



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
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June 26, 2013

Debbie Potter  
Housing Authority of City of Alameda  
701 Atlantic Avenue  
Alameda, CA 94501-2161  
(Sent via E-mail to [dpotter@ci.alameda.ca.us](mailto:dpotter@ci.alameda.ca.us))

Brian Saliman  
Alameda Islander LP  
2220 Oxford Street  
Berkeley, CA 94704  
(Sent via E-mail to [bsaliman@rcdev.org](mailto:bsaliman@rcdev.org))

Mr. Robert Stahl  
Stahl Woodridge Construction  
105 2<sup>nd</sup> Street, Oakland, CA 94607

Subject: Case File Review for SLIC Case No. RO0003075 and GeoTracker Global ID T10000003048, Alameda Islander Motel, 2428 Central Avenue, Alameda, CA 94601

Dear Ms. Potter, Mr. Saliman, and Mr. Stahl:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanup (SLIC) case file for the subject site including the document entitled, "*Report on Risk Management Activities during Site Construction, Alameda Islander Motel, 2428 Central Avenue, Alameda, CA,*" dated February 12, 2013 (Report). The Report, which was prepared on behalf of the City of the Alameda Islander, LP by Strategic Engineering & Science, presents results from risk management activities during 2012 site redevelopment. The Report concludes that 2012 site construction activities were conducted in general accordance with the "*Risk Management Plan,*" dated November 11, 2011.

Investigations and sampling conducted during the construction activities indicate that heavy-chain petroleum hydrocarbons remain in place near the elevator shaft. Results from two soil borings that were advanced downgradient from the elevator area on September 18, 2012, indicate that the heavy-chain petroleum hydrocarbons observed in the elevator area do not appear to be migrating off-site. No further investigation of heavy-chain petroleum hydrocarbons in soil or groundwater appears to be necessary at this time.

Residual contamination also remains in place from a former service station that occupied the site from 1947 until 1970. Residual contamination from both the former service station and the heavy-chain petroleum hydrocarbons do not currently pose a risk to human health or the environment and can be managed in place using a Covenant and Environmental Restriction on Property. The Covenant and Environmental Restriction on Property will be executed following completion of review of the case closure by ACEH management and public notification of the case closure.

Public participation is a requirement for the case closure process. In order to notify potentially affected members of the public of the potential fuel leak case closure, we request that you review the attached Draft Notification of Potential Case Closure and provide your concurrence or comments on the Draft Notification **no later than July 29, 2013**. Upon completion and approval of the Notification, ACEH will distribute the Notification to landowners and residents, as well as any other interested persons. If you are aware of any persons, corporations, or government agencies other than nearby residents and landowners that may have an interest in this fuel leak case, please provide their name and address to ACEH prior to July 29, 2013. The Notification of Potential Case Closure requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure. ACEH will consider all comments from the public prior to potential case closure.

### **TECHNICAL COMMENTS**

1. **GeoTracker Submittals.** As described in the attached Responsible Party(ies) Legal Requirements/Obligations, all technical reports must be submitted to both the ACEH ftp site and the State Water Resource Control Board (SWRCB) GeoTracker website. Therefore, please claim your site on GeoTracker and upload all applicable reports to the GeoTracker website. Pursuant to CCR Sections 2729 and 2729.1, beginning July 1, 2005 for SLIC cases, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB Geotracker website via the internet. Additionally, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude accurate to within 1-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB Geotracker website. Beginning July 1, 2005, electronic submittal of a complete copy of all reports (LUFT or SLIC) is required in GeoTracker (in PDF format). Please claim the site and upload all reports prepared after July 1, 2005 to the SWRCB's Geotracker database website in accordance with the above-cited regulation **no later than July 29, 2013**.

### **TECHNICAL REPORT REQUEST**

Please upload technical reports to the ACEH ftp site (Attention: Jerry Wickham), and to the State Water Resources Control Board's GeoTracker website according to the following schedule and file-naming convention:

- **July 29, 2013** – Completion of Uploads to GeoTracker
- **July 29, 2013** – Concurrence or Comments on Draft Notification of Potential Case Closure  
File to be named: CORRES\_YYYY-MM-DD RO3075

Responsible Parties  
RO0003075  
June 26, 2013  
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If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org). Case files can be reviewed online at the following website: <http://www.acgov.org/aceh/index.htm>. If your email address does not appear on the cover page of this notification ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297  
Senior Hazardous Materials Specialist

Attachment: Responsible Party(ies) Legal Requirements/Obligations

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Mark Trevor, Strategic Engineering & Science, 110 11<sup>th</sup> Street, 2<sup>nd</sup> Floor, Oakland, CA 94607  
(Sent via E-mail to [mtrevor@sesinonline.net](mailto:mtrevor@sesinonline.net))

Donna Drogos, ACEH (Sent via E-mail to: [donna.drogos@acgov.org](mailto:donna.drogos@acgov.org))  
Jerry Wickham, ACEH (Sent via E-mail to: [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org))

GeoTracker, eFile



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**DRAFT NOTIFICATION OF POTENTIAL CASE CLOSURE**  
**ALAMEDA ISLANDER HOTEL**  
**June 26, 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

## Attachment 1

### Responsible Party(ies) Legal Requirements/Obligations

#### REPORT/DATA REQUESTS

These reports/data are being requested pursuant to Division 7 of the California Water Code (Water Quality), Chapter 6.7 of Division 20 of the California Health and Safety Code (Underground Storage of Hazardous Substances), and Chapter 16 of Division 3 of Title 23 of the California Code of Regulations (Underground Storage Tank Regulations).

#### ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (Local Oversight Program [LOP] for unauthorized releases from petroleum Underground Storage Tanks [USTs], and Site Cleanup Program [SCP] for unauthorized releases of non-petroleum hazardous substances) require submission of reports in electronic format pursuant to Chapter 3 of Division 7, Sections 13195 and 13197.5 of the California Water Code, and Chapter 30, Articles 1 and 2, Sections 3890 to 3895 of Division 3 of Title 23 of the California Code of Regulations (23 CCR). Instructions for submission of electronic documents to the ACEH FTP site are provided on the attached "Electronic Report Upload Instructions."

Submission of reports to the ACEH FTP site is in addition to requirements for electronic submittal of information (ESI) to the State Water Resources Control Board's (SWRCB) Geotracker website. In April 2001, the SWRCB adopted 23 CCR, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1 (Electronic Submission of Laboratory Data for UST Reports). Article 12 required electronic submittal of analytical laboratory data submitted in a report to a regulatory agency (effective September 1, 2001), and surveyed locations (latitude, longitude and elevation) of groundwater monitoring wells (effective January 1, 2002) in Electronic Deliverable Format (EDF) to Geotracker. Article 12 was subsequently repealed in 2004 and replaced with Article 30 (Electronic Submittal of Information) which expanded the ESI requirements to include electronic submittal of any report or data required by a regulatory agency from a cleanup site. The expanded ESI submittal requirements for petroleum UST sites subject to the requirements of 23 CCR, Division, 3, Chapter 16, Article 11, became effective December 16, 2004. All other electronic submittals required pursuant to Chapter 30 became effective January 1, 2005. Please visit the SWRCB website for more information on these requirements. ([http://www.waterboards.ca.gov/water\\_issues/programs/ust/electronic\\_submittal/](http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/))

#### PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

#### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 7835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

#### UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, late reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

#### AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)</b>	<b>REVISION DATE:</b> July 25, 2012
	<b>ISSUE DATE:</b> July 5, 2005
	<b>PREVIOUS REVISIONS:</b> October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (petroleum UST and SCP) require submission of all reports in electronic form to the county's FTP site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

## REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as a **single Portable Document Format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:

RO#\_Report Name\_Year-Month-Date (e.g., RO#5555\_WorkPlan\_2005-06-14)

## Submission Instructions

- 1) Obtain User Name and Password
  - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
    - i) Send an e-mail to [.loptoxic@acgov.org](mailto:.loptoxic@acgov.org)
  - b) In the subject line of your request, be sure to include **"ftp PASSWORD REQUEST"** and in the body of your request, include the **Contact Information, Site Addresses,** and the **Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
  - a) Using Internet Explorer (IE4+), go to <://alcoftp1.acgov.org>
    - (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
  - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
  - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
  - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
  - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
  - a) Send email to [.loptoxic@acgov.org](mailto:.loptoxic@acgov.org) notify us that you have placed a report on our ftp site.
  - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
  - c) The subject line of the e-mail must start with the RO# followed by **Report Upload.** (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
  - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.