Environmental Health Department
Alameda County Health

RONALD BROWDER, Director

LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases

DILAN ROE, Chief, Land & Water Protection Division
Phone: 510.567.6767 | Email: dilan.roe@acgov.org

PARESH KHATRI, LOP Manager
Phone: 510.777.2478 | Email: paresh.khatri@acgov.org

Alameda High School Swim Center – Corrective Action Plan
Construction Begins June 6, 2025
2253 Encinal Avenue, Alameda, CA 94501
Cleanup Program Site Case No. RO0003666
GEOTRACKER GLOBAL ID T10000022988

Alameda County Environmental Health Department (ACEHD) is issuing this notice to inform the community of a Corrective Action Plan to manage contaminated soil and groundwater during construction of the Alameda High School Swim Center and Campus Fencing. Work will be conducted by the Alameda Unified School District (AUSD) under ACEHD oversight and best practices will be employed to safely manage and dispose of contaminated soil and groundwater. You are invited to review this notice to learn more about this work.

If you have questions or concerns about the Corrective Action Plan and/or upcoming work, please contact Tracy Craig at (510) 334-4866 (24/7) or tracy@craig-communications.com.

Community Meeting – If there is significant interest, ACEHD will consider holding a community to provide details on the plans to manage soil and groundwater during construction. Please contact Tracy Craig via phone or email to request a meeting.

SITE BACKGROUND

Environmental investigations conducted during construction of the new swim center found elevated levels of pesticides, petroleum products, polychlorinated biphenyls, and metals in soil. Groundwater in the area also contains metals, chloroform, and petroleum. AUSD prepared a Site Characterization Report (report date: May 27, 2025) that concludes that there are areas with low levels of contaminated soil and groundwater in the swim center construction area, future tennis court, softball field, and where some posts will be installed for the new campus fencing. In these areas, contaminated soil and groundwater will need to be handled and disposed of in accordance with environmental regulations during excavation activities.

CORRECTIVE ACTION PLAN

AUSD has prepared a Corrective Action Plan (Report date: May 28, 2025) that proposes the following to address contaminated soil and groundwater during swim center and new campus fencing construction:

- Excavating contaminated soil in areas where campus fence posts, new pools and the new building will be constructed. Soil will be directly loaded into trucks, when possible, or stored in covered bins on-site until it can be tested. Based on the testing results, contaminated soil will either be taken to a licensed off-site disposal facility or determined suitable for reuse.
- Dewatering groundwater encountered during excavations and storing it in a tank on-Site until it can be properly disposed off-Site at a permitted disposal facility.
- Backfilling the site with clean soil to reach the final grade, constructing the new building foundation and pools, and paving remaining areas of the swim center with concrete. This will provide a protective cover over any remaining impacted soil underground.

- Because some contamination will remain in deeper soils, a Soil and Groundwater Management Plan and Land Use Covenant will be required. These documents provide direction for the safe management of any remaining contaminated soil that might be encountered during future work within the area.

UPCOMING WORK

Swim center and new campus fencing construction will begin on June 6, 2025. Work will be conducted Monday through Friday, from 7 a.m. and 5 p.m.

Duration	Activity
June 9 – August 1	Install new campus fencing which includes drilling in some areas with contaminated soil. This fencing is outside the swim center project limits.
June 6 – June 16	Install dewatering wells for the swim center project using a drill rig.
June 16 – July 7	Backfill pool construction area with 314 truckloads of clean soil.
July 8 – July 28	Install temporary shoring using a drill rig. Drill piers for new light poles and scoreboard.
July 29 – September 9	Excavate areas for new building and two pools. Remove groundwater when encountered during excavations.
September – February	Construct new building and install new pools.
February – April 2026	Backfill with 106 truckloads of clean soil to reach final grade. Pave the remaining area with concrete. The concrete pavement, new building, and pools will provide a protective cover over any remaining impacted soil underground.

PROPOSED SOIL MANAGEMENT PLANS

To support this work, ACEHD has approved a Revised Site Management Plan (Report date: May 28, 2025) and Construction Logistics Plan (Report Date: May 22, 2025). These documents provide workers with the following guidelines to safely handle and dispose of contaminated soil and community protection measures that will be employed to limit off-site impacts:

- Controlling dust during soil disturbing activities by spraying water to keep the soil moist.
- Keeping soil damp during loading operations to prevent dust.
- Covering trucks transporting excavated soil off-site.
- Cleaning the wheels and undercarriages of vehicles prior to leaving the Site.
- Sweeping adjacent city streets, as necessary.

In addition to proper soil management, ACEHD requires the following community protection measures:

- Performing real-time and perimeter air monitoring during any soil disturbing work to ensure that air quality remains protective of site workers and nearby populations.
- Limiting construction equipment idling time to 5 minutes.
- Following a truck route that minimizes transportation of impacted soil through residential areas.
- Posting a publicly visible sign with a telephone number for questions and/or complaints.

Dust will be controlled; however, should you have a concern, please contact Tracy Craig at (510) 334-4866 (24/7) so that the situation can be addressed as quickly as possible.

TRUCK ROUTE

About 10 trucks per day (a total of 60 trucks) will enter and exit the Site to off-haul contaminated soil. About 20 trucks per day will enter and exit the Site during the remaining soil import activities associated with the swim center construction. Trucks will not line up or park on residential streets. Trucks will line up on Oak Street, by the jobsite,

in accordance with an encroachment permit granted by the City of Alameda (see map below). Trucks will follow a City of Alameda approved truck route and flaggers will be used to help trucks enter and exit the Site, as needed. When hauling away impacted soil, trucks will exit the Site turning left onto Oak Street, right onto Blanding Avenue, left onto Park Street, cross the Park Street Bridge, and travel onto 29th Avenue and turn onto I-880 South.

FOR MORE INFORMATION

You are invited to review the case file for the Alameda High School Swim Center project, including the Site Characterization Report, Corrective Action Plan, Revised Site Management Plan, and Construction Logistics Plan online at the State Water Resources Control Board GeoTracker website at https://geotracker.waterboards.ca.gov and searching for the address "2253 Encinal Avenue, Alameda."

Questions or Concerns during Construction

ACEHD and AUSD welcome your questions, comments, or concerns. For more information please contact:

- Tracy Craig
- (510) 334-4866 (24/7)
- tracy@craig-communications.com



A map showing the swim center construction area and adjacent area along Oak Street where trucks will line up.