

Cleanup Site – The Poplar

2615 Eagle Avenue, Alameda



Madeleine Gaw and Ron Goloubow, October 7, 2025

Regional Water Board – Site Cleanup Program



- San Francisco Bay Regional Water Board (Regional Water Board) works to preserve, enhance, and restore the quality of the San Francisco Bay Region's water resources
- The Site Cleanup Program regulates the investigation and cleanup of sites
- Oversee the responsible parties' activities pertaining to the cleanup of pollution at sites

- The Poplar is a voluntary cleanup project
 - Alameda Housing Authority (AHA) is redeveloping site into a residential land use
 - Applied for agency oversight in 2023
 - Grant and project work began March 2024



Environmental Screening Levels (ESLs)

- ESLs provide conservative screening levels for over 100 chemicals
- Characterized sites with chemical concentration data below the ESLs most likely do not pose a chemical threat
- ESLs are used to evaluate chemical threats posed by contamination
 - Exposure factors (land use, receptors, and pathways)
 - Inputs include: target cancer risk, physical/chemical constants, toxicity values, exposure factors
 - The ESLs are not default cleanup goals
- More information, including the User's Guide can be found on the [Site Cleanup program page of the SF Bay Regional Water Board website](#), under Screening Levels and Guidance section

Regulatory Review Process

- AHA submits a document on GeoTracker
 - Work plan proposing work to be completed at the site
 - Regional Water Board reviews the document
 - If needed, AHA, consultant, and Regional Water Board meet to discuss the document
 - The Regional Water Board provides a letter approving, approving with conditions, or rejecting the report
 - The work does not proceed until there is Regional Water Board approval

Regional Water Board Letter Example



GAVIN NEWSOM
GOVERNOR



YANA GARCIA
SECRETARY FOR
ENVIRONMENTAL PROTECTION

San Francisco Bay Regional Water Quality Control Board

May 23, 2025

GeoTracker ID: [T10000021364](#)

Cost Recovery #: 2020965

Housing Authority of the City of Alameda

Attn: Jenny Wong

701 Atlantic Avenue

Alameda, CA 94501

jwong@alamedahsg.org

Subject: Approval of Interim Removal Action Work Plan and Request for Completion Report - The Poplar, 2615 Eagle Avenue, Alameda, Alameda County

Dear Jenny Wong:

This letter approves the May 12, 2025, [Interim Removal Action Work Plan](#) (Work Plan) for the subject property (Property) in accordance with the comments provided. This letter also requests the Housing Authority of the City of Alameda (Housing Authority) to submit a Completion Report by **August 22, 2025**.

Corrective Action Plan (CAP)

- AHA submitted the CAP on GeoTracker
- A fact sheet will be sent to property owners within approximately 500 feet of the Poplar site
 - Public comment period of 30 days
- Regional Water Board review and preparation of response letter



Contact Information

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Questions?

Five Basic Steps of Site Cleanup

1. Preliminary site assessment to confirm the discharge and the identity of the dischargers; to identify affected or threatened waters of the state and their beneficial uses; and to develop preliminary information on the nature and vertical and horizontal extent, of the discharge.
2. Interim corrective actions taken early in the process to remove contaminant mass or promptly mitigate health threats. Soil excavation or source removal can often cost effectively remove contaminant mass, preventing ongoing migration which may result in more expensive cleanups later on. If drinking water wells are impacted or chemical vapors are migrating into buildings treatment or mitigation needs to be provided to protect public health.
3. Soil and water investigation to determine the source, nature, and extent of the discharge with sufficient detail to provide the basis for decisions regarding subsequent clean-up and abatement actions, if any are determined by the Regional Water Board to be necessary. A risk assessment may be conducted to evaluate site specific receptors and exposure pathways and determine cleanup goals.
4. Proposal and selection of cleanup action to evaluate feasible and effective cleanup and abatement actions and to develop a preferred cleanup and abatement approach.
5. Implementation of the selected cleanup and abatement action.

Conceptual Site Model

Potential Environmental Concerns and Exposure Pathways



