

ALCO  
HAZMAT



93 DEC -6 PM 1:14  
**PORT OF OAKLAND**

12/7/93

need to call

D. Schoenholz + approve

December 2, 1993

Paul M. Smith  
Hazardous Materials Specialist  
Alameda County Health Services Agency  
80 Swan Way, Room 350  
Oakland CA 94621

12/13/93 needs letter  
approving the work  
called & said I would  
get letter out in  
next day or two.

Dear Mr. Smith:

**SUBJECT: SUPPLEMENTAL WORK PLAN FOR PHASE III REMEDIAL  
INVESTIGATION AT SEABREEZE YACHT CENTER SITE (Env.  
Proj. # 92-109)**

This letter is a follow-up to my letter to you dated November 12, 1993, and our subsequent telephone conversation on November 18, 1993, regarding the above-referenced work plan.

In our telephone conversation, you requested that the Port provide additional detail concerning the size of the concrete containment structure and the location of proposed soil and concrete samples. You also requested a diagram of the site showing the proposed sample locations.

Enclosed is a revised Supplemental Work Plan which incorporates the changes you requested. Please review this revised Supplemental Workplan and provide us with your comments and/or written approval as soon as possible.

Please contact me at (510) 272-1220 if you have any additional questions.

Sincerely

Dan Schoenholz  
Associate Environmental Scientist

Enclosure

cc: Yane Nordhav, Baseline  
Michele Heffes  
Robert Martinez

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**BASELINE**  
ENVIRONMENTAL CONSULTING

1 December 1993  
S9171-00

Mr. Dan Schoenholz  
Port of Oakland  
530 Water Street  
Oakland, CA. 94607

**Subject: Proposed Supplemental Work Plan For Phase III Remedial Investigation at Seabreeze Yacht Center, Inc., Oakland, CA.**

Dear Dan:

This letter serves as a supplemental Work Plan for groundwater monitoring and soil and concrete sampling at Seabreeze Yacht Center, 280 Sixth Avenue in Oakland, CA. The work presented herein supplements work previously proposed in the Report on Phase II Remedial Investigation (Phase I Report) dated 5 March 1992 and conditionally approved by the Alameda County Health Services Agency (County) in a letter dated 21 October 1993. The proposed additional sampling activities are in response to conditions specified by the County. Except as described in this supplemental work plan, no other additions or revisions to the original scope of work would occur.

**BACKGROUND**

The project site is located on approximately nine acres of land at the southern terminus of Sixth Avenue, along the Oakland Inner Harbor (Figure 1). Remedial investigative activities began in November 1990 and were completed with a Phase II investigation in March 1992, which included: the collection and analyses of soil samples from designated locations; the installation of two on-site groundwater monitoring wells; the removal and disposal of hazardous waste materials generated during field activities; groundwater monitoring well installation and sampling; and the excavation of the contents of an on-site concrete containment structure.

Based on results of the Phase II investigation, a work plan for Phase III activities was provided in the Phase II Report prepared by BASELINE and submitted to the County for review and approval. The proposed scope-of-work for Phase III remedial activities included the following tasks:

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- To further define the lateral and vertical extent of subsurface soils containing copper and lead in excess of Title 26 CCR concentrations.
- To conduct quarterly groundwater sampling for one year to identify the potential presence of copper and lead in the groundwater.
- To demolish, remove, and dispose of the concrete containment structure (approximately 52 feet in diameter and 5 feet in height).

#### **CONDITIONS OF APPROVAL BY ALAMEDA COUNTY**

By letter dated 21 October 1993, the County approved the work plan contained in the Phase II Report, with the following inclusions:

- All groundwater samples collected on a quarterly basis for a period of one year should also be analyzed for volatile organic compounds and total oil and grease.
- Additional subsurface soil samples should be collected at boring location SB-9 and analyzed for lead.
- An appropriate number of soil samples should be collected from beneath the concrete containment during its removal. These samples should be analyzed for petroleum hydrocarbons, total oil and grease, copper, and lead.

#### **PROPOSED SUPPLEMENTAL WORK PLAN**

##### **Permits**

All field activities will be performed under those permits described in the Phase II Report. No other permits will be required to conduct the proposed supplemental phase of this work plan.

##### **Collection of Subsurface Samples**

The work plan contained in the Phase II Report identified additional subsurface soil samples to be collected to further delineate the lateral and vertical extent of the soluble concentrations of lead and/or copper which exceed STLC values and where the lateral and/or vertical extent of the lead and copper were not defined. Soil samples were also proposed to be analyzed for total lead from previous soil boring locations which indicated total lead concentrations above

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the TTLC. The County requested additional investigations near soil boring location SB-9 where lead levels exceeded the STLC. However, according to a letter to the County from the Port of Oakland, dated 1 November 1993, the County indicated that the original scope of work addressed further characterization at this location and that additional soil samples would not be necessary.

### **Groundwater Monitoring**

Groundwater samples will be collected on a quarterly basis for one year as proposed in the Phase III work plan contained in the Phase II Report. These samples will also be analyzed for volatile organic compounds (EPA Method 8240), and total oil and grease (SMWW 17:5520BF), as requested by the County. The samples will be collected similarly to the methods described in the Phase III Work Plan; samples to be analyzed for volatile organics will be collected in glass VOAs using a VOC attachment to reduce volatilization, and oil and grease samples will be collected in one-liter amber glass bottles.

### **Concrete Containment**

Inspections of the concrete base did not indicate that significant cracking has occurred. The soil underlying the structure is expected to be relatively uniform, considering the depositional environment at the margin of the Oakland Inner Harbor. Two concrete core samples will be collected, one within the dry dockside portion of the concrete containment base and one on the portion of the concrete base closest to the Clinton Basin Canal (Figure 2). Soil samples will be collected directly under the bottom of the concrete base at each of these locations. The condition of the concrete base and expected uniformity of soils under the base indicate that two samples would be sufficient to preliminarily assess the presence or absence of petroleum hydrocarbons in the concrete and/or soil.

Three soil samples from the soils surrounding the containment perimeter will also be collected (Figure 2). The soil samples will be collected by hand auger and/or a drill rig, depending on site conditions. In accordance with the County's request, samples will be analyzed for petroleum hydrocarbons (EPA Method 8015M), total oil and grease (SMWW 17:5520BF), copper (EPA Method 7210) and lead (EPA Method 7420). In addition, water, if any, present within the containment from past rainfall will be pumped into a 55-gallon drum and sampled. The sample will be analyzed for the above analyses to determine disposal options. Following sampling activities, the soil and concrete core holes will be sealed with grout.

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1 December 1993  
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**Reporting**

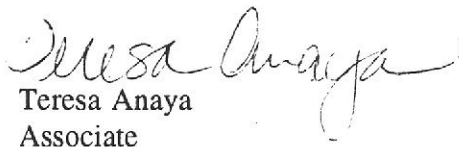
Following Phase III activities, a report containing the summary of methodologies for field activities, sampling protocols, soil boring logs, laboratory reports and recommendations for additional work, if necessary, will be submitted to the Port for review and approval and thereafter to the County for review and approval.

**Schedule**

BASELINE would commence Phase III remedial investigation (including supplemental) activities following receipt of County approval of this supplemental Work Plan and authorization to proceed from the Port of Oakland. A draft report on Phase III activities would be submitted to the Port within six weeks of commencing work.

Should you have any questions about this work plan, please contact us at your convenience.

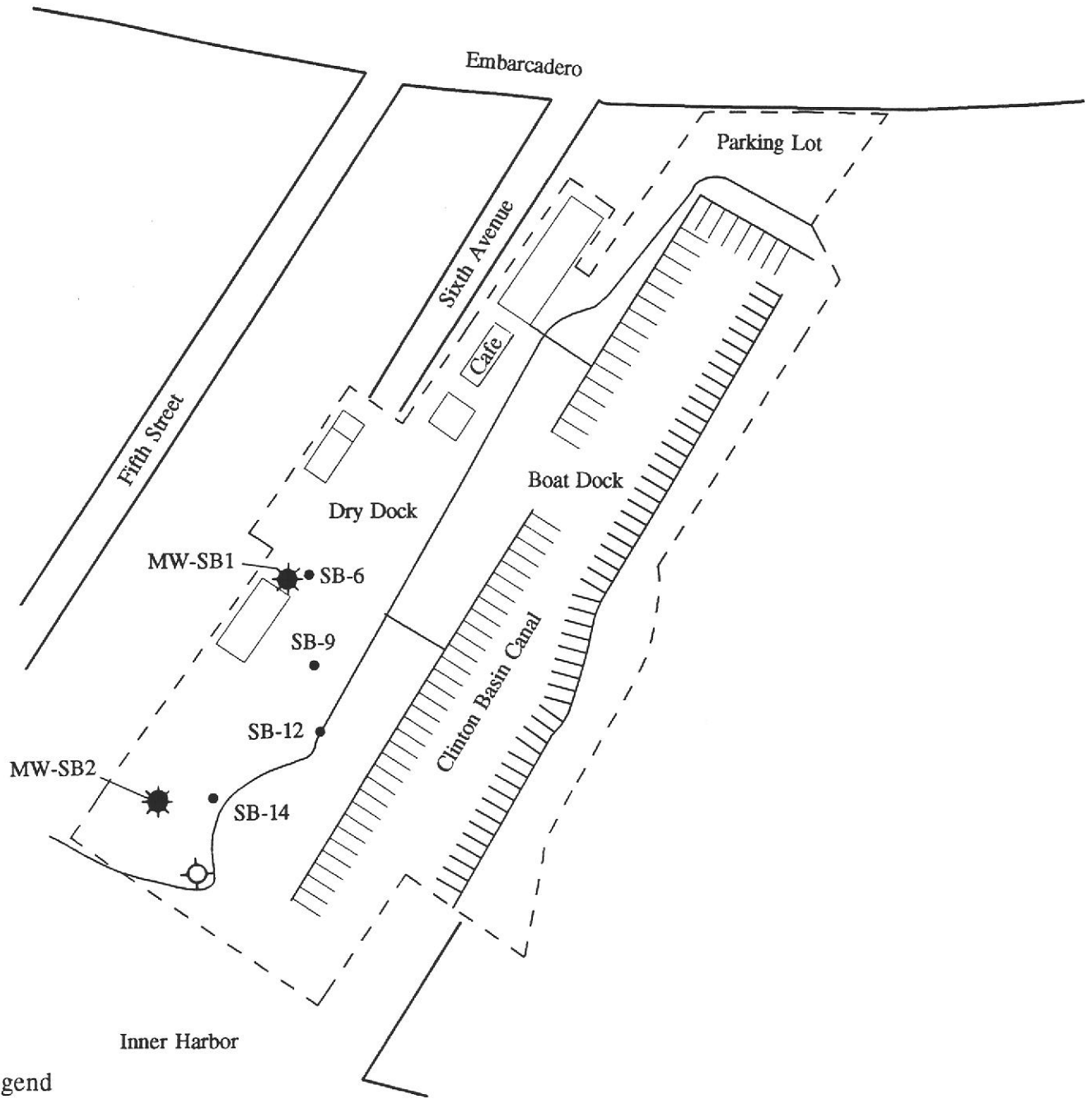
Sincerely,

  
Teresa Anaya  
Associate

  
Yane Nordhav  
Principal

# SAMPLING LOCATIONS

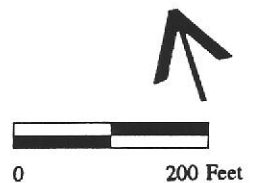
# Figure 1



### Legend

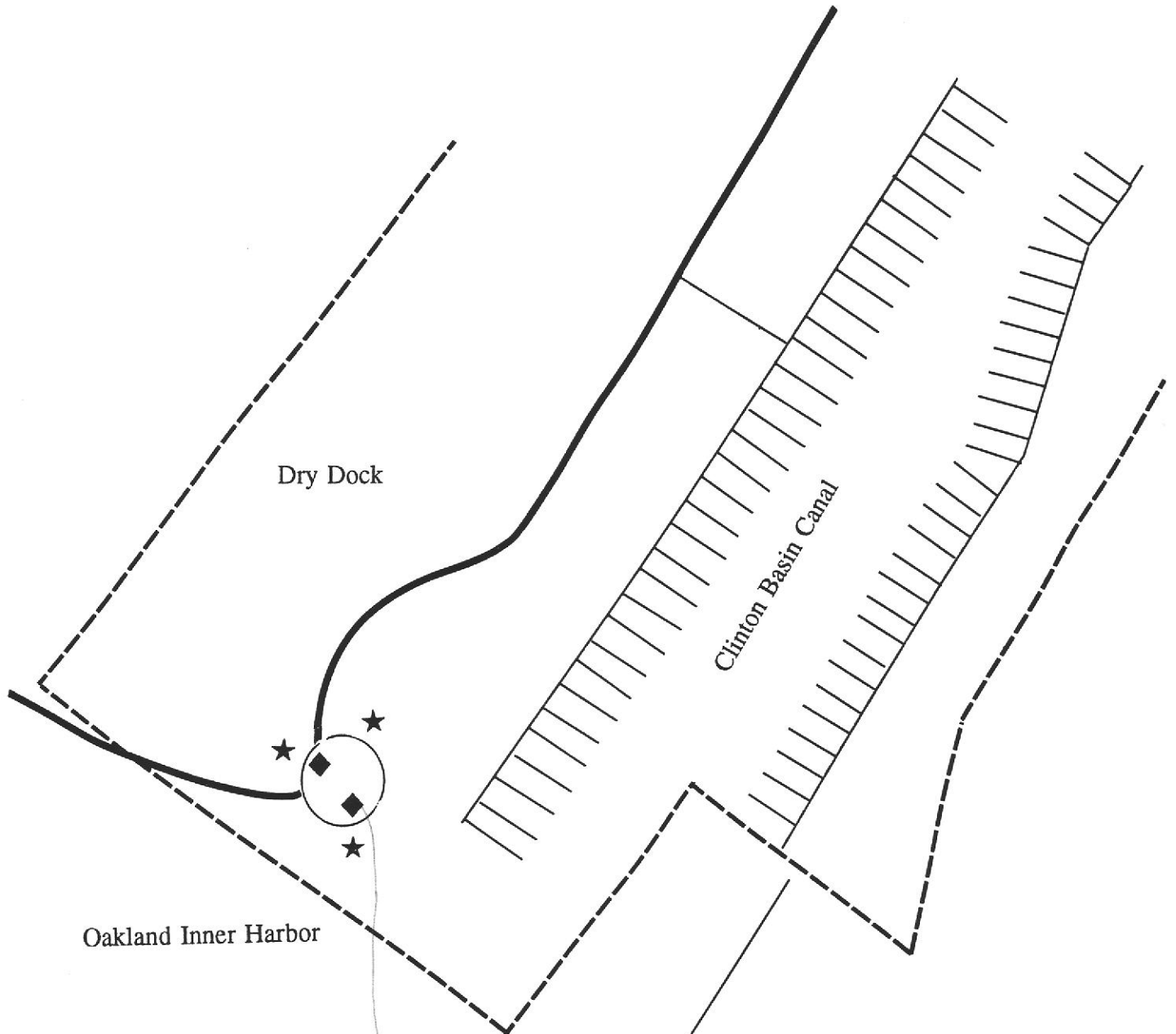
- SB-6     ●     Soil Sample Location
- MW-SB1   ●     Monitoring Well Location
- Concrete Containment (Refer to Figure 2 for proposed sampling locations at concrete containment)

**Seabreeze Yacht Center, Inc.**  
**280 Sixth Avenue**  
**Oakland, California**



# PROPOSED SAMPLING LOCATIONS AT CONCRETE CONTAINMENT

Figure 2



Legend

- ★ Soil Sample Location
- ◆ Concrete/Soil Sample Location
- Concrete Containment

*Tank  
52' diameter  
5' height*

**Seabreeze Yacht Center, Inc.**  
**280 Sixth Avenue**  
**Oakland, California**



**BASELINE**