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## NOTICE OF AVAILABILITY

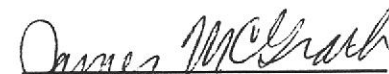
### Demolition and Disposal of Tank Containment Structure at Seabreeze Yacht Center Marina

Notice is hereby given that an Initial Study and Proposed Mitigated Negative Declaration on the subject project will be available for public review as of July 23, 1996. The Initial Study and the Proposed Mitigated Negative Declaration have been prepared by the Port of Oakland pursuant to the California Environmental Quality Act.

The proposed project will consist of demolition and disposal of about 360 cubic yards of concrete and about 120 cubic yards of contaminated soil from the Seabreeze Yacht Center Marina at the foot of Sixth Avenue and Clinton Basin in Oakland, California. The Initial Study and the Proposed Mitigated Negative Declaration have been prepared by the Port of Oakland pursuant to the California Environmental Quality Act.

All persons interested in reviewing the Initial Study and Proposed Mitigated Negative Declaration are invited to contact the Port Environmental Services Department at (510) 272-1479 and request a copy. A copy will also be available at the Oakland Public Library, Main Branch, 425 - 14th Street, Oakland, California.

Comments must be received in writing by the end of the review period which is August 23, 1996 at 5:00 p.m. Please address all comments to the Port of Oakland, attn: Gail Staba, P.O. Box 2064, Oakland, CA 94604.

  
James McGrath,  
Environmental Manager

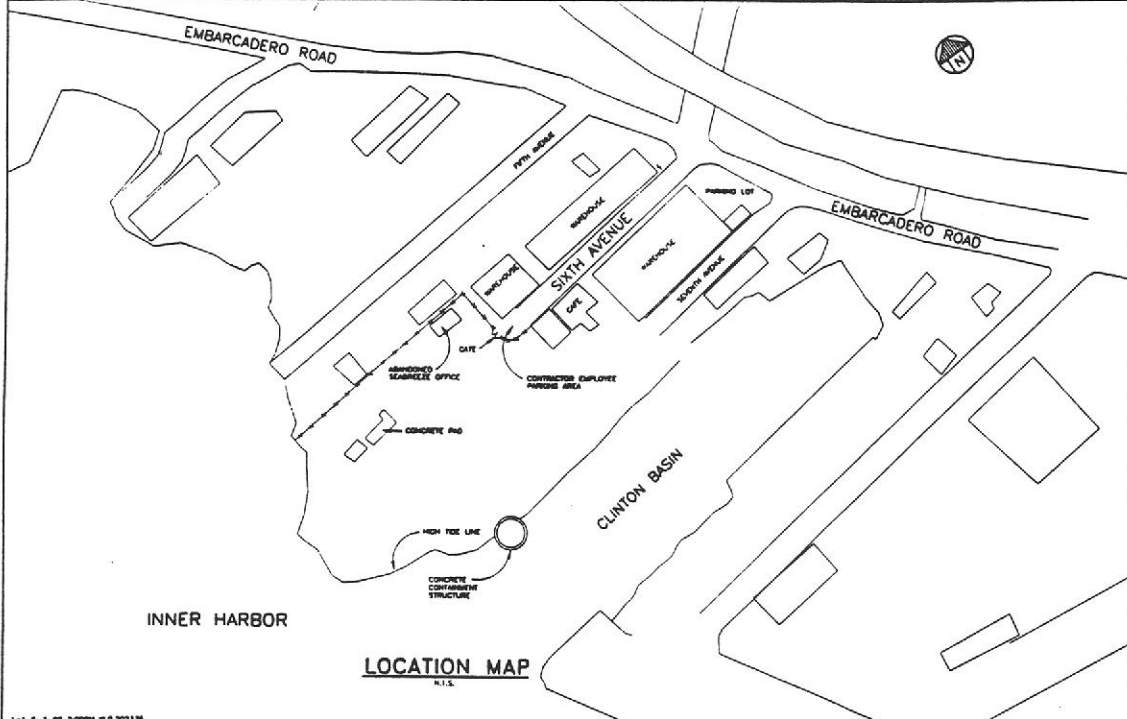
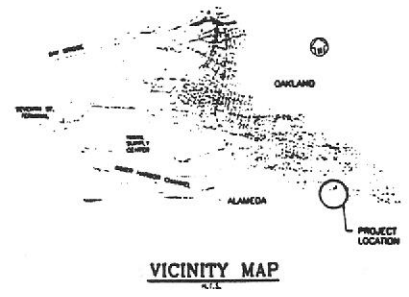
## INITIAL STUDY

### Port of Oakland

#### I. GENERAL INFORMATION

- A. **PROJECT NAME:** Remove and Dispose of Concrete Tank Containment Structure at Former Seabreeze Yacht Center, 280 Sixth Avenue  
Environmental Department Number 92109
- B. **PROJECT PURPOSE:** To remove and dispose of a concrete tank containment structure and remediate contaminated soil in the immediate area around the structure in order to minimize the risk of contamination to San Francisco Bay.
- C. **PROJECT SPONSOR:** Port of Oakland  
Contact: Gail Staba, (510) 272-1479
- D. **ASSESSOR PARCEL NUMBER:** Map 0-460-4
- E. **EXISTING LAND USE:** Vacant  
**PROPOSED LAND USE:** Vacant
- F. **PROJECT DESCRIPTION:** Demolition and disposal of approximately 360 cubic yards of concrete and remediation of contaminated soil.
- G. **LOCATION:** Within the City of Oakland, within the County of Alameda. See Exhibit A.
- H. **ENVIRONMENTAL SETTING:** The site is the former Seabreeze Yacht Center Marina, located at the foot of Sixth Avenue and Clinton Basin. Nearby land uses includes pavement, warehousing and the Seabreeze Cafe. The site is currently vacant. Both Alameda County Health Care Services and the San Francisco Bay Regional Water Quality Control Board perceives that the petroleum contamination at this site poses a risk to San Francisco Bay.
- I. **PERMITTING AGENCIES:** Bay Conservation and Development Commission; U.S. Army Corps of Engineers
- J. **DATE OF INITIAL STUDY:** July 23, 1996

# CONCRETE CONTAINMENT STRUCTURE REMOVAL AT SEABREEZE YACHT CENTER MARINA CLINTON BASIN OAKLAND, CALIFORNIA



### INDEX OF DRAWINGS

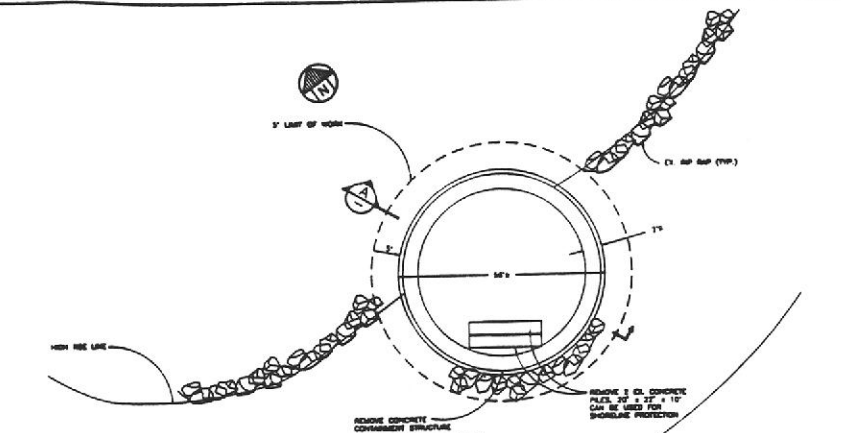
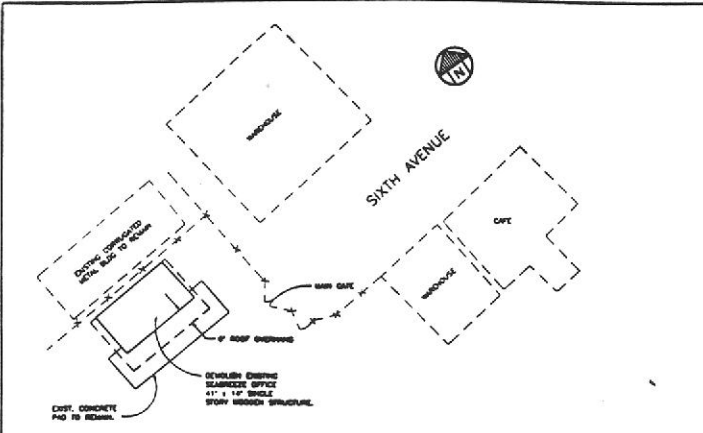
- 1 TITLE SHEET & LOCATION MAP
- 2 DEMOLITION PLANS & SECTION

### LEGEND

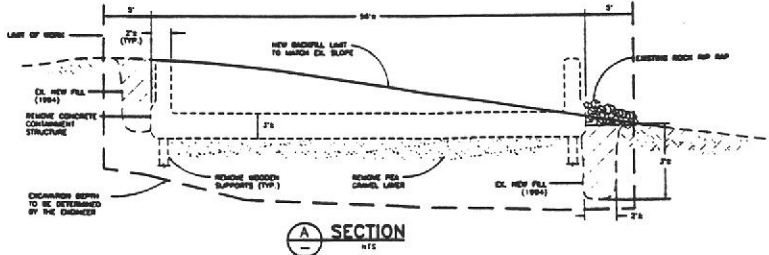
- SECTION IDENTIFICATION LETTER  
SHEET NUMBER ON WHICH SECTION IS SHOWN  
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- SECTION IDENTIFICATION LETTER  
SECTION IS TAKEN AND SHOWN ON SAME SHEET
- DETAIL IDENTIFICATION NUMBER  
SHEET NUMBER ON WHICH DETAIL IS SHOWN  
SHEET NUMBER FROM WHICH DETAIL IS TAKEN
- DETAIL IDENTIFICATION NUMBER  
DETAIL IS TAKEN AND SHOWN ON SAME SHEET

OWNER: THE PORT OF OAKLAND SCALE: 1" = 100' HORIZ.

<b>REFERENCES</b> PLAN FILE NO. 001 "PORT OF OAKLAND" 5.10' ALUM. HEAD SEA LEVEL CAUTION: THESE PLANS ARE BASED ON THE FOLLOWING:		REVIEWED: <input type="checkbox"/> HARRY BRONKHORST REVIEWED: <input type="checkbox"/> ENGINEER SUPERVISOR REVIEWED: <input type="checkbox"/> HEALTH HAZARD SUPERVISOR	OWNER: P.O.	DESIGNED: ALI AL-FAYSI CHECKED: CARL NEGATA REVIEWED: "N.T.S."	<b>PORT OF OAKLAND</b> 530 WATER STREET OAKLAND, CALIFORNIA	CHIEF ENGINEER: C. 17479 APPROVED: C. 18853 RECOMMENDED: C. 36612	CLINTON BASIN CONCRETE CONTAINMENT STRUCTURE AT SEABREEZE YACHT CENTER TITLE SHEET & LOCATION MAP AA-3372	SHEET: 6-1-55 DRAWN AS SHOWN SHEET 1 OF 2 SHEETS AA-3372
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- NOTES:**
1. EXISTING CONCRETE STRUCTURE LEVELS, CROSS SECTIONS AND ELEVATIONS ARE INDICATED BY HATCHES AND DO NOT REPRESENT THE EXACT DIMENSIONS OF THE EXISTING CONCRETE.
  2. REMOVE ENTIRE CONCRETE CONTAINMENT STRUCTURE AND CORRELATE CORNER ORNAMENTAL AS SHOWN ON PLANS INCLUDING ALL CONCRETE REINFORCING BARS AND ALL AS DIRECTED BY THE ENGINEER AND BACKFILL AS SHOWN IN DETAIL.



OWNER: THE PORT OF OAKLAND SCALE: 1" = 100' HORIZ.

<b>REFERENCES</b> PLAN FILE NO. 001 "PORT OF OAKLAND" 5.10' ALUM. HEAD SEA LEVEL CAUTION: THESE PLANS ARE BASED ON THE FOLLOWING:		REVIEWED: <input type="checkbox"/> HARRY BRONKHORST REVIEWED: <input type="checkbox"/> ENGINEER SUPERVISOR REVIEWED: <input type="checkbox"/> HEALTH HAZARD SUPERVISOR	OWNER: P.O.	DESIGNED: ALI AL-FAYSI CHECKED: CARL NEGATA REVIEWED: "N.T.S."	<b>PORT OF OAKLAND</b> 530 WATER STREET OAKLAND, CALIFORNIA	CHIEF ENGINEER: C. 17479 APPROVED: C. 18853 RECOMMENDED: C. 36612	CLINTON BASIN CONCRETE CONTAINMENT STRUCTURE AT SEABREEZE YACHT CENTER DEMOLITION PLANS & SECTIONS AA-3372	SHEET: 6-1-55 DRAWN AS SHOWN SHEET 2 OF 2 SHEETS AA-3372
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**II. EVALUATION OF POTENTIAL PROJECT IMPACTS**

**A. GEOLOGY**

Will the Proposal result in, affect, or be affected by:

		POTENTIALLY SIGNIFICANT ADVERSE IMPACT	MITIGABLE TO LESS THAN SIGNIFICANT	LESS THAN SIGNIFICANT ADVERSE IMPACT	NO IMPACT
1.	Seismic hazards, including fault surface rupture, liquefaction, seismic shaking, landsliding, tsunami inundation?	☐	☐	☐	☒
2.	Slope failure?	☐	☐	☐	☒
3.	Soil hazards; soil creep, shrink-swell (expansiveness), high erosion potential?	☐	☐	☐	☒
4.	Mineral resources?	☐	☐	☐	☒

**Comments:**

The project will not cause soil creep, slope failure, erosion, or landsliding because the project area is essentially flat and adjacent to Clinton Basin in the Oakland Estuary. After removal of the tank containment structure, the backfill limit will match any existing shoreline slope. No significant mineral resources are known to exist on, under, or adjacent to the project area. The project will remove a structure and contaminated soil around the structure and leave a vacant parcel, therefore, no seismic hazards will occur as a result of the project.

**B. HYDROLOGY**

Will the Proposal affect, or be affected by:

		POTENTIALLY SIGNIFICANT ADVERSE IMPACT	MITIGABLE TO LESS THAN SIGNIFICANT	LESS THAN SIGNIFICANT ADVERSE IMPACT	NO IMPACT
1.	Public or private water supply?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Septic tank functioning (inadequate percolation, high water table, location in relation to water courses, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Increased sedimentation rates?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Surface or groundwater quality (contaminants other than sediment, urban runoff, nutrients, pesticides, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Groundwater recharge?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Watercourse configuration, capacity or hydraulics?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.	Degradation of riparian corridor, marsh, lake, estuary, slough?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.	Increased runoff due to impervious surfacing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Flood hazard areas, their depth or extent?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

The project will remove a tank containment structure and contaminated soils around the structure, thus reducing the risk of contamination leaching from the project site into the Bay. The project will not change any aspect of the hydrologic regimen in the area.

**C. BIOLOGY**

Will the Proposal result in:

		POTENTIALLY SIGNIFICANT ADVERSE IMPACT	MITIGABLE TO LESS THAN SIGNIFICANT	LESS THAN SIGNIFICANT ADVERSE IMPACT	NO IMPACT
1.	Known habitat of rare/endangered plants or animals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Unique or fragile biotic community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Wildlife habitat or migration corridor?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Alterations to the plant community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	Fire hazard from flammable brush, grass or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

The project area is vacant and has some surrounding contamination. The project area is the tidal zone at Clinton Basin. No known rare, endangered, unique, or fragile plants, animals, or communities exist on the site. Any alterations to the site would be temporary and confined the immediate vicinity of the tank containment structure to be removed.

**D. NOISE / AIR**

Will the Proposal affect, or be affected by:

		POTENTIALLY SIGNIFICANT ADVERSE IMPACT	MITIGABLE TO LESS THAN SIGNIFICANT	LESS THAN SIGNIFICANT ADVERSE IMPACT	NO IMPACT
1.	Noise levels (increases in existing noise levels) and exposure of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Ambient air quality (substantial air emissions or deterioration of ambient air quality by hydrocarbon, thermal, objectionable odors, dust, smoke, radiation, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

Noise levels and air emissions will be temporarily increased by construction equipment and trucks used in the demolition and disposal of the tank containment structure and contaminated soil. I-880 is elevated above and within 600 feet of the project site. The Seabreeze Cafe is the only sensitive noise receptor in the vicinity of the project area and may be temporarily inconvenienced by temporarily increased noise or air emissions. A minor amount of increased dust may be expected from some of the demolition activities. Construction equipment will be maintained and operated so as to minimize particulates from exhaust emissions. Trucks and equipment will not be allowed to idle without purpose for long periods of time. Such measures will be included in the project specifications.

**E. NATURAL RESOURCES / ENERGY**

Will the Proposal affect or be affected by:

		POTENTIALLY SIGNIFICANT ADVERSE IMPACT	MITIGABLE TO LESS THAN SIGNIFICANT	LESS THAN SIGNIFICANT ADVERSE IMPACT	NO IMPACT
1.	The use, extraction or conservation of any natural resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Use of non-renewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

The project area is not in a location of any known natural resources with potentially significant values if extracted or conserved. The project also will not have any impact on the ability of any natural resources to be extracted or conserved elsewhere.



**F. AESTHETICS**

Will the Proposal affect, or be affected by:

		POTENTIALLY SIGNIFICANT ADVERSE IMPACT	MITIGABLE TO LESS THAN SIGNIFICANT	LESS THAN SIGNIFICANT ADVERSE IMPACT	NO IMPACT
1.	The established character, aesthetics or function of the surrounding area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Areas having important visual or scenic value (i.e. the obstruction of any scenic vista or view open to the public)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	The creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Scenic highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Create light or glare impacts on site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

The project is primarily underground and will not change the visual or aesthetic character of the area.

**G. CULTURAL RESOURCES**

Will the Proposal result in, affect or be affected by:

		POTENTIALLY SIGNIFICANT ADVERSE IMPACT	MITIGABLE TO LESS THAN SIGNIFICANT	LESS THAN SIGNIFICANT ADVERSE IMPACT	NO IMPACT
1.	Physical change affecting unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Restriction of existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Prehistoric or historic buildings, structures, objects or unique cultural features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Archaeological or paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

The project is in a previously filled area subject to tidal action. There are no known archeological or paleontological resources at the project site. No religious or sacred uses are known to exist in the project area.

**H. SAFETY / RISK OF UPSET**

Will the Proposal result in, affect or be affected by:

		POTENTIALLY SIGNIFICANT ADVERSE IMPACT	MITIGABLE TO LESS THAN SIGNIFICANT	LESS THAN SIGNIFICANT ADVERSE IMPACT	NO IMPACT
1.	Hazard to people or property from risk of explosion or release of hazardous substances either on site or in transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Emergency response or evacuation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

Soil surrounding the tank structure is known to be contaminated with toxic materials. Toxic material can mean any flammable, combustible, explosive, infectious, corrosive, caustic, strongly sensitizing, carcinogenic or radioactive material, hazardous waste or toxic substance, including without limitation, substances defined in the Comprehensive Environmental Response, Compensation and Liability act of 1980, as amended, 42 USC, Section 9601, et seq.; the Hazardous materials Transportation Act, 33 USC, Section 1801 et seq.; the Resource Conservation and Recovery Act of 1976, 42 USC, Section 6901 et seq.; the Clean Water Act, 33 USC, Section 1251 et seq.; the Safe Drinking Water Act, 42 USC, Section 300(f) et seq.; the Superfund Amendment and Reauthorization Act of 1986, Public Law 99-499, 100 Stat. 1613; the Toxic Substances Control Act, 15 USC, Section 2601, et seq, as amended; the Hazardous Waste Control Act, Section 25100, et seq. of the California Health and Safety Code; the Federal Insecticide, Fungicide and Rodenticide Act, 7 USC, Section 136 et seq., as amended; the Atomic Energy Act of 1954, 42 USC, Section 2011 et seq., as amended; the Porter Cologne Water Quality Control Act, Section 13000 et seq. of the California Water Code; and all regulation adopted and promulgated pursuant to the above laws.

The purpose of the project is to clean up contamination and lessen the risk of contamination to San Francisco Bay. Surveys have been conducted, and ongoing groundwater monitoring occurs on a quarterly basis. Proposed work will be accomplished with the explicit goal to safely dispose of contamination and unwanted structure safely while protecting both neighbor and worker health. The occupational Health and Safety Administration regulations (29 CFR Part 1926.62) outline procedures to protect construction workers from exposure to potentially harmful substances.

The potentially significant impact of release of any toxic material found on the site requiring disposal will be reduced to less-than-significant by ensuring that waste materials will be managed as required by law and according to federal and State guidelines. Such measures will be included in this and future project specifications, along with requirements for contractors to prepare a Health and Safety Plan that will protect construction workers from exposure to hazardous materials.

**I. TRANSPORTATION / CIRCULATION**

Will the Proposal result in:

		POTENTIALLY SIGNIFICANT ADVERSE IMPACT	MITIGABLE TO LESS THAN SIGNIFICANT	LESS THAN SIGNIFICANT ADVERSE IMPACT	NO IMPACT
1.	Generation of substantial additional vehicular movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Effects on existing parking facilities or demand for new parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Substantial impact on existing transportation systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Alterations to present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Alterations to waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

Additional vehicle trips will be generated temporarily during demolition and disposal. The primary intersection likely to be used by disposal trucks is Embarcadero and Sixth Avenue. City of Oakland records indicate that about 10,375 vehicles (average daily traffic, ADT) travel on Embarcadero near Sixth Avenue (City of Oakland, 1979). The minor amount of additional truck trips related to the project would not have significant effect on the overall operations at this intersection, or the adjacent intersection at Embarcadero/Fifth Avenue that serves as a connection between the I-880/Fifth Avenue offramp and the Embarcadero and water dependent industrial uses found in the area. To minimize the potential impact to transportation in the area, disposal trucks will avoid trips to I-880 during the p.m. peak period.

**J. PUBLIC SERVICES**

Will the Proposal affect, or be affected by:

		POTENTIALLY SIGNIFICANT ADVERSE IMPACT	MITIGABLE TO LESS THAN SIGNIFICANT	LESS THAN SIGNIFICANT ADVERSE IMPACT	NO IMPACT
1.	Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Parks or other recreation facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Maintenance of public facilities (roads, channels, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

No additional public services will be required for this project.

**K. PUBLIC UTILITIES**

Will the Proposal affect, or be affected by:

		POTENTIALLY SIGNIFICANT ADVERSE IMPACT	MITIGABLE TO LESS THAN SIGNIFICANT	LESS THAN SIGNIFICANT ADVERSE IMPACT	NO IMPACT
1.	Sewer or septic systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Water for domestic use and fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Natural gas or electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Solid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Communication systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.	Plant facilities for any of the above (sewer plants, microwave station water tanks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

No additional public utilities will be required for this project. The demolished structure and contaminated soil will require solid waste disposal. The amount of waste generated will be less-than-significant. All wastes will be disposed of according to federal and State law and guidelines as discussed in Item H. Safety / Risk of Upset.

**L. POPULATION / HOUSING**

Will the Proposal result in:

		POTENTIALLY SIGNIFICANT ADVERSE IMPACT	MITIGABLE TO LESS THAN SIGNIFICANT	LESS THAN SIGNIFICANT ADVERSE IMPACT	NO IMPACT
1.	Alter the location, distribution, or growth of the human population of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Reduction of low/moderate income housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Creation of demand for additional housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Displacement of people or business activity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Public controversy?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Creation or exposure of people to potential health hazards?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

No impact to population or housing will occur as a result of the project. See Item H. "Safety / Risk of Upset," for a discussion of health hazards.

**M. LAND USE / AGRICULTURE / OPEN SPACE**

Will the Proposal result in:

		POTENTIALLY SIGNIFICANT ADVERSE IMPACT	MITIGABLE TO LESS THAN SIGNIFICANT	LESS THAN SIGNIFICANT ADVERSE IMPACT	NO IMPACT
1.	Land use not in conformance with the character of surrounding neighborhood?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Change, loss or reduction of lands preserved under agricultural or open space contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Affect agricultural resources or operations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

The project will not alter the land use of the parcel. It is currently unknown what future water related use may occur at this site. Any future projects would require separate environmental review prior to implementation.



**N. GENERAL PLANS AND PLANNING POLICY**

Will the Proposal result in:

YES NO

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1.	Consistent with the Oakland Comprehensive Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Consistent with the Oakland Shoreline Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	Consistent with other adopted policies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Demolition and removal of the tank containment structure and surrounding contaminated soil at the project site is consistent with adopted plans or policies. Consistency of any future development would have to be determined by separate environmental review.

III. MANDATORY FINDINGS OF SIGNIFICANCE

Pursuant to Section 15065 of the State of California CEQA Guidelines, a project shall be found to have a significant effect on the environment if any of the following are true:

		YES	NO
1.	<b>Potential to degrade:</b> The project has the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	<b>Short term:</b> The project has the potential to achieve short-term to the disadvantage of long-term environmental goals.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	<b>Cumulative:</b> The project has possible environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effect of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	<b>Substantial adverse:</b> The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

The project will remove an unneeded tank containment structure and surrounding contaminated soil from a vacant site, surrounded by other warehouse and other water-related industrial land uses. The cumulative impacts are insignificant as the only effects associated with the project will be temporary construction activity.

**IV. DETERMINATION**

- 1. I find that the proposed project will not have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- 2. I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Exhibit "A" (attached) have been added to the project by the project sponsor. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- 3. I find that the project may have a significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** is required.

*James McGrath*

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James McGrath  
Environmental Manager

*7/23/96*

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Date

## REFERENCES

The following materials are available for review at the Port of Oakland, 530 Water Street, Oakland, California. To make arrangements to review any of the materials listed below, please contact the Environmental Services Department at (510) 272-1100.

Baseline Environmental Consulting, Remedial Investigation, Seabreeze Yacht Center, Inc., Oakland, California, March 1992.

Baseline Environmental Consulting, Draft Removal Action Workplan, Seabreeze Yacht Center, Inc., Oakland, California, September 1994.

Port of Oakland, Engineering Drawings for Removal of Concrete Containment Structure at Seabreeze Yacht Center Marina, Clinton Basin, Oakland, California, July 1, 1996.

Wilbur Smith Associates, traffic analysis of intersections along Hegenberger and Doolittle, 1995.

**PORT OF OAKLAND  
PROPOSED MITIGATED NEGATIVE DECLARATION**

- I. PROJECT PROPONENT:** Port of Oakland  
530 Water Street  
Oakland, California 94607
- PROJECT TITLE:** Demolition and Disposal of Tank Containment Structure, Seabreeze Yacht Center Marina, 280 Sixth Avenue, Oakland, CA, Project No. 92109
- BRIEF DESCRIPTION:** Demolition and disposal of approximately 360 cubic yards of concrete and 120 cubic yards of contaminated solid located at the foot of Sixth Avenue and Clinton Basin.

**II. FINDING OF NO SIGNIFICANT EFFECT ON THE ENVIRONMENT**

On the basis of the Initial Study of possible significant effects of the proposed project and mitigation measures, it has been determined that the project will not have a significant effect on the environment. Preparation of an EIR is not required.

**III. REASONS TO SUPPORT THE FINDING**

The proposed project is not expected to have an adverse effect on the environment. Potentially significant adverse impacts will be mitigated to less-than-significant levels as described in the Initial Study.

**IV. MITIGATION MEASURES**

Refer to the Initial Study.

**V. DECLARATION OF COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

This document has been prepared in accordance with the California Environmental Quality Act, the Guidelines issued by the Secretary for Resources, and the Port of Oakland's Guidelines for the Implementation of the California Environmental Quality Act.

Date: 7/23/96

By: James McGrath  
James McGrath  
Manager, Environmental Planning Department