Alameda County Environmental Health Department

RO0003666 / T10000022988 / ALAMEDA HIGH SCHOOL – ENVIRONMENTAL INVESTIGATIONS

COMMUNITY MEETING

- Please enjoy the music while we wait for others to join
- If you cannot hear the music, please take this time to adjust your speaker settings and volume

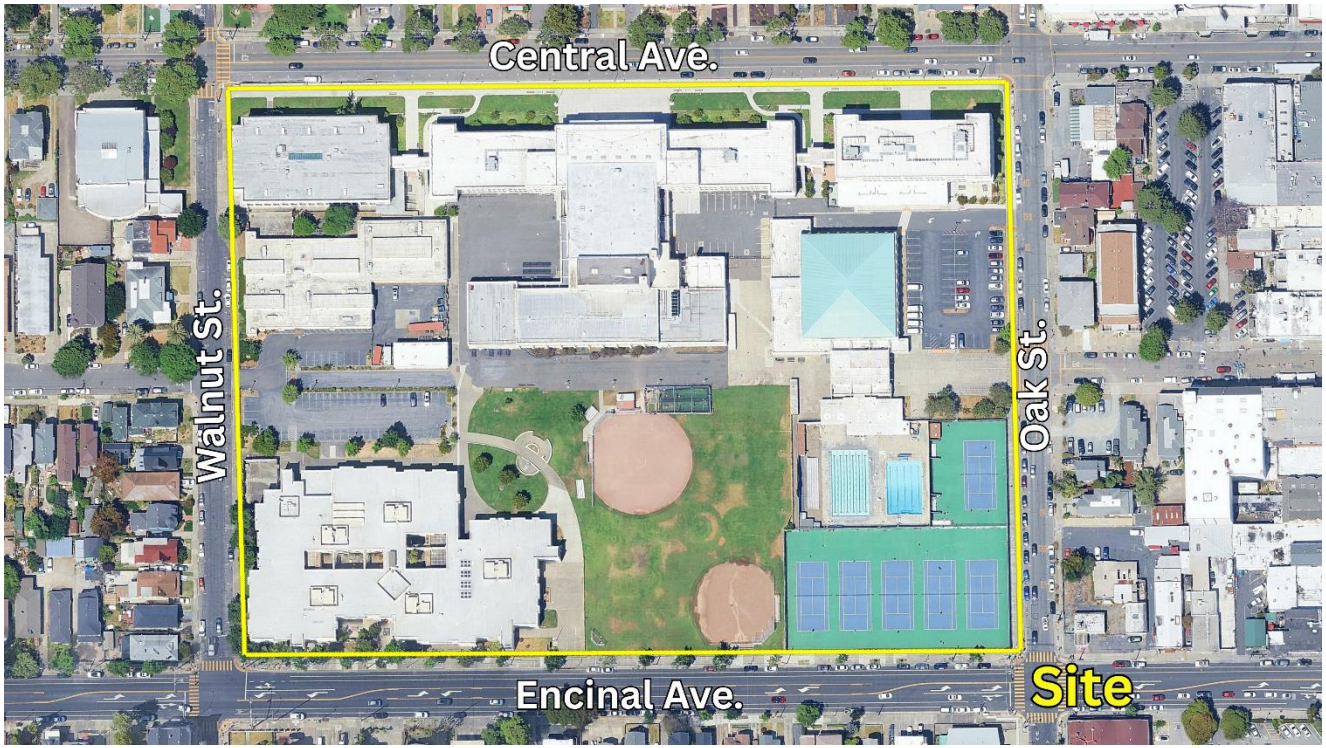


The meeting will begin promptly at 6:05 p.m.

Alameda County Environmental Health Department

CLEANUP SITE PROGRAM CASE NO. RO0003666
2253 ENCINAL AVENUE, ALAMEDA

COMMUNITY MEETING



Environmental Investigations and Proposed Reopening of Softball Field
September 4, 2025

LANGUAGE INTERPRETATION

ENGLISH

1. In your meeting/webinar controls, click **Interpretation.**
2. **Select the language** that you would like to hear: English.
3. (Optional) To hear the interpreted language only, click **Mute Original Audio**.

ESPAÑOL

1. En los controles de la reunión o el seminario web, haga clic en **Interpretación**.
2. Haga clic en el **idioma** que desee escuchar: español (Spanish).
3. (Opcional) Para escuchar solo el idioma interpretado, haga clic en **Silenciar audio original.**

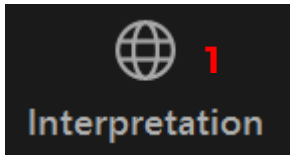
CANTONESE (廣東話)

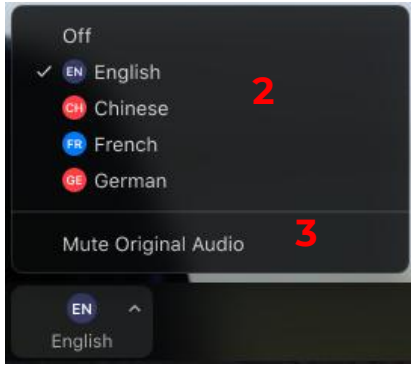
1. 在您的會議/網研會控制欄中，按一下**「傳譯」**功能。
2. **選擇您想聽的語言**：廣東話。
3. （可選）若只想聽傳譯語言，請按一下 **「靜音原聲」**。

TAGALOG

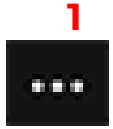
1. Sa meeting/webinar controls, i-click ang **Interpretation**.
2. **Piliin ang wikang** nais mong gamitin: **Tagolog**
3. (Opsyonal) Kung nais mong marinig ang isinaling wika lamang, **i-click ang Mute Original Audio**.

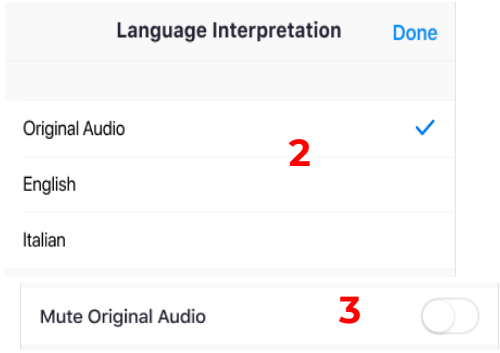
Windows | macOS





Android | iOS





AGENDA

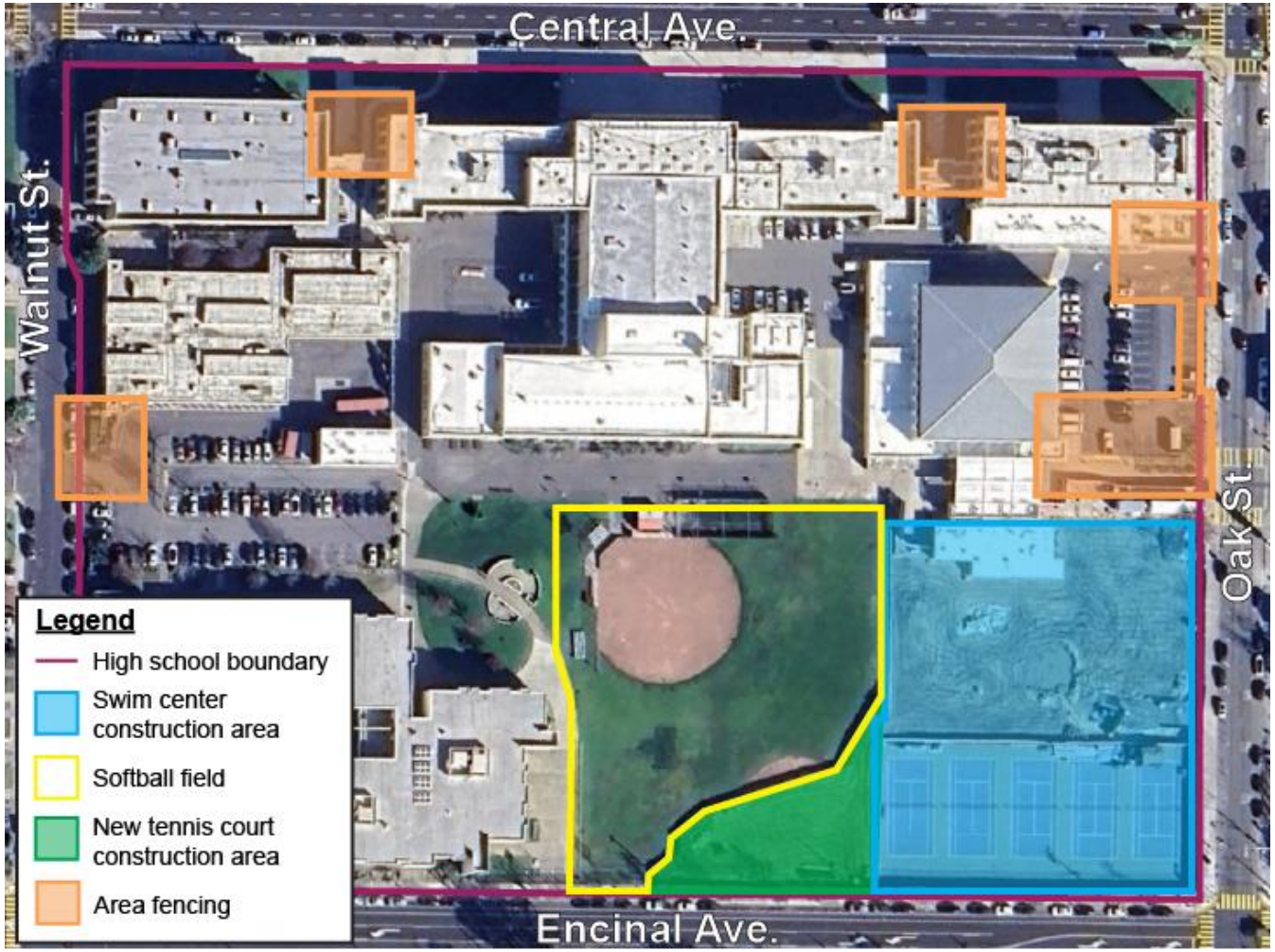
Purpose: Discuss environmental investigation findings and potential reopening of softball field, accept public comments

- Introductions
- Construction project overview
- Historical land use
- Environmental investigations and findings
- Data gap investigation
- Health risk assessment
- Next steps
- Schedule
- Public comments and questions

INTRODUCTIONS

Organization	Role/Responsibility	Contacts
Alameda County Environmental Health Department (ACEHD)	Oversees subsurface investigations, health risk determinations and soil and groundwater management plans	• Dilan Roe, PE, Chief – Land and Water Protection Division • Erdmann Rogge, PG, Case Manager
Alameda Unified School District (AUSD)	Site owner and responsible for cleanup and construction of new swim center	• Shariq Khan, Asst. Superintendent • Susan Davis, Community Affairs • Monty Patterson, Sr. Dir. Construction • Pedro Mora, Construction Mgr.
Kleinfelder	Environmental consultant	• Jeremy Scott, PE, Principal
ToxRisk Consulting	Health risk assessment	• Scott Dwyer, PhD, DABT, Toxicologist
Alten Construction	Swim Center contractor	• Randall Barbour, Project Manager
Craig Communications	Main point of contact for questions	• Tracy Craig • Sarah Larsen

SITE LOCATION AND AREAS OF INVESTIGATION



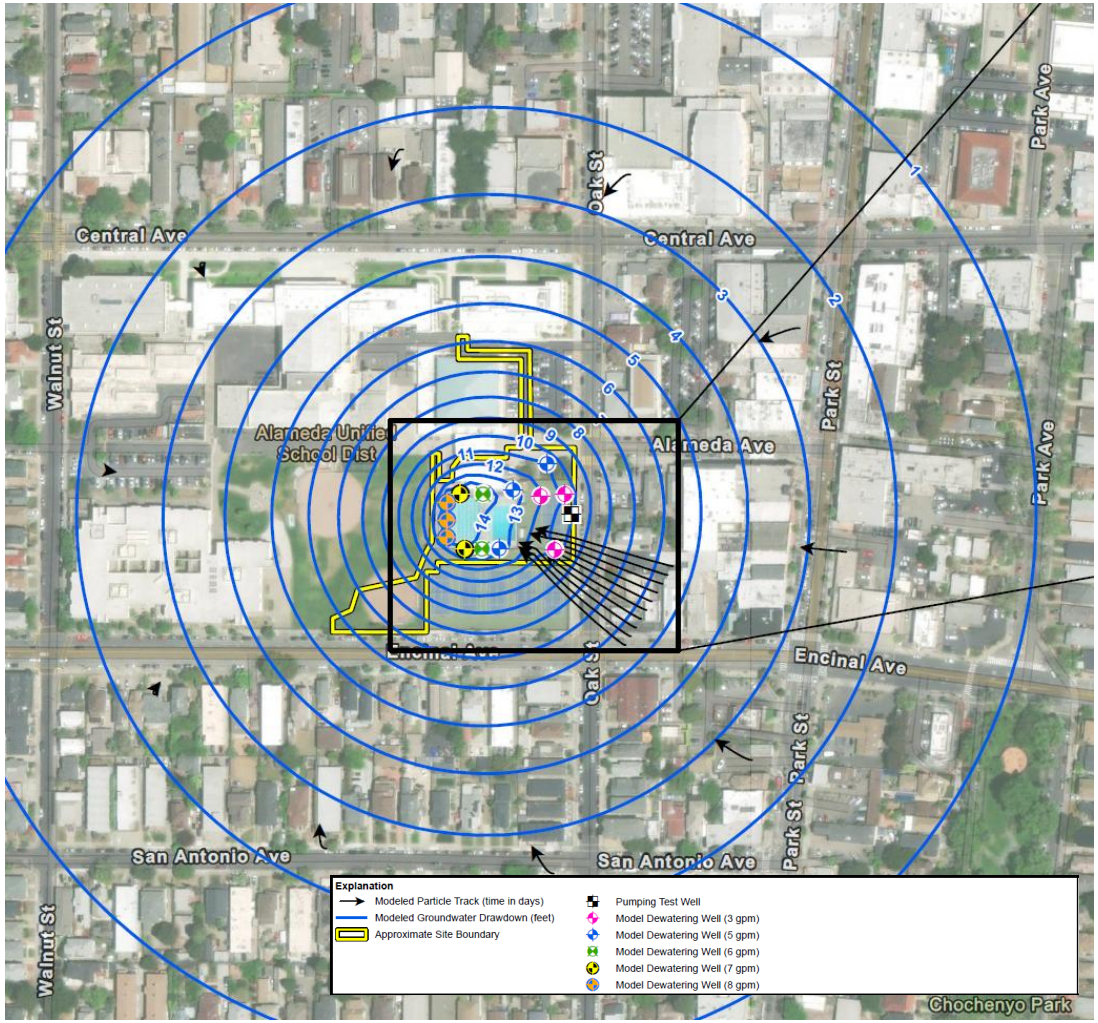
SITE OVERVIEW

- June 2024: AUSD began demolition of the swim center and tennis courts
- Contaminants found in soil and water — common for older urban sites with past uses and imported soil
- Voluntary agreement with ACEHD signed on December 23, 2024 to:
  - Investigate the extent of contamination
  - Assess potential health risks for construction workers, students, staff, and other site users
  - Manage soil and groundwater during swim center construction
  - Develop corrective action plans to address any residual contamination after construction

SWIM CENTER PROJECT



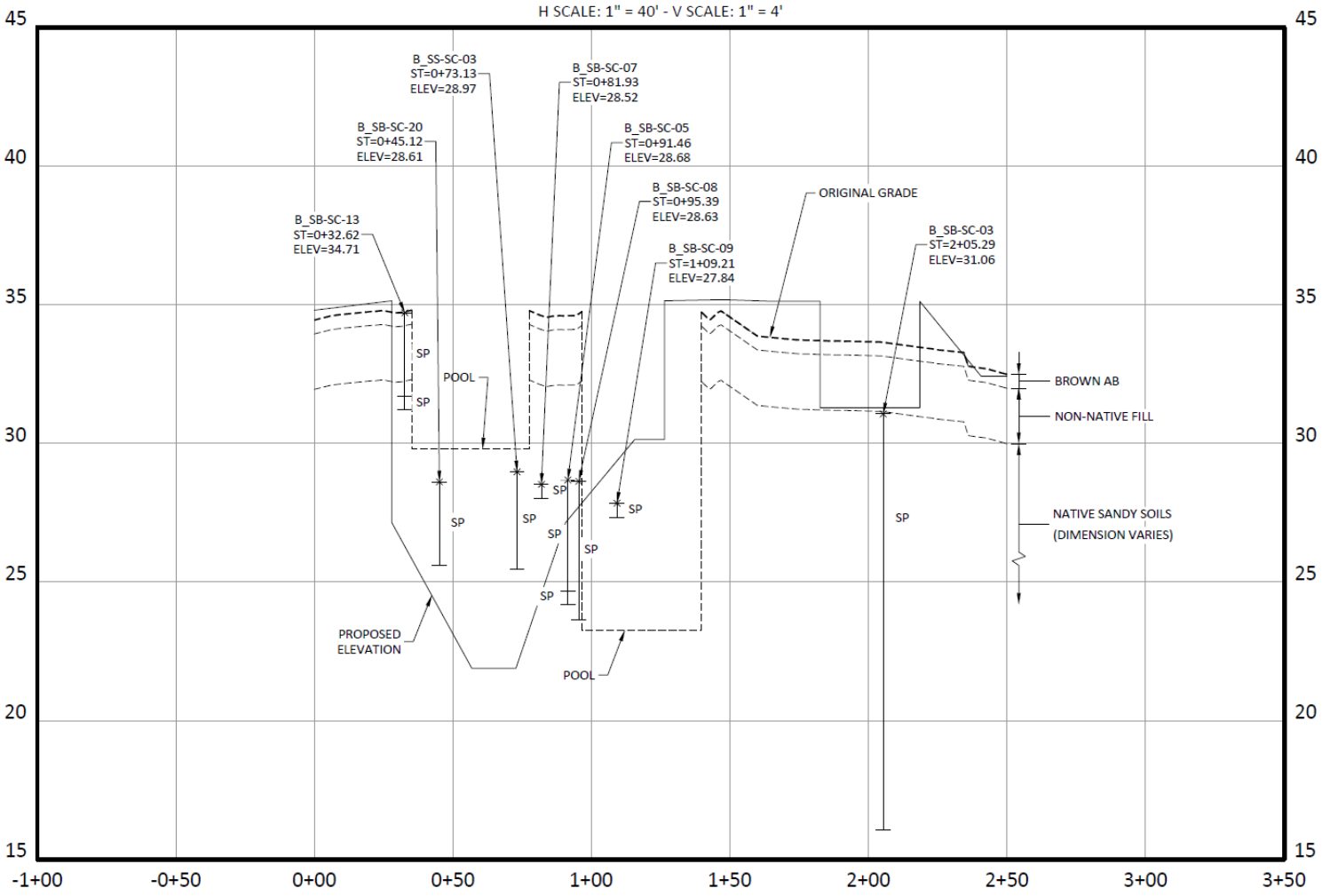
CONSTRUCTION DEWATERING



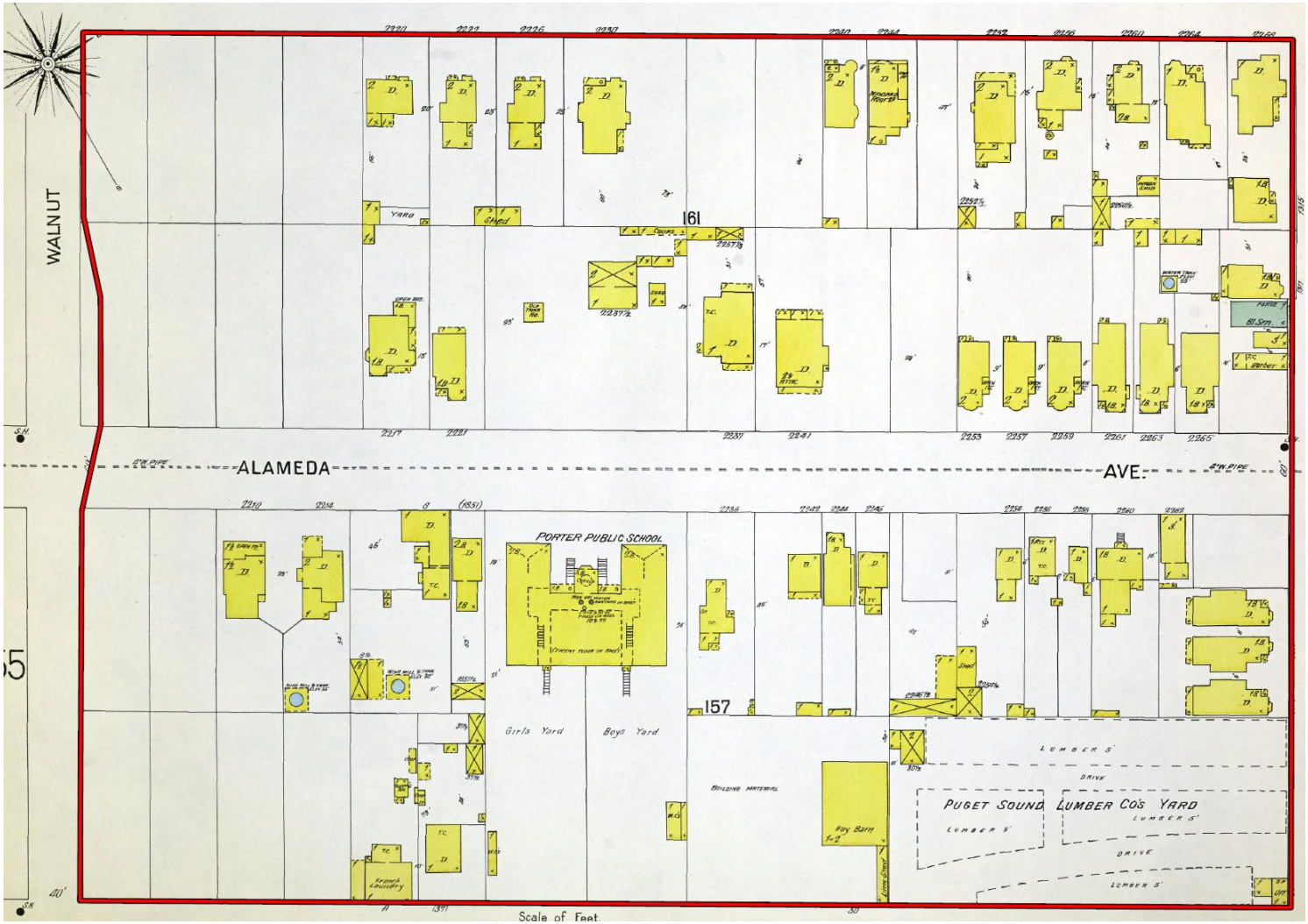
13 dewatering wells to lower water table for pool construction

Sample treatment system influent every 15 days for water quality

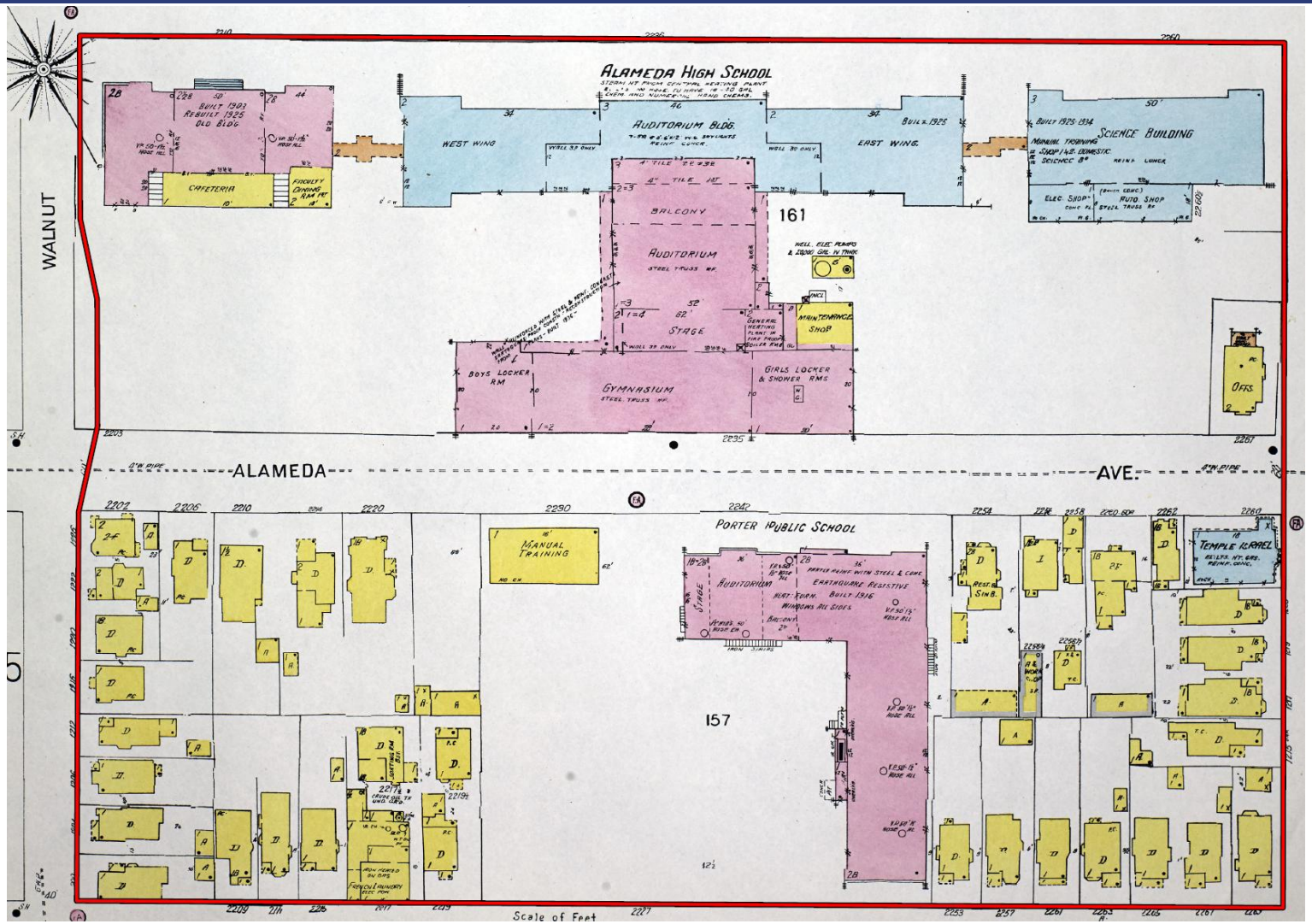
SWIM CENTER CROSS SECTION



HISTORICAL LAND USE MAP 1897



HISTORICAL LAND USE MAP 1948



SITE CHARACTERIZATION APPROACH

- Collect and test samples for potential contaminants to characterize the extent of contamination within construction project from past land uses

- Samples collected from swim center, tennis court, softball field, and 4 areas of fencing (did not sample other areas of high school campus)

- Samples collected:
  - Soil - 137 soil samples from surface to 10 feet
  - Groundwater - 4 samples of groundwater at depths of 10 feet and from dewatering wells
  - Surface water - 5 samples of ponded surface water



SOIL, GROUNDWATER, AND SURFACE WATER MANAGEMENT

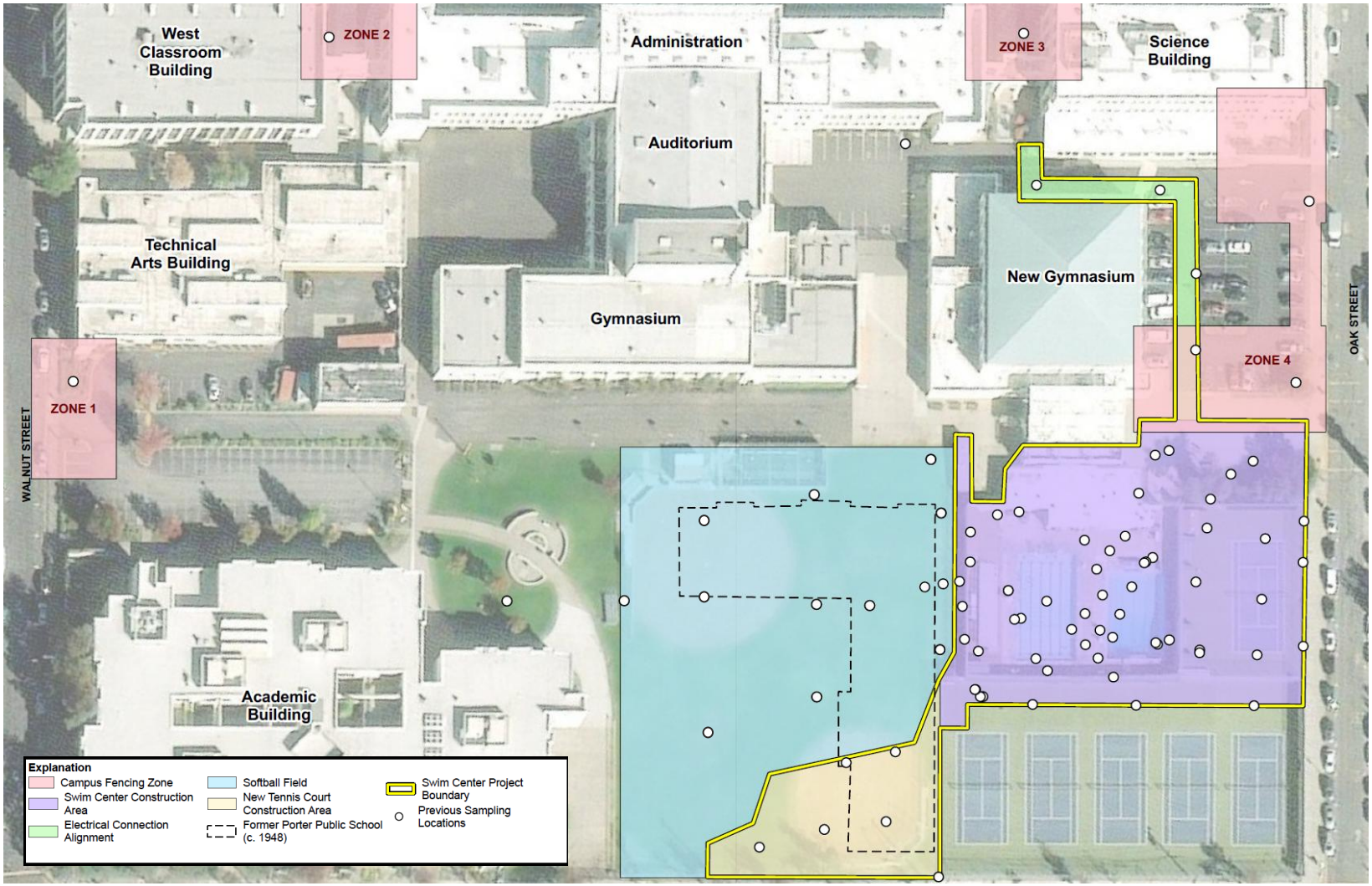
Soil and Groundwater Management Plan - Procedures to protect workers and public during construction and environmental investigations:

- **Soil stockpile management** – plastic lining under piles, direct loading, cover when not in use, test and dispose properly
- **Dust control** – keep surfaces wet, stabilize soils, monitor weather, stop work in high winds, limit traffic and speed
- **Air monitoring** – upwind, downwind, and crosswind monitoring during soil work
- **Groundwater management** – pump to tanks, test, treat, and dispose under EBMUD permit
- **Restricted access** – fencing and clear signage around the site

Stormwater Pollution Prevention Plan - Procedures to prevent stormwater contamination:

- **Erosion and runoff control** – silt fences, erosion controls, storm drain protection
- **Good housekeeping** – street sweeping and site maintenance
- **Monitoring and reporting** – sample stormwater and report any discharges

SITE CHARACTERIZATION



CALIFORNIA ENVIRONMENTAL SCREENING LEVELS

- Environmental Screening Levels (ESLs) developed by the San Francisco Bay Regional Water Quality Control Board (2025)

- **Purpose**: Identify if contamination may pose a risk to human health, water resources, or ecological receptors

- Key Points:
  - ESLs are screening tools, not cleanup standards
  - Apply to multiple media – soil, groundwater, soil gas/vapor, and indoor air
  - Protective of multiple exposure pathways – ingestion, inhalation, dermal contact, vapor intrusion, leaching, ecological impacts

- Tiered approach:
  - Below ESLs → typically no further action needed
  - Above ESLs → further evaluation or site-specific risk assessment may be warranted (does not automatically mean health risk)

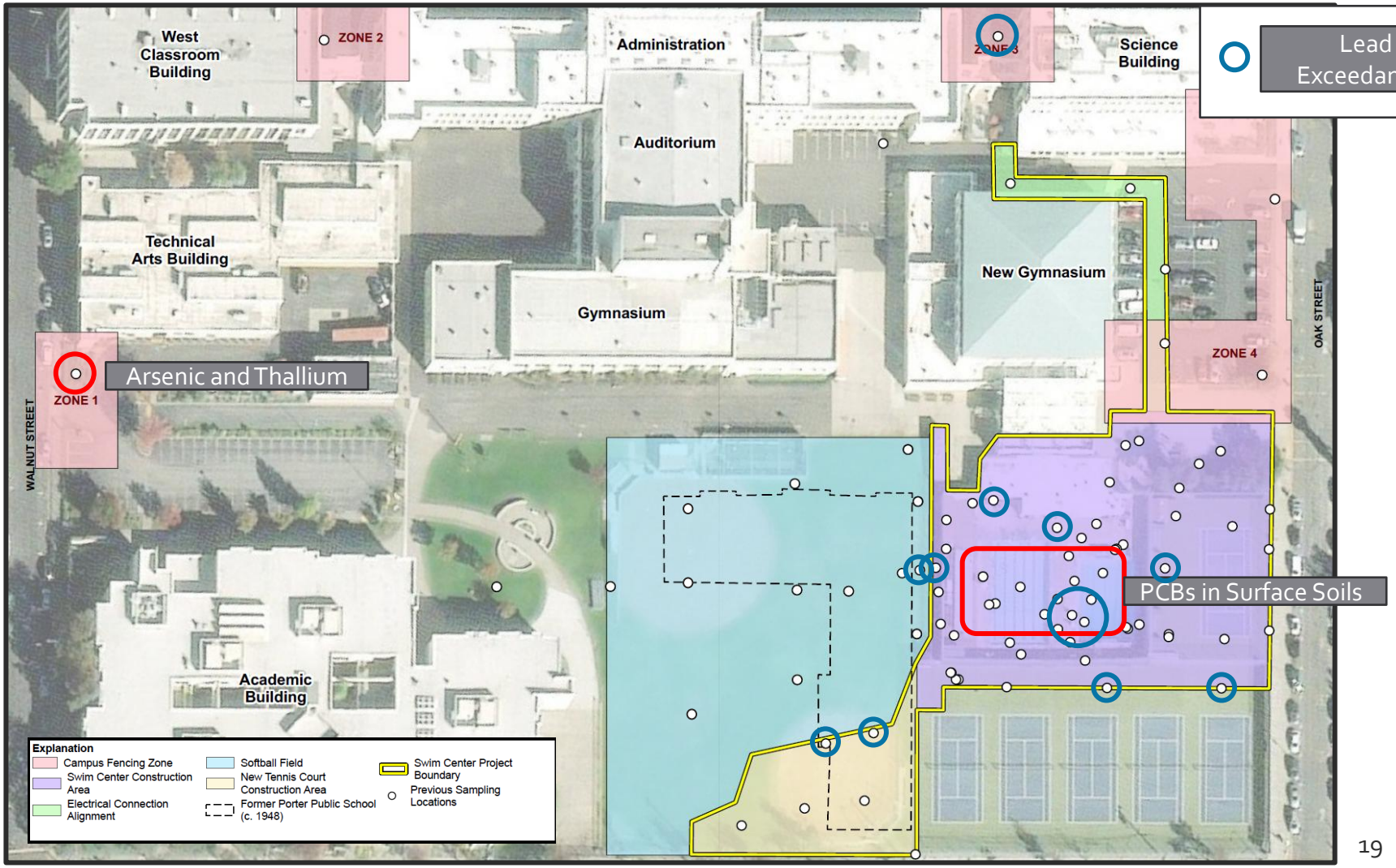
ENVIRONMENTAL INVESTIGATION FINDINGS

Project Area	Findings	Environmental Media Management	Current Status
Swim Center	Fill material below pool decking impacted with chemicals of concern primarily with lead in non-native fill, PCBs in pool caulking, and hexavalent chromium in native sandy soils - all above ESLs	Soil and groundwater managed according to SGMP Non-native fill off-hauled to appropriate disposal facility	**Construction underway** Area fenced off to prohibit access Dewatering ongoing PCB soil covered, to be disposed of in accordance with EPA TSCA guidance
New Tennis Court	Shallow soil contains lead and hexavalent chromium, petroleum products – all exceed ESLs	Soil managed according to SGMP	**Construction to restart in 2026** Area fenced Soil covered with geotextile fabric and secured Additional testing planned to define extent of contamination

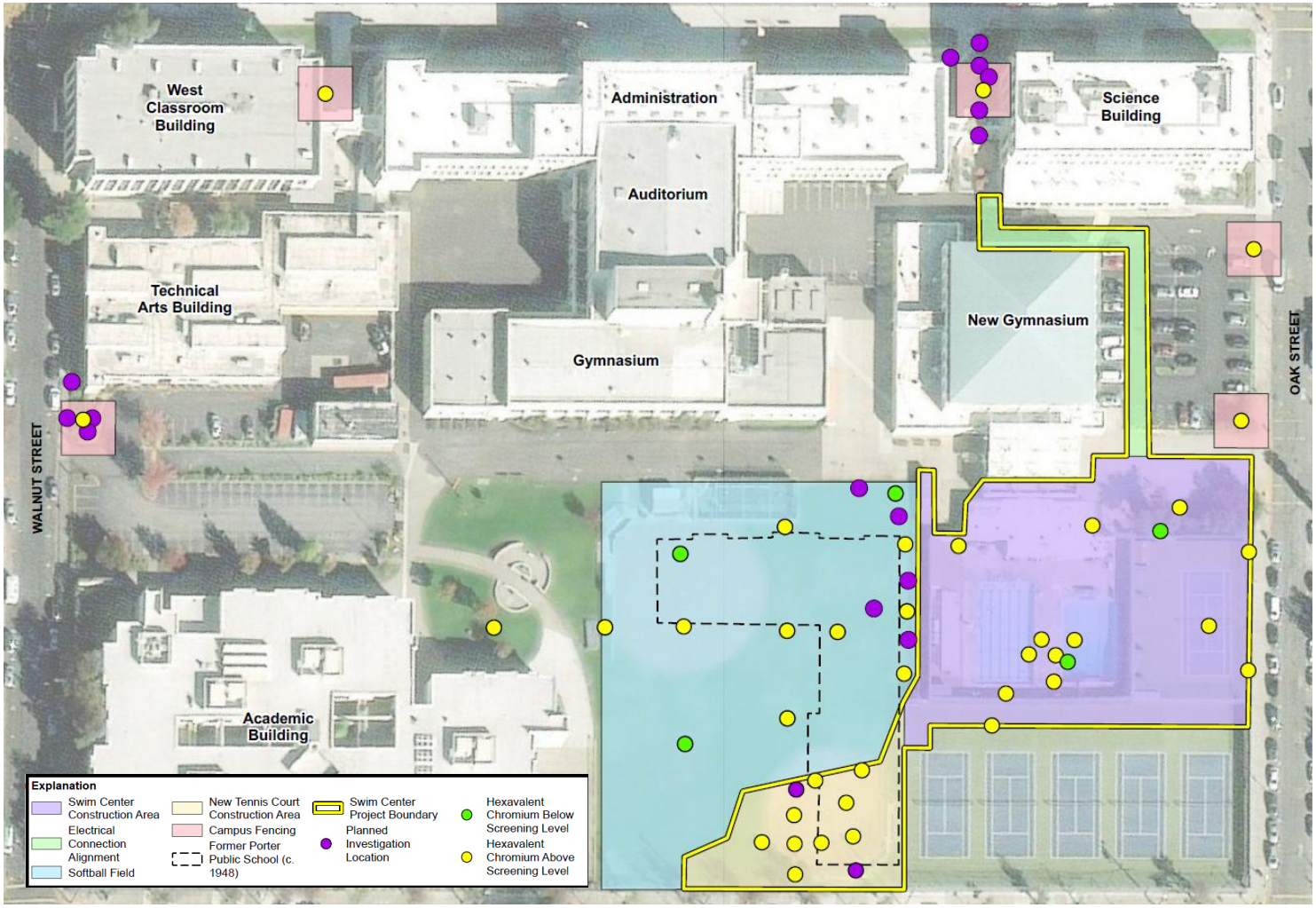
ENVIRONMENTAL INVESTIGATION FINDINGS

Project Area	Findings	Environmental Media Management	Status
Campus Fencing Upgrades	Soil handled during construction contains lead (Zone 3), arsenic/ thallium (Zone 1) and hexavalent chromium in all zones – all above ESLs	Soil managed according to SGMP Soil off-hauled to appropriate disposal facility	**Work complete**
Electrical Connection	Boring for electrical connection contains hydrocarbon and petroleum products	Soil will be managed according to SGMP Soil will be off-hauled to appropriate disposal facility	**Work planned winter 2025**

METALS AND PCBS IN SOIL



HEXAVALENT CHROME IN SOIL



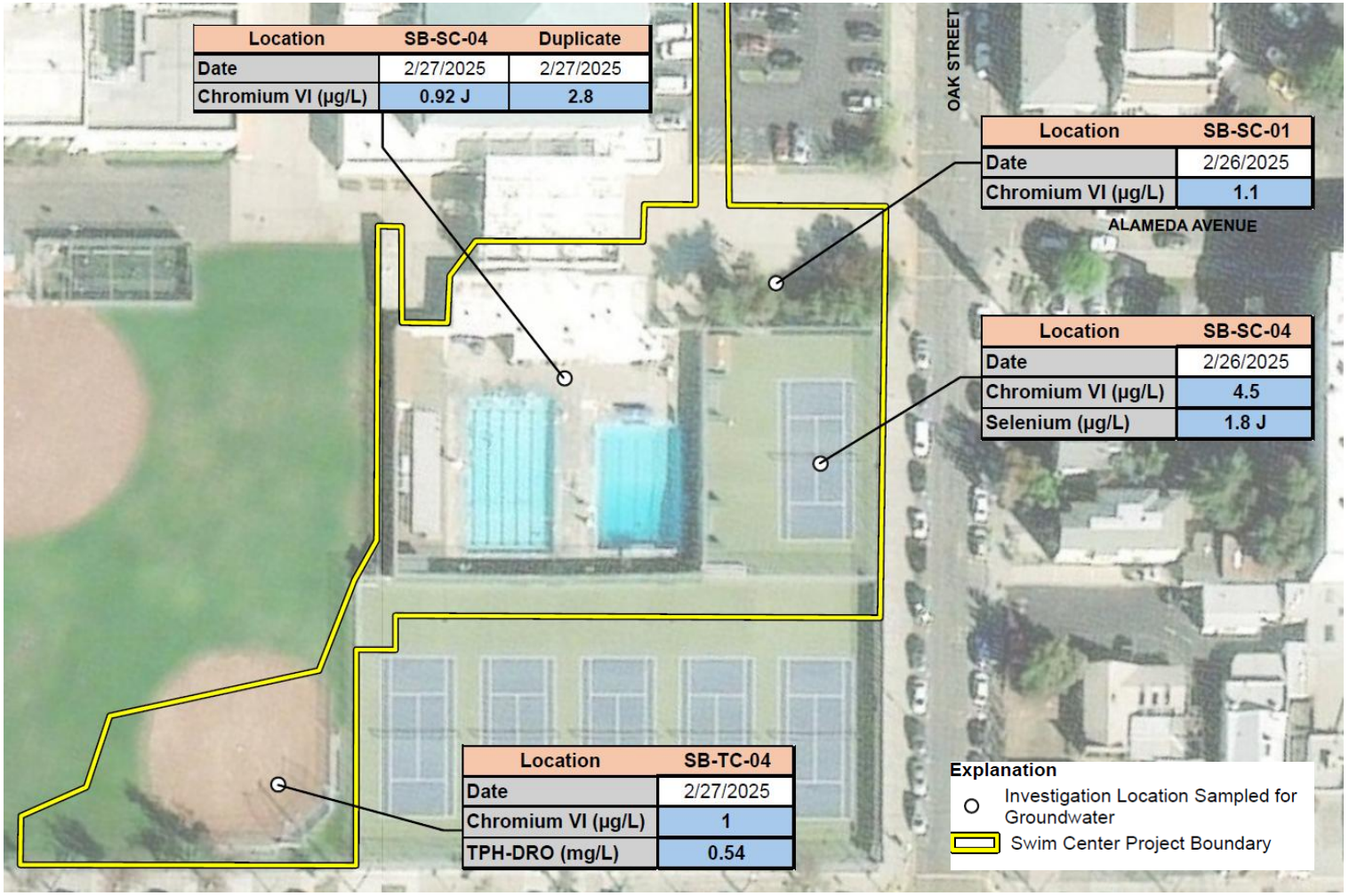
Hexavalent chromium levels consistent across the campus

Yellow Dots – above screening level

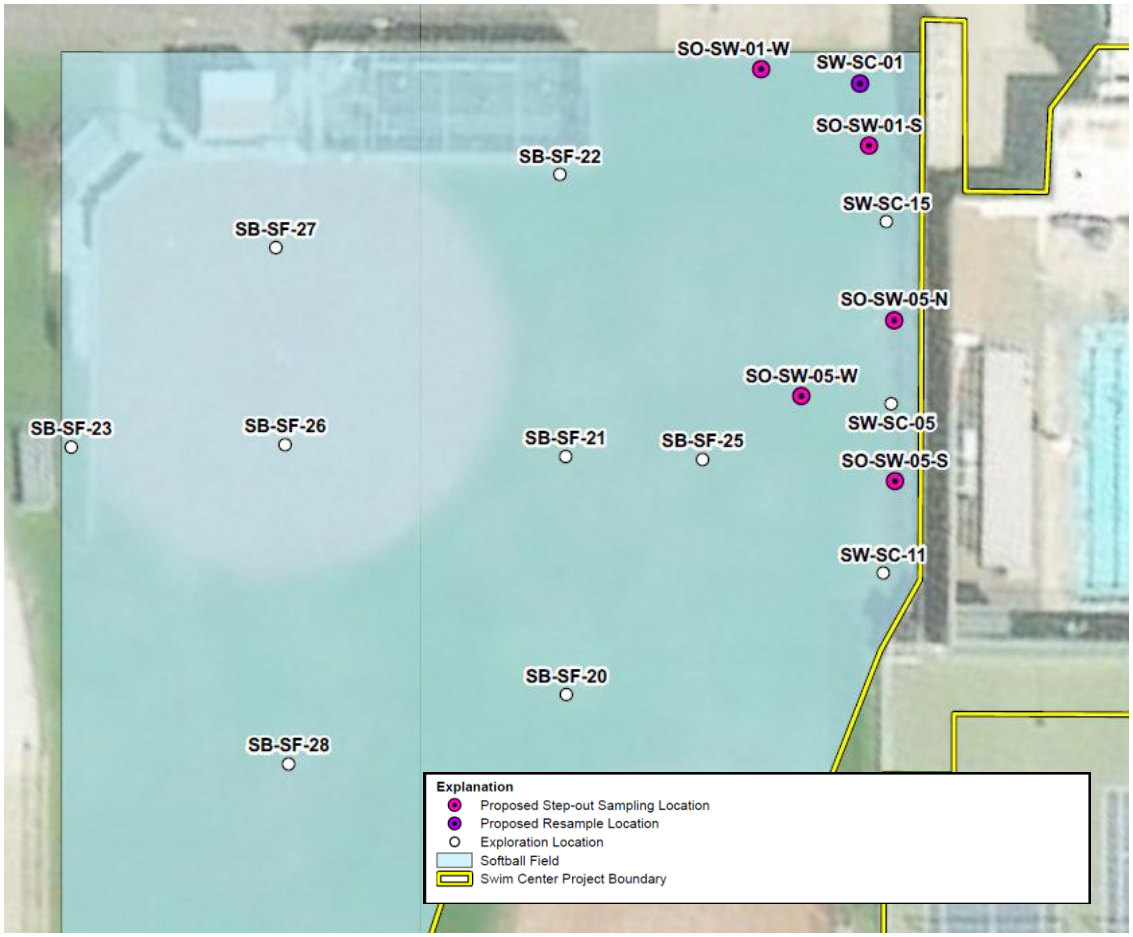
Green Dots – below screening level

Purple Dots – future sampling locations

METALS AND HYDROCARBONS IN GROUNDWATER



DATA GAP INVESTIGATION – SOFTBALL FIELD

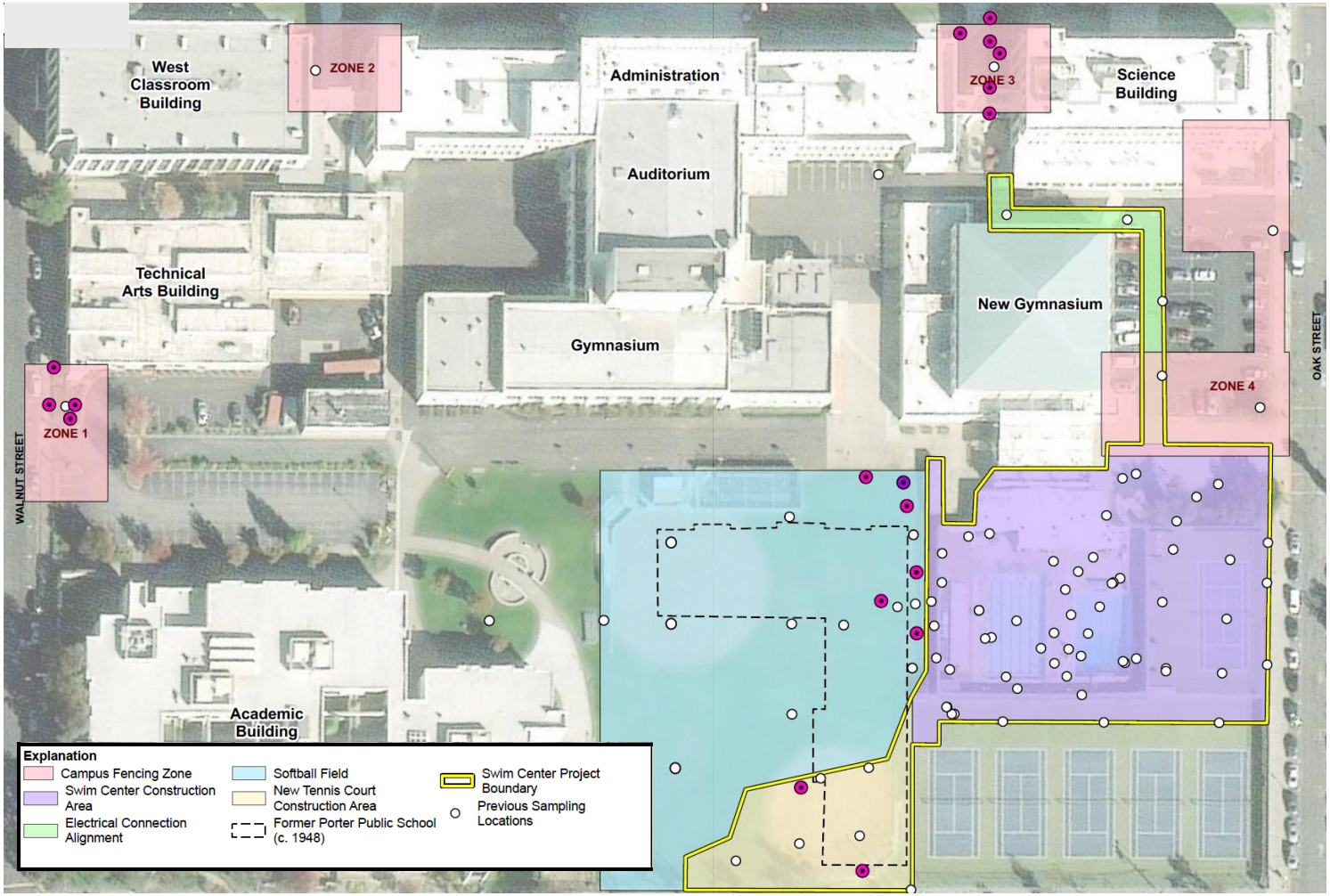


Re-sampling and step-out sampling at SW-SC-01

Targeted sampling around SW-SC-05 to define extent of lead impacts about 4 feet below the Softball Field surface

Pink Dots – sample locations

DATA GAP INVESTIGATION – OTHER AREAS



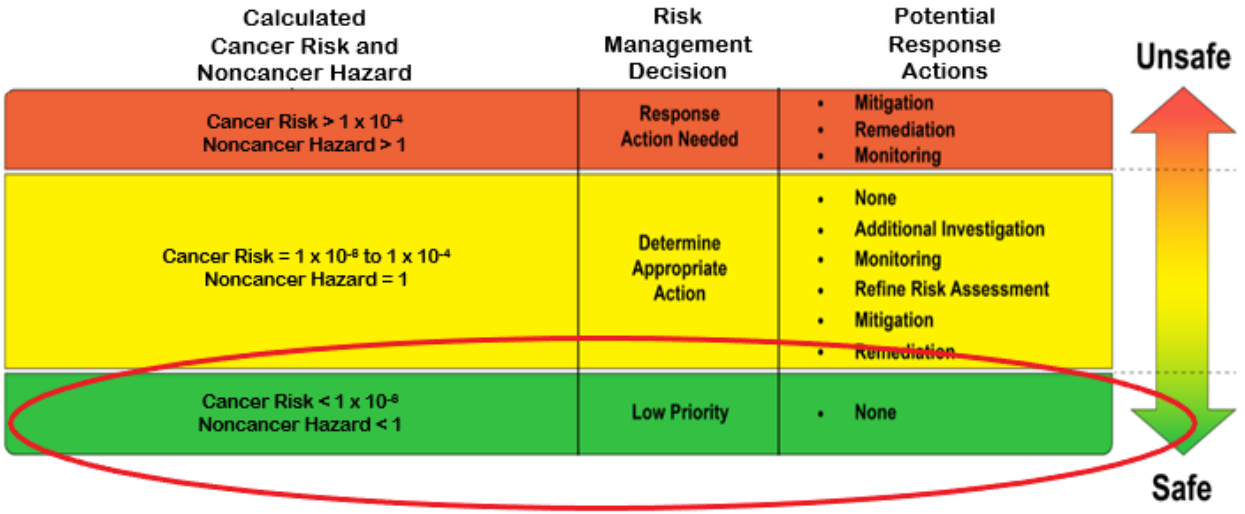
Additional soil and groundwater sampling within tennis court and landscaped areas (zones 1-3)

Pink Dots – sample locations

HUMAN HEALTH RISK ASSESSMENT

- **Purpose of the HHRA**
  - Determine whether chemicals found in softball field soil samples pose a health risk to site users
- **HHRA Approach**
  - Initial screening against ESLs
  - Cal/EPA risk assessment guidance and toxicology information
  - Site-specific assumptions used to estimate potential cancer and non-cancer risk
    - Exposure by soil ingestion, dust inhalation, and skin contact
    - Maximum concentrations (regardless of location or depth)
    - Adults – 8 hours per day, 180 days per year, 25 years
    - Students – 4 hours per day, 180 days per year, 4 years
- **Decision Criteria (based on Cal/EPA policy)**
  - Cancer Risk less than one in one million
  - Noncancer Hazard less than one

HUMAN HEALTH RISK ASSESSMENT



HHRA Findings

- For adults, the risk of cancer is about 25 times lower than the Cal/EPA acceptable level.
- For students, the risk of cancer is about 100 times lower than the Cal/EPA acceptable level.
- Noncancer health risks are also well below Cal/EPA's acceptable level for both adults and students

HUMAN HEALTH RISK ASSESSMENT CONCLUSIONS

Under Cal/EPA guidance, no remediation or mitigation is needed to protect adults or students using the softball field.

Based on current data and the HHRA, use of the softball field can continue.

NEXT STEPS

- Third party review of HHRA
- Data gap investigation
- Investigation Report
- HHRA will be revised to address third-party review comments and incorporate results of resampling in the softball field
- ACEHD will make a final determination to reopen softball field
- ACEHD will determine if further corrective actions outside of the softball field are required

COMMUNITY POINT-OF-CONTACT

- Direct questions or concerns to **Tracy Craig**
- Tracy will coordinate with ACEHD and AUSD to determine the appropriate response actions
- Actions will be taken in accordance with regulatory guidance
- Community stakeholders will be notified upon completion and resolution
- In the event of an emergency, please call 911

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

2025 - 2026 SCHEDULE

Activity	Timing
Public comment period	August 21 – September 30, 2025
Public meeting	September 4, 2025
Resampling in soft ball field	September 10, 2025
Resampling Report and revised HHRA	September 23, 2025
ACEHD clears AUSD to re-open softball field	September 30, 2025
Data gap investigation	October 2025
ACEHD approves required corrective actions, if warranted	December 2025
Swim center / tennis court construction complete	Summer 2026
Communications	Ongoing
This schedule is tentative and subject to change	

PROVIDING COMMENTS / FOR MORE INFORMATION

Public Comment Period: August 21 to September 30, 2025

All documents available on GeoTracker:
https://geotracker.waterboards.ca.gov (search for "2253 Encinal Avenue, Alameda")

To provide comments or ask questions, contact:

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Emeryville, CA 94608
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tracy@craig-communications.com