRAL AVE #104  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-170-26  
2515 CENTRAL AVE #202  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-170-33  
2515 CENTRAL AVE #305  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-185-5  
2418 CENTRAL AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-185-6  
1355 PARK AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-185-9  
1345 PARK AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-186-10-2  
1343 REGENT ST  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-185-3-1  
2414 CENTRAL AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-185-7  
1351 PARK AVE  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 70-185-10  
1341 PARK AVE  
ALAMEDA CA 94501

SABATO MARK F & MARY K  
Parcel #: 70-171-20  
380 LAUREL DR  
DANVILLE CA 94526

SCHMIDT PAUL C  
Parcel #: 70-170-19  
2515 CENTRAL AVE #101  
ALAMEDA CA 94501

SULIMOV MAXIM TR  
Parcel #: 70-170-22  
142 SAINT JAMES DR  
PIEDMONT CA 94611

SURUNIS CHRIST C & ORION  
Parcel #: 70-186-3  
2450 CENTRAL AVE  
ALAMEDA CA 94501

THE ALAMEDA ISLANDER LP  
Parcel #: 70-186-1  
2220 OXFORD ST  
BERKELEY CA 94704

THORSEN LARS C  
Parcel #: 70-171-21  
1358 REGENT ST  
ALAMEDA CA 94501

TIMBER DELL PROPERTIES  
Parcel #: 70-185-7  
1406 WEBSTER ST  
ALAMEDA CA 94501

WALRATH KATHLEEN A &  
Parcel #: 70-186-8  
1355 REGENT ST  
ALAMEDA CA 94501

WILKINSON LAUREN &  
Parcel #: 70-186-6  
1359 REGENT ST  
ALAMEDA CA 94501

WILTON LYNN T  
Parcel #: 70-186-30  
1221 WALNUT ST  
ALAMEDA CA 94501

WONG LINDA ETAL  
Parcel #: 70-186-31  
3315 BALBOA ST  
SAN FRANCISCO CA 94121

**RO3075 MAILING LIST FOR FACT SHEET**

**July 9, 2013**

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